

Courtlands, Parklands Avenue, Goring-By-Sea
Statement of Significance
March 2026

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Report

Statement of Significance

Site

Courtlands, Parklands Avenue, Goring-By-Sea

Client

Courtlands Independent Special School Ltd

Planning Authority

Adur and Worthing

Site Centred At

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Executive Summary

This Statement of Significance relates to Courtlands, Parklands Avenue, Goring-by-Sea (Goring), and focuses on the listed and other historic elements within the site. These comprise the Grade II listed Courtlands, Balustraded Terrace to the rear, the Gazebo to the east of the house, Garden Archway within the south-west formal garden and the Sundial to the east of the house, together with the formal garden setting. The purpose of this assessment is to identify the heritage values associated with the buildings, structures and their component parts, and to evaluate their relative levels of significance. Particular attention is given to individual elements, including exterior features, interior spaces and surviving historic fabric. Where relevant, the potential for intervention affecting more sensitive historic elements is also identified.

The overall conclusion of this assessment is that the listed Courtlands building, in particular, has seen some change over time. Its architectural integrity externally has been compromised to an extent by the early 20th century remodelling works that occurred. Overall, the more historic part of the building retains a moderate to high degree of intactness externally.

Internally, the building retains a moderate degree of intactness, particularly within the principal ground-floor rooms, which preserve their historic layout, proportions and substantial early 20th century fabric, including notable joinery, plasterwork and metalwork to the entrance hall, stair and landing. The remodelling undertaken by Paul Schweder incorporated salvaged 18th century elements reputedly from Lebanon House (attributed to Robert Adam), Cordwainers' Hall and a Parisian townhouse, alongside high-quality replicas. While features such as the staircase and plasterwork are attributed to Adam, the painted glass dome is now considered by Historic England likely to be a 1909 replica. The Drawing Room (GF5) contains elaborate 18th century-style decoration, though the origin of elements such as the coffered ceiling remains disputed. There is also reference to work by Charles Mallows, including a chimney piece recorded in the RIBA Archive.

Later 20th century and recent alterations associated with the hospital, office and school uses include insertion of a spiral stair, limited subdivision of rooms, infilling of openings and replacement fireplaces; the two-storey northern addition is of low heritage value.

The surrounding open space contributes positively to the asset's significance, with lawned areas enabling key views and mature tree belts providing screening from later development. The listed terrace, gazebo and garden archway, early 20th-century features associated with the remodelling survive with a high degree of intactness.

Overall, the building's significance lies in its layered history, quality of surviving fabric and designed setting. Sensitive change and upgrading can be accommodated where it conserves these key attributes.

1.0 Introduction

- 1.1** This Statement of Significance considers 'Courtlands', Parklands Avenue, Goring (Figure 1). The focus of this statement is the listed and other historic elements within the site. The site (hereafter referred to as the subject building(s) or buildings group) is located at grid reference TQ 11912 02496.
- 1.2** In accordance with relevant Historic England guidance and advice notes, including *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* document (2008) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Advice Note 12, 2019), this assessment outlines the historic development of the subject buildings and structures and provides an assessment of the heritage values that contribute to their significance.
- 1.3** This assessment includes the results of a site survey (5th August 2021 and 27th January 2026) – external and internal inspection of the Courtlands building and external inspection of the associated listed historic structures within the grounds, an examination of published and unpublished records, charts historic land-use through a map regression exercise and identifies key changes, including additions and changes to the historic buildings and structures, that have occurred over time. As part of the latter, historic planning records have been reviewed to determine more recent changes, in particular.
- 1.4** It should be noted that all internal areas of the subject building were inspected during both site visits; however, during the 2026 visit as the building was operating as a school, and due to safeguarding requirements it was not possible to photograph every area in detail.
- 1.5** The key objectives of this analysis are to:
- identify heritage values associated with the subject buildings and structures and/or their component parts;
 - assess and establish the level of significance associated with the individual elements. Note that the focus is individual elements such as exterior features, interior spaces and fabric given that 'Courtlands' (NHLE no. 1250473), the 'Balustraded Terrace to the rear of the house at Courtlands' (NHLE no. 1271972), the 'Gazebo at Courtlands to the east of the house' (NHLE no. 1271970), the 'Garden Archway at Courtlands, south-west formal garden' (NHLE no. 1271971) and the 'Sundial situated to the east of Courtlands House' (NHLE no. 1271811) are all Grade II listed
- 1.6** The assessment enables relevant parties to assess the level of significance of individual elements and to determine which parts are of no heritage value.

