

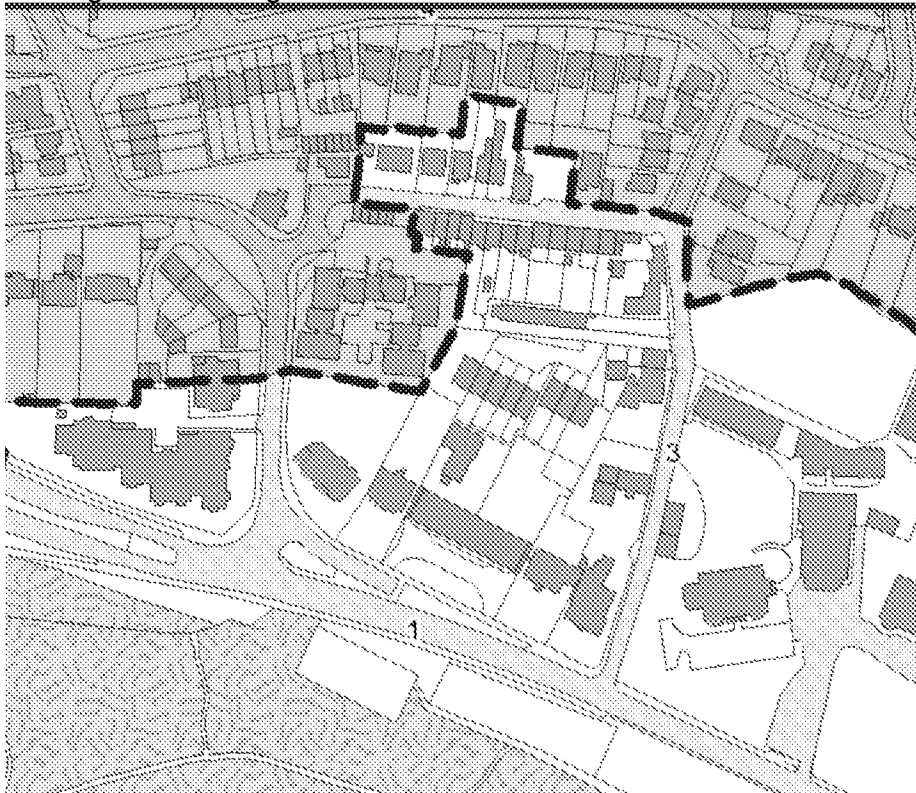
PROPOSED WORKS : Conversion of existing property into 3 x No. self-contained apartments.

ADDRESS : 23 Mead Lane, Bognor Regis, PO22 8AP.

Window and Door Statement

1.0 Introduction

- 1.1 The current building, a large house in multiple occupation along with a storage area to the rear and a garage to the side is to be converted into 3 x self-contained units of accommodation.
- 1.2 The building is located within the Hotham Park Conservation Area although the building is not Listed.



Picture – Extract showing part of the Hotham Park Conservation Area.

- 1.3 As part of the development, some windows are due to be retained or replaced whilst others are to be newly formed.

1.4 The majority of the windows are white PVC framed double glazed units, the exceptions are;-

- right hand bay windows on the ground and first floors (wooden framed single glazed sliding sash type)
- front facing first floor landing window (wooden framed single glazed sliding sash type)
- the ground floor living room window (wooden framed single glazed casement with decorative feature above)
- small porch windows (wooden framed single glazed fixed lights)
- window above the main front door (wooden framed single glazed fixed light)
- rear facing ground floor living room window (wooden framed single glazed fixed light)

2.0 Proposal

- 2.1 Some of the existing windows (the PVC ones) are in good condition and are proposed to be kept, whereas all of the existing wooden framed windows are considered beyond repair and are to be replaced.
- 2.2 The new windows chosen are a high quality PVC framed design white woodgrain effect with welded mitre joints. These are a high security design and are 'A' rated with U-Values of 1.6 W/m²k or better.



Picture – Location Plan extract showing properties that have examples of PVC framed windows in the immediate area.

