Design and Access Statement for:
Replacement of Existing Timber Framed Windows and Doors with uPVC Framed Windows and Doors to:
St. Mary de Haura Vicarage, Church Street, Shoreham-by-Sea, West Sussex. BN43 5DQ.

General:

The vicarage is situated between the northern ends of Church Street and Middle Street, on the opposite side of Church Street to the churchyard to St. Mary de Haura's Church, Shoreham.
The original vicarage was built in approx.1850 and is not a listed building but is contained within the Church Street Conservation Area and is the subject of an Article 4 Direction. The vicarage is not within the South Downs National Park.

The windows to all of the external walls to the vicarage are in very poor condition and have been recognised as being in need of renewal.
There are presently 35 windows of varying opening mechanisms (mainly vertical sash) and 5 personnel doors within the vicarage. It is not proposed to renew the front entrance door and side screens.
There are external shutters to most of the windows along the front (east) elevation. These will remain unaltered.

Design:

Use:
The vicarage is used for family occupation with occassional limited meetings taking place. The garden is used for private leisure activities by the incumbent.
All of the windows and doors within the vicarage are regularly used throughout the year. The windows allow views over the immediate neighbourhood and ventilation into the vicarage when necessary. Doors give access into/out of the vicarage from public footpaths/roads and the garden.

Amount:
It is proposed that all of the existing windows will be renewed with the exception of the front entrance door and side screens.

Layout:
The layout of the building and the vicarage site will not change.
Locations and overall dimensions of windows and doors will not change.
The number of windows and doors will not alter.

Scale:
The scale of the windows and doors will remain as existing.
Window frames will be split into the same number of sub-divisions as existing windows with the exception of four existing large, single pane, windows (see 'Appearance' below).

Landscaping:
Landscaping will not be affected by the proposed window and door change.

Appearance:
A limited number (4no.) of windows will alter from existing fenestration patterns to new patterns in keeping with the character of the building. eg. two large-paned fixed light windows in the conservatory will change to multi-paned opening casement windows (see windows nos. G11and G13).
All existing vertical sash windows will be replaced with vertical sash windows.

Frame and subframe dimensions will increase slightly, although overall opening sizes will remain the same in every case. Generally, frame widths are 90mm and will become 105mm
The colour of the window frames will remain white and the pvc will be wood grained throughout. ‘Astragal bars’ will be used to subdivide the windows. These are different from ‘Georgian’ bar windows in that the sub-dividing ‘Astragal’ bars protrude beyond the glass face to achieve a traditional appearance. ‘Georgian’ bars are contained between the panes of the double glazing and will not be used.
The uPVC material will not dilapidate in the same way that timber does between redecoration cycles and will, therefore, retain its clean finish for many years.

Access:

Vehicular:
Vehicle access, inclusive of emergency, will not be affected by this proposal.

Working Access:
Most of the remedial works are not located close to public roads, except for work along the front (east) elevation which is adjacent to Church Street. It may be necessary to reduce the width of Church Street temporarily during the repair period. No car parking in the area will be affected by the proposal.
Pedestrian access should not be be affected during the replacement process. Suitable Health and Safety precautions will be implemented during the contract period. Any necessary consents will be obtained from the local authority.