- 1.7** The subject buildings and structures are located to the west of Parklands Avenue, to the south-east of Warnham Close and to the north of Alinora Crescent (Figure 1). The site is accessed from Parklands Avenue, with a curved drive leading to the Courtlands building. The site is irregular in shape and is long and narrow (orientated north-south), with a large water feature occupying the southern part of the site. A summary of the key elements is provided below with a more detailed physical description and fabric analysis (including photographs) in section 4.
- 1.8** The standing buildings include the listed Courtlands building, located in the northern part of the site and comprising three-storeys to the more historic part of the building, with early 20th century two-storey additions at its western end. The former residence and hospital building dates from the early 19th century and was subject to extensive remodelling in the early 20th century (including additions). The north elevation is evident from Parklands Avenue and includes three-storeys at its eastern end stepping down to two-storeys at its western end. The earlier three-storey part of this elevation is symmetrical, comprising a centrally placed columned entrance porch with three timber sash windows (six-over-six pane) either side. At first and second floor levels is a centrally placed tripartite window with three timber sash windows either side (six-over-six pane at first floor level and three-over-six pane at second floor level). The westernmost two-storey wing is a later addition.
- 1.9** The south elevation to the Courtlands building fronts the garden area to the south and comprises three-storeys to the central and easternmost wing and two-storeys to the western wing. It is faced in brick with stone dressings. The three-storey element includes a number of door openings at ground level (x3 no. in total), each with a timber door flanked by timber sash windows (x9 no. in total). At first floor level there are four sash windows to each of the central and western bays (each comprising a six-over-six pane arrangement), with a tripartite window (eight-over-eight panes to the central sash and two-over-two panes to the side lights) to the eastern end bay. At second floor level there is a similar window pattern, although the windows are timber casements. The two-storey westernmost bay reflects the height of the three-storey wing, given that the floor proportions are more generous to this part of the building. A pair of French doors flanked by a narrow side light window either side is evident at ground and first floor level. These doors and windows are framed by stone pilasters, with a single timber sash window either side (six-over-six panes).
- 1.10** The east elevation to the Courtlands building comprises three-storeys and is faced in render. It includes a two-storey projecting curved bay with copper half domed roof. The projecting bay has a door opening at ground level, flanked by stone columns with a small two-over-two timber sash window either side.

- 1.11** The west elevation is largely brick faced with a projecting curved bay at its southern end. The curved bay comprises three timber sash windows (six-over-six pane) at ground level and three timber sash windows at first floor (six-over-six pane).
- 1.12** The interior of the Courtlands building comprises three levels at its eastern end and two at its western end. The ground floor comprises a number of principal rooms set around a grand entrance hall. The entrance hall comprises a double height space and includes an original iron balustraded staircase (likely relocated from elsewhere). The Mezzanine floor sits almost entirely within the two-storey 20th century addition, although the existing toilets are located within the earlier part of the building. The first floor includes the main entrance hall landing, which has notable Adam style plasterwork to the walls and distinctive balustrading to the staircase (likely relocated from elsewhere in the early 20th century or replicas introduced at this time). The second floor includes a central lobby area, with the roof to the Adams style dome centrally placed (again likely relocated from elsewhere in the early 20th century or is a replica introduced at this time). A skylight site above the dome allowing natural light into this space.
- 1.13** To the east and south of the Courtlands building is the historic garden and associated listed terrace, gazebo, garden archway and sundial. The terraced area dates from the early 20th century and adjoins the main building to the south and east. It comprises a mix of stone balustrades, flag stones and obelisks (which frame the steps). At the eastern end of the terrace is an early 20th century gazebo, which is square in plan and comprises a single-storey with hipped roof. To the south of the Courtlands building is a listed stone archway, which adjoins the western boundary of the site. The garden area to the south of the main building and terrace is long and narrow and includes a small lake at its southern end. A large area of lawn sits between the terrace and the lake, with substantial tree coverage to its boundaries. The lawned area and lake contribute to the setting of the main building and the other listed elements. The lawned area also extends to the east of the main building.