- 2.3 As can be seen from the map extract above there are numerous properties in the area that have PVC framed windows.
- 2.4 Most notably in a recent planning application for 1 – 6 The Mews, Mead Lane, (BR/155/19/PL) the proposal to replace all existing timber windows with PVC framed examples was accepted on appeal. The appeals Inspector made some statements in his decision;-
- *'Whilst the proposal would involve a significant number of windows, the coordination of colour and the provision of windows in the same style as the existing, would preserve the authenticity of the building. I have very limited evidence before me to suggest that the windows would be of a subservient quality or that they would not be maintained.'*
 - *'...I find that the proposal would not result in harm to the character of the heritage asset. It would therefore accord with Policies HER DM3 and HER SP1 of the Arun Local Plan 2011-2031 which amongst other things require development to preserve the character of the Conservation Area, and Policy 1 of the Bognor Regis Neighbourhood Development Plan which seeks to ensure that the significance of heritage assets are properly assessed in respect of proposed development.'*
- 2.5 The new windows will be a mixture of sliding sash and casement designs as detailed on the elevations submitted with this DOC application.
- 2.6 The window sections are shown in the appendix of this report.
- 2.7 New entrance doors are proposed to be high quality woodgrain effect composite examples as shown on the attached detail.

3.0 Conclusion

- 3.1 PVC framed windows are already in existence within the conservation area to numerous properties, indeed this has recently been accepted for a number of properties in the Conservation Area, notably No. 9 Mead Lane – conservatory and some windows.
- 3.2 It is felt that the choice of these high quality products will be the most suitable for the new dwellings for reasons of security and energy saving and will also be in keeping with those used elsewhere within the conservation area.

