



**LEWIS & CO**

## HERITAGE STATEMENT

11 Montague Place, Worthing, BN11 3BG

ON BEHALF OF: CONNAUGHT HOUSE (MARINE  
PARADE) LTD



**Client:** Connaught House (Marine Parade) Ltd

**Site Location:** 11 Montague Place, Worthing, BN11 3BG

**Job History:**

Version	Date	Author	Checked	Notes
V1	19/02/2025	PJ	LC	
Final	28/04/2025	ZD	LC	



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## **1.0 INTRODUCTION AND SUMMARY**

- 1.1 This Statement has been prepared on behalf of Connaught House (Marine Parade) Ltd (the applicants) and relates to an application for planning permission and listed building consent at 11 Montague Place, Worthing.
- 1.2 Planning Permission and listed building consent are sought from Worthing Borough Council for the *conversion of the E class premises over five floors to E class at lower ground and part ground floor with 4no one-bedroom flats above.*
- 1.3 The site is a Grade II listed building forming part of group listing 1250442 with its southerly neighbours no12, 13 and 14 Montague Place. The site is within the South Street Conservation Area.
- 1.4 The impact of the development upon these designated heritage assets is analysed in this Statement as required by the National Planning Policy Framework (NPPF).



## 2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. 11 Montague Place is a mid-terrace, four storey building constructed in the early 19<sup>th</sup> century. It is finished in white painted stucco render with a curved shopfront at ground floor and curved bow windows to the floors above. The building is in the secondary shopping frontage of the defined Worthing town centre and South Street conservation area.

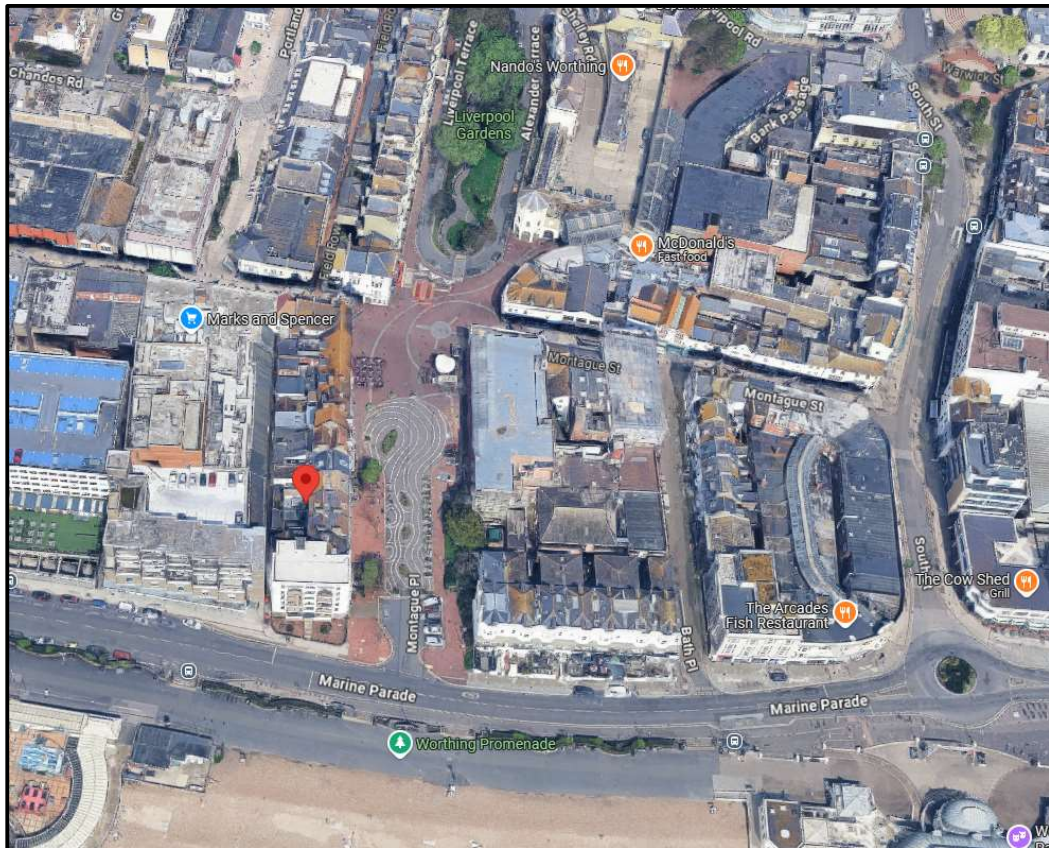


*11 Montague Place, Worthing*

- 2.2. 11 Montague Place is Grade II listed (list entry 1250442) as part of a group listing with its neighbours no12, 13 and 14 Montague Place. The heritage value of the group is understood to be aesthetic. The elegant bow frontages of the group contribute to the visual grandeur of the town centre.



