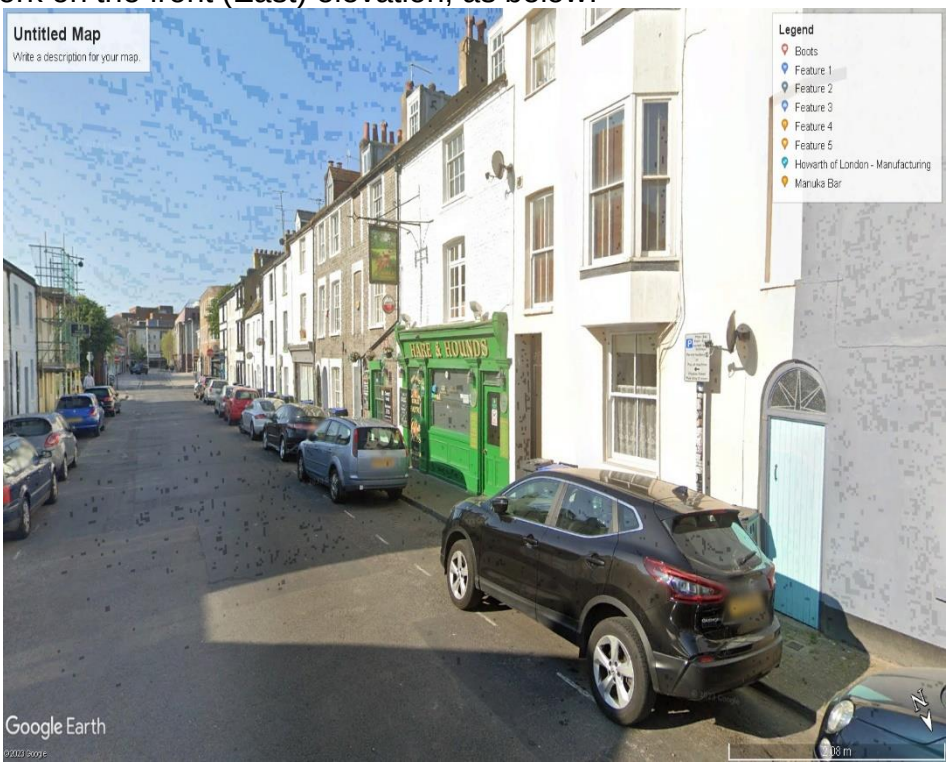
Heritage Statement

Hare & Hounds PH, 79-81 Portland Road, Worthing
Replacement windows in rear first and second floor rooms

Listed building description
One window: a sash with glazing bars on top floor, a casement on the middle floor. Victorian pub front on ground floor with pairs of pilasters flanking side doors and moulded brackets at ends; central window over panel. A sash dormer with glazing bars. Painted cobbles, with brick quoins, window surrounds and modillion eaves cornice. Nos 75 to 89 (odd) form a group.
Listing NGR: TQ1471102635

The site is in a street of high-quality buildings, many of which are Listed. The Hare & Hounds is a Grade II listed building. Construction of the properties in the road vary from mainly rendered, some facing brickwork and flint.

The Hare and Hounds has a mix of white painted cobbles and yellow brickwork on the front (East) elevation, as below.



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The rear (West) elevation is all white painted stucco render, as below.



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The Conservation area appraisal states/requires:-

Architectural historic and townscape elements which should be preserved: (extract)
• Timber sliding sash windows.
• Elevations in painted stucco, brick or flint.

These proposals preserve two of the elements as mentioned above.

The existing windows, on the rear of the property, are single glazed timber framed sliding sash type, and appear to be in a bad state with some rotting and some held together with metal angles – as below.



These proposals have therefore been designed to exactly match the existing in style and construction, but with narrow double-glazed panels rather than single glazed as existing, to improve the heat retention within the building.

The site is in the Chapel Road Conservation Area, and the proposals will be visible from the rear of properties in Grafton Road, and with partial views from the passage to the rear of the property only.



Windows 1 (Upper) and 3 (Lower)



Window 4 (with existing air conditioning unit)



Windows 2 (Upper) and 5 (Lower) other windows not part of these proposals

Appearance

The appearance of the proposal will be white painted double-glazed timber framed sliding sash type windows in the existing openings, with any render made good where missing or damaged.

Use

The use of the site will remain as ancillary accommodation to the public house below.

This statement is to be read in conjunction with the Listed Building Statement, as the photographs and details apply to both.

Plan reference 3923:1, shows all details and information required.