Revision B – 05 February 2021

Appendix A – Sliding Sash Window Details

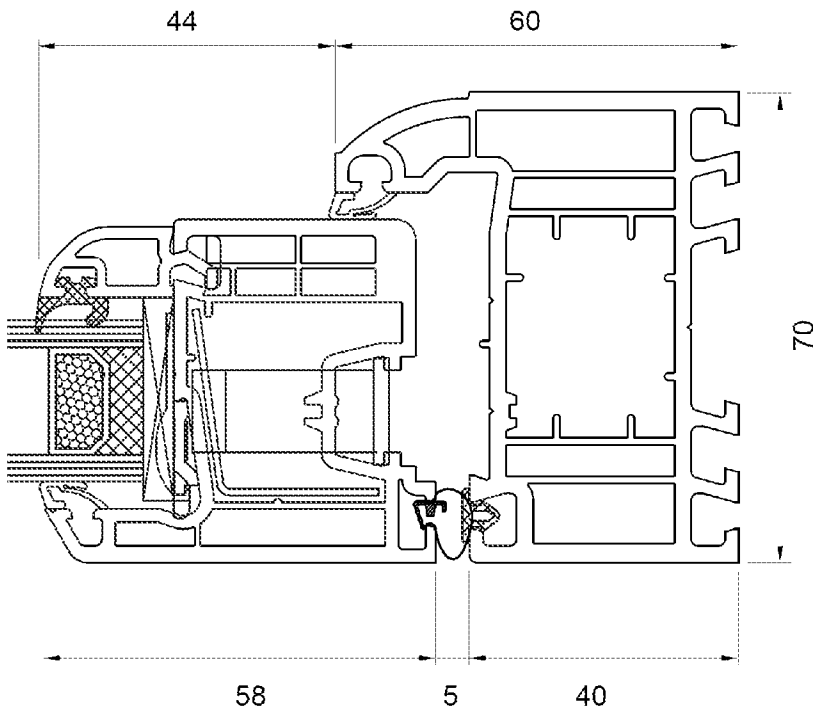


Illustration – Opening Sash and Outer Frame

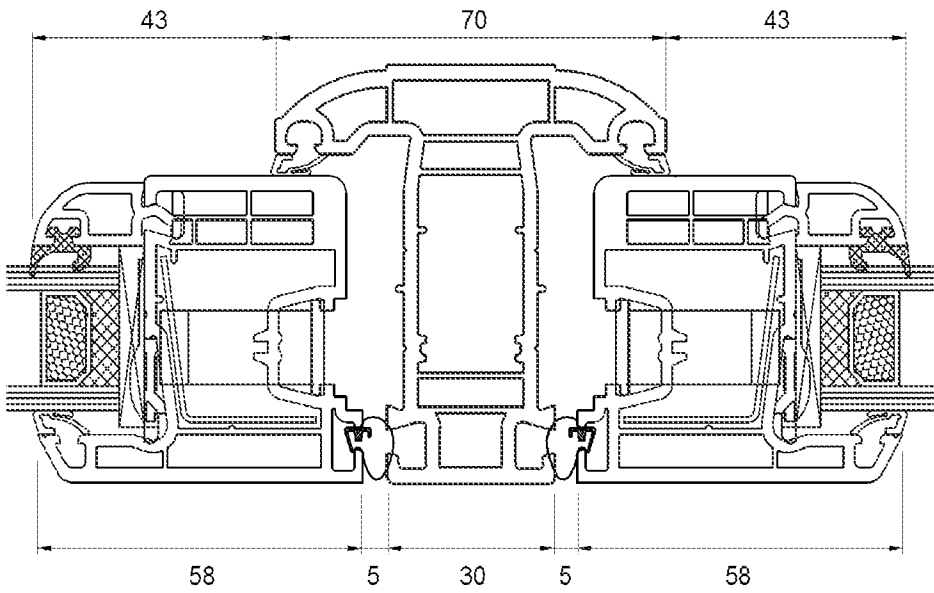