- 2.3. The South Street Conservation Area covers the historic core of Worthing town centre. The designated area evidences the expansion of Worthing as a fashionable, genteel seaside resort from the late 18<sup>th</sup> century through to the early 20<sup>th</sup> century.
- 2.4. The site is within the 'Liverpool Terrace, Liverpool Gardens and Montague Place' character area. This characterful urban space is of major townscape significance and a focus of pedestrian activity within the town centre.



*Aerial image of site and area: Google Earth*



### **3.0 HERITAGE CONSIDERATIONS**

3.1 Paragraph 207 of the NPPF (2024) states:

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

3.2 NPPF paragraph 210 states:

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

3.3 NPPF paragraph 215 states:

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.4 As noted, the building is Grade II Listed and is situated within the South Street Conservation Area. The significance of these assets and the potential impact of the development upon them is analysed in this section. Relevant historic environment documents published by Historic England and Local Planning Authority have been consulted.



## Significance of the heritage assets

- 3.5 *The listed building* – No11, 12, 13 and 14 Montague Place were Grade II listed on 11<sup>th</sup> October 1949. The four terraced townhouses were built between 1802 – 1805. The white painted stucco finish with elegant, curved frontages present an attractive example of late Georgian architecture with their presence elevated by the combination and rhythm of the group.



*Photograph of group on Historic England List Entry page*

- 3.6 The group has a clear aesthetic value of moderate to high significance. There is also some historical value as an illustrative link to the past through an architecture typical of the Regency period, which was an important stage in the development of the area.
- 3.7 The listing entry describes the group:



GV II 1802-1805. Four storeys (Nos.11 and 12 with attic and Nos. 12 and 13 with semi-basement). Stuccoed. Curved fronts with window of three lights. Nos. 11 and 12 have one additional window over the door. Cornice with modillions. No. 14 has a parapet and no modillions. Iron balconies on first floor (that from

<https://historicengland.org.uk/listing/the-list/list-entry/1250442?section=official-list-entry>

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NUMBERS 11, 12, 13 AND 14 MONTAGUE PLACE, Non Civil Parish - 1250442 | Historic England

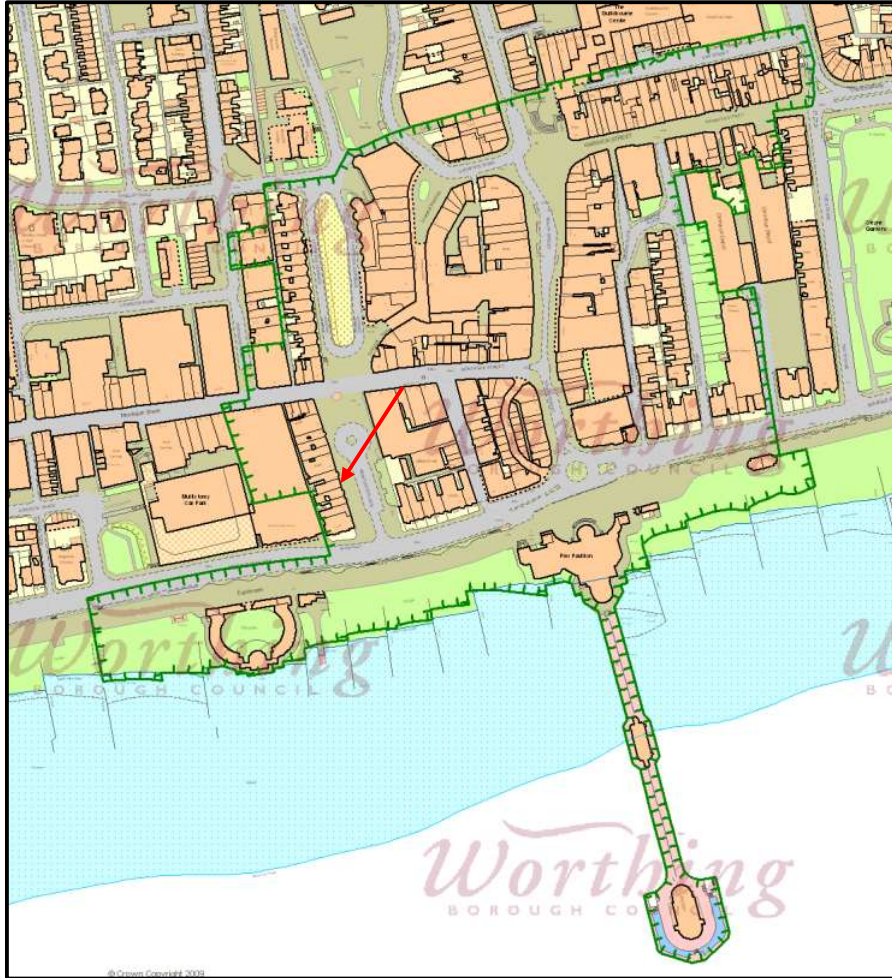
No. 14 missing). Nos 12 and 14 formerly had hoods to these balconies. Round-headed doorways. Glazing bars intact except on the ground floor. Modern shop fronts to Nos 11 and 14. No 12 has no shop front and therefore is as designed. The glazing bars are intact even on the ground floor. Hooded balcony with thin wooden columns supporting the hood. Recessed round-headed doorway up five steps with semi-circular fanlight and six panel moulded door, the top panels cut away and glazed. No.13 has lost some of its glazing bars on ground floor and has had this window slightly enlarged downwards. Its balcony has no hood. The doorway is similar and the door intact.

