

From: Martyn White
Sent: 27 February 2014 12:46
To: Simon Davis
Subject: BR/322/13

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	BR/322/13
Address	Swansea House, West Street, Bognor Regis
Description	Replacement windows
Case Officer	Mr. Simon Davis

The proposal is for replacement windows in the southern elevation to the property. The property is a flat, and therefore does not enjoy its permitted development rights.

Windows are one of the most important design features of a building. Even small changes can have a significant effect on its appearance. The position of the window in the opening, the proportions, the arrangement of the opening lights, the thickness and profile of glazing bars and rails, the joints, the frame material, even the glass itself, all have an effect on the appearance of the window and its appropriateness and cannot be easily replicated in different materials.

However, there is a trend to replace windows in alternative materials such as uPVC.

English Heritage consider that the ‘unsympathetic replacement doors and windows’ to be a significant threat to Conservation areas (English Heritage, Heritage at Risk).

The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors etc., can erode the appearance of Conservation Areas.

The visual impact of uPVC replacement windows is out of keeping with the design and character of historic buildings and conservation areas and it is generally inappropriate to use them. The thickness of frames and glazing bar cannot be accurately reproduced in alternative materials such as uPVC. As the thickness of such elements of a window are critical to its appearance when viewed from the street, timber is preferred and the most realistic option. It can easily compete with uPVC in terms of longevity, if well cared for.

UPVC windows also generally differ in appearance from traditional timber windows in the following ways:

1. uPVC windows generally include visible black rubber glazing gaskets, these have a significantly different appearance to painted putty or timber beading;
2. applied details do not adequately replicate the integrity of decorative carved timber detailing;
3. the finish of uPVC windows has a synthetic appearance that does not adequately replicate a painted finish on wood, even when a grain finish is specified; and
4. glazing bars are usually stuck on rather than functional and as such have a different appearance.

For these reasons, the application cannot be supported.

Relevant policies:

Local Plan 2003: AREA 2, GEN22 and GEN7 of the ADC
Emerging Local Plan: Policy HER SP1 and HER DM3
NPPF: Paragraphs 132 and 137

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note