Figure 1 Site location and extent

2.0 Planning background including policy and guidance

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the listing of special buildings.

2.2 Section 1(1) of the Act states:

For the purposes of this Act and with a view to the guidance of local planning authorities in the performance of their functions under this Act and the principal Act in relation to buildings of special architectural or historic interest, the Secretary of State shall compile lists of such buildings, or approve, with or without modifications, such lists compiled by the Historic Buildings and Monuments Commission for England (in this Act referred to as ‘the Commission’) or by other persons or bodies of persons, and may amend any list so compiled or approved.

2.3 Section 1(3) of the Act states:

In considering whether to include a building in a list compiled or approved under this section, the Secretary of State may take into account not only the building itself but also

- a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and*
- b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building*

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and

- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

NPPF Definitions

- 2.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 2.9 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Guidance: Assessing Significance

Principles of Selection for Listed Buildings (DCMS 2025)

- 2.11 The *Principles of Selection for Listed Buildings* (DCMS, 2025) sets out the general principles that the Secretary of State applies when deciding whether a building is of special architectural or historic interest and should be added to the list of buildings compiled under the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

- 2.12** The statutory criteria for listing are the special architectural or historic interest of a building. Many buildings are interesting architecturally or historically but, in order to be listed, a building must have ‘special’ interest.
- 2.13** Buildings on the list are graded to reflect their relative architectural and historic interest. Buildings of historic interest may justify a higher grading than would otherwise be appropriate.
- Grade I buildings are of exceptional interest;
 - Grade II* buildings are particularly important buildings of more than special interest;
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.14** In addition to the statutory criteria and the general principles contained in this guidance, Selection Guides for different building types have been published by Historic England. The Selection Guides provide detailed technical information about each building type and are linked to the general principles contained in this guidance. They demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing buildings of a type from different periods, regions, or styles. It is recognised that some buildings are unique or will fall into more than one building type. Where a building is a composite of different types, then any relevant criteria from the Selection Guides applies. The general principles outlined below take precedence over the Selection Guides, which are published as supplementary information. The most relevant guides in this instance are *Domestic 3: Suburban and Country Houses* (2017), *Garden and Park Structures* (2017) and *Health and Welfare Buildings* (2017).
- 2.15** The Secretary of State uses the following selection criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:
- *Architectural Interest:* To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.
 - *Historic Interest:* To be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have closely

substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

General Principles

2.16 The following principles are used to determine if a building merits statutory listing.

2.17 *Age and rarity:* The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest;
- from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary;
- from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- careful selection is required for buildings from the period after 1945, another watershed for architecture.

2.18 The following relevant principles are used to determine if a building merits statutory listing.

2.19 *Aesthetic merits:* The appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological or material innovation, engineering or as illustrating particular aspects of social or economic history, may have little external visual quality but can still be of special interest.

2.20 *Selectivity:* Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive.

In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

2.21 *National interest:* The emphasis in this document is to establish consistency in selection to ensure that not only are all buildings of strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of vernacular buildings will normally be listed because they illustrate the importance of distinctive local and regional building traditions. Similarly, for example, some buildings will be listed because they represent a nationally significant but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

2.22 *State of repair:* The general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest. The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will, however, be a relevant consideration when considering special interest.