Illustration – Transome and Mullion

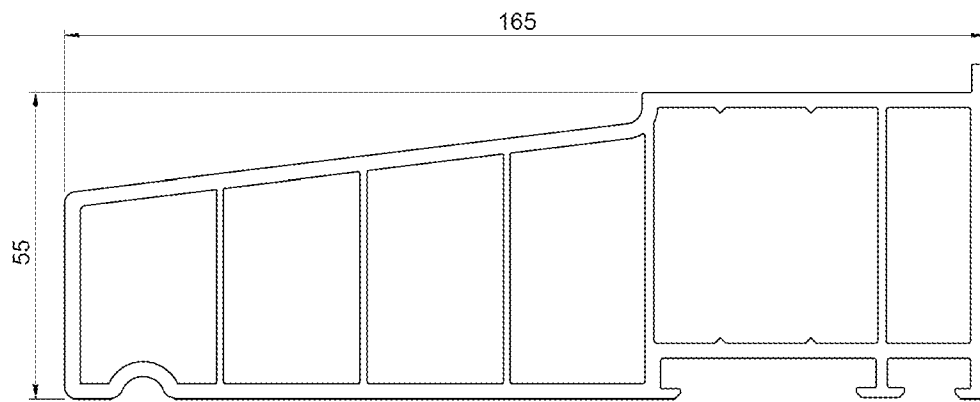


Illustration - Cill

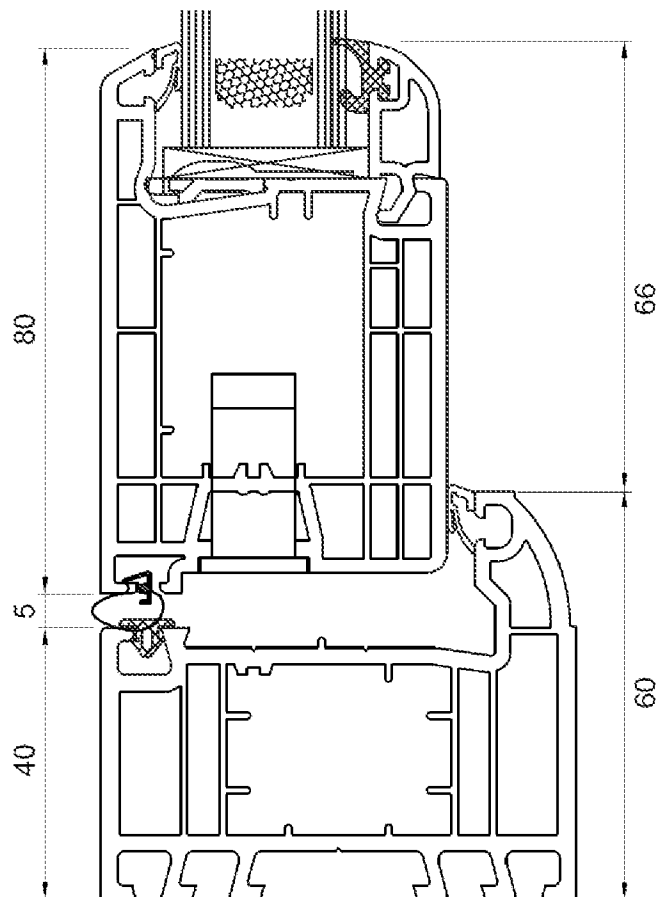
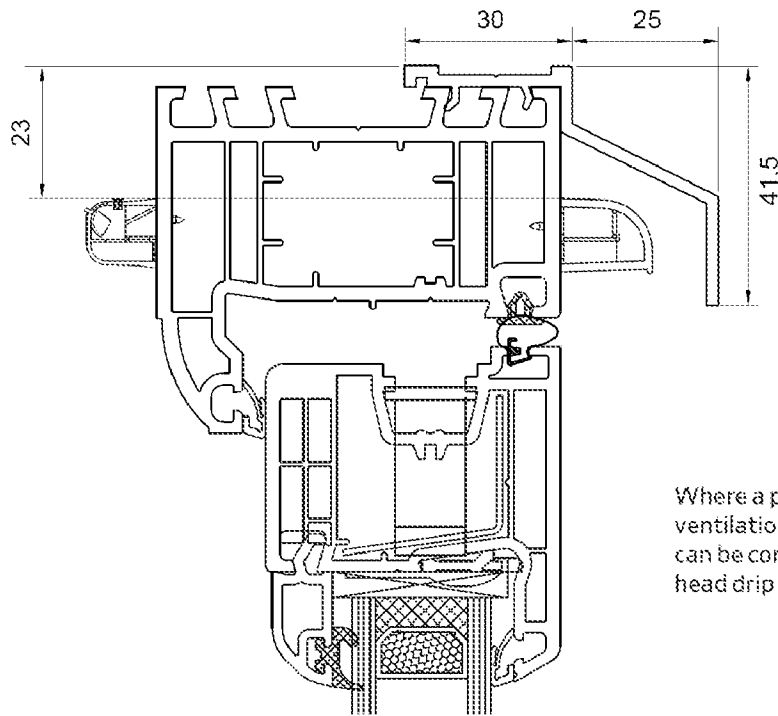