*List Entry 1250442*

- 3.8 *South Street Conservation Area* - The South Street Conservation Area covers the historic core of Worthing town centre. The designated area evidences the expansion of Worthing as a fashionable, genteel seaside resort from the late 18<sup>th</sup> Century through to the early 20<sup>th</sup> Century. The area contains a large number of interesting and attractive buildings individually and in townscape terms.
- 3.9 The historical, aesthetic and evidential value of South Street Conservation Area is high. The area's heritage significance is high as it is an important local example of a reasonably well-preserved historic town centre.
- 3.10 The area includes the earliest residential seafront buildings of Worthing's Regency expansion, from the late 18<sup>th</sup> Century. The town's resort facilities were enhanced in the 1860s with the construction of the pier (1862) and a seafront esplanade (1867). The pier consequently become the focus for entertainment facilities in Worthing. By 1900 the town centre area was largely developed.



3.11 However, the early 20<sup>th</sup> Century was a period of significant change in the South Street area. New shops and commercial buildings replaced older properties and there was an increase in entertainment facilities. The Dome was constructed on the seafront in 1911 and included a cinema, roller skating rink and stage. In the mid-1920s two particularly important landmark buildings were constructed on the seafront: The Lido (1925); and the Pier North Pavilion (1926).



*(South Street Conservation Area map)*

3.8 The site is within the 'Liverpool Terrace, Liverpool Gardens and Montague Place' character area. This urban space is an important part of the conservation area townscape, its open street arrangement being a focus point of pedestrian activity through the heritage asset.



### 3.9 The conservation area character appraisal describes the area as:

*“This urban space, which extends from the north end of Liverpool Gardens south through Montague Place to Marine Parade, is of major townscape significance. The rotunda at the hub of the pedestrian shopping area is a major focus of activity. The large paved area around the rotunda is much used by pedestrians and occasional exhibitions. The seating here encourages people to dwell and relax whilst the flower sellers provide life and colour. The area to the north of the rotunda is comparatively peaceful by reason of the tranquillity of Liverpool Gardens, enclosed by the Regency style terraces on the east and west sides. To the south of the rotunda, the open nature of Montague Place with its shops and open air cafes links Montague Street through to the seafront. Montague Place is used for occasional markets and children's fairs.*

*Most of Liverpool Terrace and the Regency terraced buildings at the south end of Montague Place are listed. Most of the other buildings defining these spaces have considerable local historic or architectural interest. Two notable exceptions are Beaulieu Court at the seafront end of the west side of Montague Place and the large blank red brick wall which is at the side of Woolworth's on the east side of Montague Place. Surface materials are generally of a high quality and there are a number of key town centre landmarks. For example, opposite Liverpool Terrace, a first floor sculpture terrace on the west side of the Montague Centre features four bronze heads by Dame Elizabeth Frink. The roads do not carry through traffic but they are heavily parked which is intrusive. In particular, the banjo road penetrating deep into Montague Place from the seafront detracts considerably from what could otherwise be an attractive landscaped open space.*