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008)

2.23 The *Conservation Principles Policies and Guidance* (English Heritage, 2008) defines the significance of a place as:

'The sum of the cultural and natural heritage values of a place, often set out in a statement of significance'.

2.24 It goes on to state that:

A 'statement of significance' of a place should be a summary of the cultural and natural heritage values currently attached to it and how they inter-relate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements) and identify any tensions between potentially conflicting values.

2.25 and that:

To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the

technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.

2.26 The guidance states that to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so;
- how those values relate to its fabric;
- their relative importance;
- whether associated objects contribute to them;
- the contribution made by the setting and context of the place; and
- how the place compares with others sharing similar values.

Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

2.27 Paragraphs 35-60 within the 'Understanding the Values' section describes a range of heritage values, arranged in four groups, which may be attached to places. These are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.0 Historical development

Introduction

- 3.1** The following section presents a historical development of the subject buildings and structures through the results of a map regression exercise and review of relevant background documentation, including historic plans and relevant planning decisions.

Historical Background

Goring: summary

- 3.2** Goring by Sea (Goring) is a former parish within Worthing in West Sussex, lying to the west of Worthing town centre. Goring became part of the borough of Worthing in 1929.
- 3.3** Settlement at Goring is thought to date from Saxon times, and it is found in Domesday of 1086 as 'Garinges', when it belonged to the Albini family as part of the earldom of Arundel. Unlike the other parishes now incorporated into Worthing borough, it was part of the Rape of Arundel rather than Rape of Bramber. The vast majority of land in the parish was arable and remained predominantly agricultural until residential development took off during the early 20th century.
- 3.4** In 1805, an Act of Enclosure was passed to divide and allot a number of fields, formerly common lands, which were scattered in between holdings of others. These included *a certain p[ie]ce or p[ar]cel of land being an old inclosure called Court Lands cont[ainin]g by Stat[ut]e measure 7a 3r 5p bounded on the north by the Common Highway on the West, South and East by enclosed lands belong[ing] to the s[ai]d W[ilia]m Olliver Sho[ul]d be deemed part of the Lands to be div[ide]d and allotted by virtue of the s[ai]d last ment[ione]d Act.* One beneficiary of the 1805 Act was the above-mentioned William Olliver, a yeoman of East Preston, who already had land in Goring, and whose new allotments would include 'Court Lands'¹, within which the redline site area lies.

Courtlands

- 3.5** It is thought that the original house at Courtlands was built circa 1820 by William Olliver on the plot known as Court Lands, and which he was allotted in 1805. Yeakell & Gardner's map of 1778-1783 shows no buildings in the fields to the east of Goring village, so it is likely that Olliver's house plus associated outbuildings were the first constructed on the land. Several, largely uncatalogued, bundles of deeds and papers relating to the Courtlands Estate are held at West Sussex Record Office (WSRO Add Mss 48127-48136) which

¹ West Sussex Record Office Add Mss 32905-32909

document its ownership from William Olliver through to its purchase by Worthing Hospital in 1945.