Illustration – Deep Bottom Rail



Where a project requires trickle ventilation, external vent covers can be concealed with an additional head drip for the outerframe.

Illustration – Window Head incorporating hidden trickle ventilation.

Appendix B – Casement Window Details

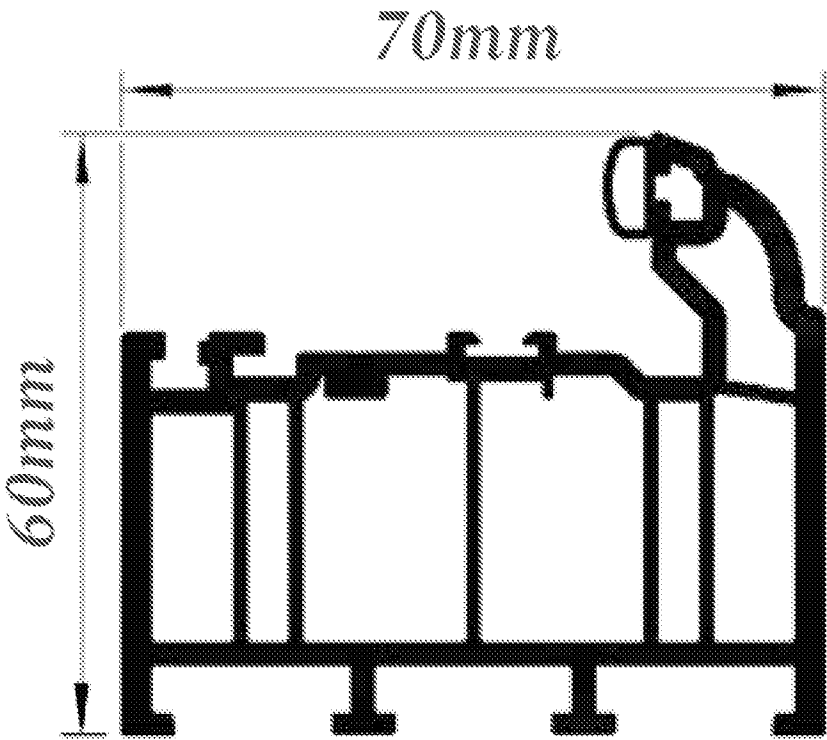


Illustration – Outer Frame

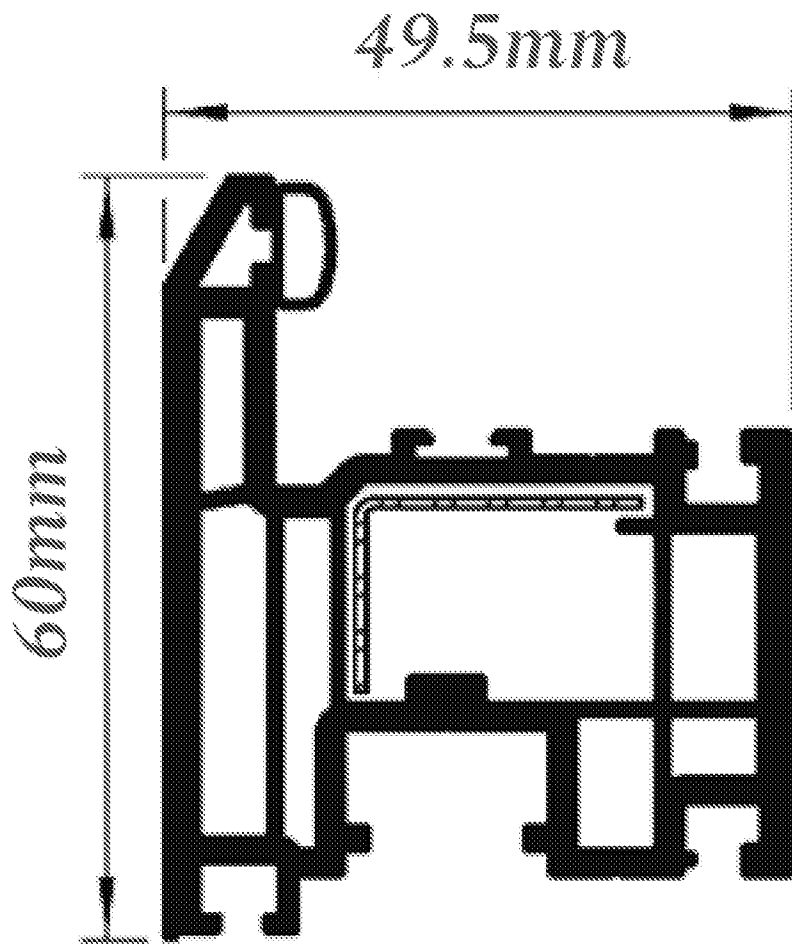


Illustration – Flush Casement

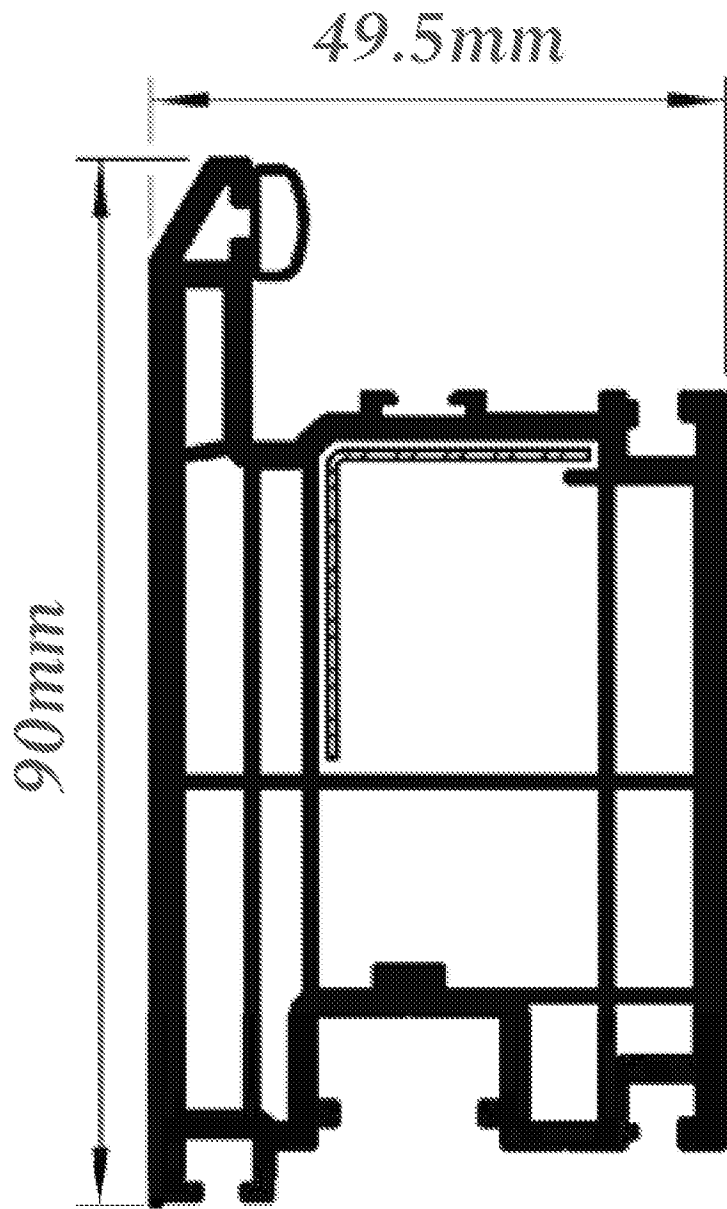


Illustration – Deep Bottom Rail