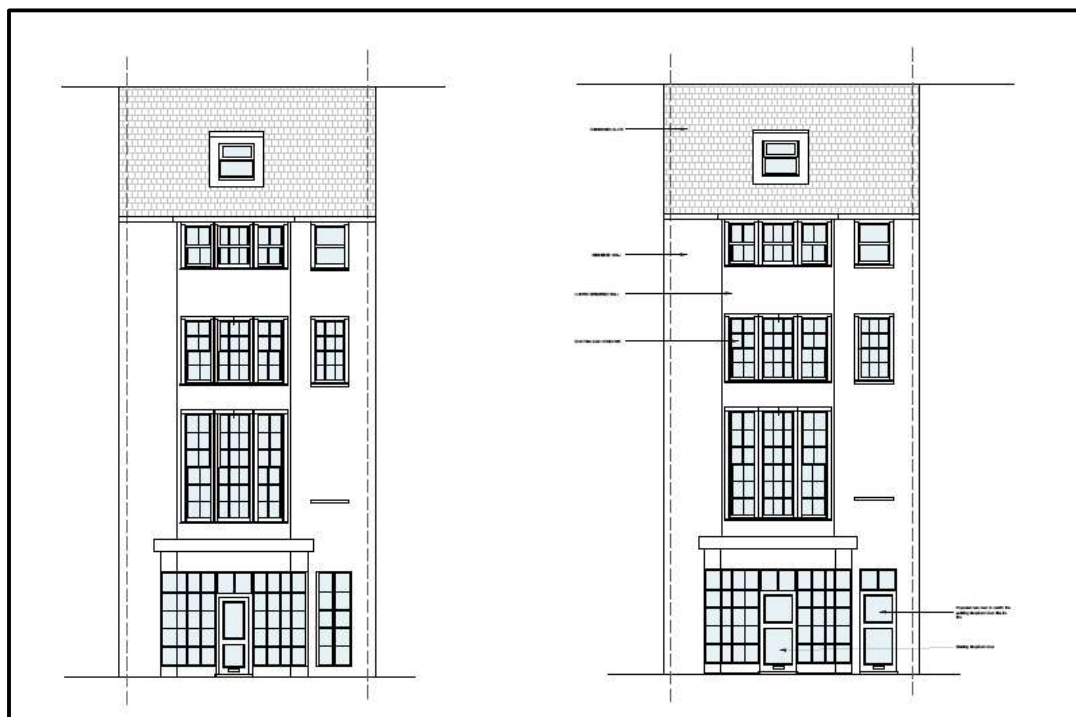
*At the rear of Liverpool Terrace runs the historic twitten of Field Row. Outbuildings to Liverpool Terrace contribute to the attractive close intimate character of this twitten as do buildings on the west side of Field Row which run through to have their frontages on Portland Road. These buildings are of considerable local historic and architectural interest.”*

- 3.10 Architectural, historic landscape and townscape elements which should be preserved at Montague Place include, the three to storey properties; narrow plots; common building line at the back of the pavement; and architectural features which impart a vertical emphasis to the elevations.

### Impact of proposal on heritage assets



- 3.11 The proposed conversion will not cause any adverse impact to the aesthetic value of the curved frontage of the listed building. Although the right hand side window will be changed to a door, the ground floor shopfront will retain the identified vertical emphasis via the glazing maintained above the door.



*Existing and proposed front (east) elevation*

- 3.12 The interior of the building has been overdecorated and altered over years of hair and beauty use, with new wall and floor finishes introduced. Although the original plan form has been largely retained. The conversion works require only minor changes to the interior with most walls retained in situ. New walls to accommodate shower rooms will be added but this can be achieved in a way that allows the original plan form to be read.
- 3.13 The removal of part of the floor / ceiling at third / fourth floor is the most significant alteration to the building. However, the floor covering here is unlikely to be original and the alteration retains the overall shape and layout of rooms.



- 3.14 The impact on the South Street Conservation Area is minimal. The aesthetic contribution of the building to the townscape is maintained and there will be no change to the common building line.
- 3.15 It could be considered that some harm is caused to the heritage assets via the proposal, as alterations to heritage assets affect their historic nature. In such a case any harm can only reasonably be considered less than substantial. NPPF paragraph 215 requires such a level of harm to be weighed against the public benefits of the proposal. The public benefits are the positive addition of four good-quality flats to the local housing stock and the reinvigoration of an active frontage in the shopping centre. These public benefits outweigh any perceived less than substantial harm.



#### **4.0 CONCLUSIONS**

- 4.1 Planning permission and listed building consent are sought at 11 Montague Place, Worthing for the *conversion of the E class premises over five floors to E class at lower ground and part ground floor with 4no one-bedroom flats above.*
- 4.2 The site itself is a Grade II listed building (as part of a group listing) and lies within the South Street Conservation Area. The listed building and conservation area are designated heritage assets.
- 4.3 The listed building has been shown to have aesthetic value of moderate significance. The conservation area has historical, aesthetic and evidential value of high significance.
- 4.4 The proposal will cause no adverse impact to the identified value and significance of the heritage assets. Were any harm perceived to be caused by the conversion this can only reasonable be considered less than substantial. The public benefits of the proposal – provision of four good-quality flats and the reinvigoration of a active frontage – outweigh any less than substantial harm that may be caused.

*Lewis and Co Planning*  
*April 2025*