- 3.6** By the time the land was surveyed by the Tithe Commissioners in 1839, it was in the hands of William Olliver's son, also William Olliver, following William senior's death in 1827². The tithe map shows the outline of the house with several outbuildings to the west, and the gardens marked as plot 344. By this time the Ollivers held over 130 acres of land in the parish of Goring and had added the neighbouring Sea Place farm and estate located between Courtlands and the seafront to their holdings³. A later Abstract of Title includes a plan showing the Ollivers' Courtlands and Sea Place Estates⁴. The 1841 Census records William Olliver (junior) as a Banker, residing at Courtlands along with his son Thomas (4), mother-in-law Olive Jupp and several servants. In 1851 he is recorded as both a banker and farmer of 1200 acres and was living there with his wife and four servants. Also resident at Courtlands was coachman George Barnett and family. Courtlands Lodge – marked on 19th century Ordnance Survey maps (figures 2 and 3) lying north of the house and fronting on the main road between Goring & Worthing, but now outside of the redline site area – was occupied by the farmer James Belchamber.
- 3.7** William Olliver junior died in 1854, and had devised his lands to be held in trust for his eldest son Thomas Stephen Olliver, then a minor. It is not known how much time Thomas Olliver spent at the house, as in 1871 the census records its residents as an Irish born lawyer, Daniel Keane and his family. Sea Place Farm was leased to Reginald Warren⁵. Thomas Stephen Olliver died in 1877; Elizabeth Olliver returned to Courtlands and was living there in 1881 with her children, father, brother and several servants. When she died in 1894 the Courtlands and Sea Place Estates were devised to, and split between, the couple's five children⁶.
- 3.8** In 1898, Olliver's heirs put several parcels of land to the west of the house up for sale⁷, and in 1900 Courtlands along with the fields to its immediate east and west were leased to stockbroker Paul Ernest Schweder⁸. Six years later, Schweder bought the freehold for £12,841.18.11 (several of the bundles of deeds held at WRSO recite Abstracts of Schweder's title to the land which include plans of the land purchased by him, including AM 807/40/1 in 1927. Schweder's purchase did not include the Sea Place Estate lands, which were sold off separately.

² The National Archives PROB 11/1744/289

³ WSRO Add Mss 32905-32909

⁴ 1901, WSRO Add Mss 48128

⁵ WSRO Add Mss 32905

⁶ WSRO Add Mss 48127-48128

⁷ WSRO SP 4065

⁸ WSRO Add Mss 48130

- 3.9** Schweder enlarged the house, including adding an additional storey, and developed the gardens, with the changes evident in the 1911 Ordnance Survey map (Figure 4). It is thought that Paul Schweder almost completely rebuilt the house reusing 18th century features sourced from Robert Adam's Lebanon House in Twickenham (salvaged after its destruction by fire in 1909); the 1788 Cordwainers Hall in the City of London (also demolished in 1909) and a house near the Ritz in Paris. In addition, replica features were also made. Amongst the features said to be by Adam, and sourced from Lebanon House, are the staircase and plasterwork in the hall.
- 3.10** The painted glass dome in the Adam style was originally thought to have come from Cordwainers Hall but an updated listing citation by Historic England suggests it was more likely a 1909 replica. The Drawing Room (Room GF5) contains later 18th century gilding, pilasters, mirrors and coffered ceiling. The source of the ceiling is again disputed – thought perhaps to have come from Paris, but also possibly Cordwainers Hall and the work of Sylvanus Hall⁹. The Parks and Gardens website references Charles Mallows having designed one of the rooms and also references a drawing in the RIBA Archive for a chimney piece.
- 3.11** The renovations and additions by Schweder resulted in ornate and grand interiors, with landscaped lawns extending down towards a lake at the southern end. Further expansion of the building had also occurred by the early 1930s (Figure 5). By the time of Schweder's death in 1936, residential development extended up to the eastern boundary of the Courtlands' grounds¹⁰. Schweder's widow and executors sold Courtlands to the Seaview Estates Development Company Ltd, who in turn sold to the Courtland Estate (Worthing) Ltd. This subsequent sale was for a smaller part of land, the most easterly field now earmarked for residential development by Seaview Estates¹¹.
- 3.12** Various schemes were considered for the house itself as residential development was proposed and new roads and houses laid out on the land surrounding the house to be known as the 'Alinora Estate'.¹² The new roads included Parklands Avenue, and what is now Warnham Avenue. The latter reduced the Courtlands site further with the land lying between the house and Goring Road subject to another sale. A bundle of conveyances and sales agreements at WSRO show that Courtlands changed hands several times after 1938, before being sold by an entity called Parklands Estate (Worthing) Ltd and Others to The Worthing Hospital¹³. The accompanying plans show that the land being transferred was much reduced in size from the time of Paul

⁹ Historic England list description, citing Howard Colvin (1995) *A Biographical Dictionary of British Architects. 1600-1840*. Third edition pp.449

¹⁰ <https://www.parksandgardens.org/places/courtlands>

¹¹ WSRO Add Mss 48132

¹² WSRO Add Mss 48133

¹³ WSRO Add Mss 48132

Schweder, though still included land to the north and west which are now outside of the redline area.

- 3.13** According to local history sources during the Second World War the house was used for billeting Canadian troops, before the decision by the Worthing Hospital Management Committee to purchase Courtlands to provide additional post-operative recovery beds¹⁴. After conversion works, the hospital building was formally opened by Princess (later Queen) Elizabeth in 1951¹⁵. The 1954 Ordnance Survey map shows that the main building was linked to those buildings at Warnham Close at this time (Figure 6). Little change occurred during the 1960s (Figure 7). Courtlands remained in use as a hospital until 1973, when it became the administrative headquarters for the West Sussex Area Health Authority, although little change external occurred during this use (Figure 8), which ceased in the mid-1990s.
- 3.14** In 1996, the land was sold off by the Department of Health and sub-divided¹⁶. Residential development was proposed for the western plots (planning application Ref 96/05598/OUT). These included 'The Gatehouse', 25 Warnham Road which was built in 1999 to a design dating from the early 20th century, which was to provide a gatehouse for Courtlands, but never implemented. The Gatehouse is now a designated Local Interest Building¹⁷.
- 3.15** An initial application to convert Courtlands into residential units was refused (planning application Ref 97/05651/FULL) and the house and its grounds would go on to be bought by Bond International Software plc and converted into offices. The planning history (see below) indicates that there have been several schemes approved to further develop and extend the site. It was put up for sale in 2017.
- 3.16** Following the sale of the building and its associated grounds, Courtlands underwent a change of use from office accommodation to an educational facility. Planning permission for this conversion was formally granted in December 2021.

Planning history

- 3.17** There are numerous planning applications for the property on the online planning portal of Adur & Worthing Councils dating back to 1992. Many of these relate to tree works to trees covered by Tree Preservation Orders.
- 3.18** In addition, several of the applications relate to Listed Building Consent or amendments to full planning applications. Unfortunately, plans are not available for all the applications listed. The planning history available indicates that in 1992 the property was still in the hands of Worthing District Health

¹⁴ <https://www.robertluff.co.uk/news/hidden-goring>

¹⁵ WSRO HW/17/2/1-2

¹⁶ Title Register WSX203942

¹⁷ Worthing Local Interest Study, 2003

Authority and permission was granted for up to 10 mobile caravans/caravan trailers with the proviso that all caravan parking would cease on or before 7 January 1993 (Planning ref: 92/05519/FULL).

- 3.19** In 1994 permission was granted for a 66 bed unit for frail and elderly patients (Planning ref: 94/05568/FULL), along with permission to demolish store buildings and refurbish the rose garden (Planning ref: 94/05569/LBC). The planning history and Title Register indicate that it was at this time that the north-western portion of the land was sold off and subdivided, and in 1996 planning permission was granted for 17 new houses, including new access from Warnham Road (Planning Ref: 96/005598/OUT).
- 3.20** A mid-1990s proposal to convert Courtlands into residential units was refused (Planning ref: 97/05651/FULL), and the building sold to Bond International Software. In 2000, permission was granted for a two-storey extension to the north elevation with a single storey link to the existing office building (Planning Ref: 00/00206/Full); although no construction appears to have taken place as in June 2006.
- 3.21** A similar application was again submitted (Planning ref: 06/0640/Full) but withdrawn before another submission in early 2008 (Planning ref: 08/0088/Full). This was granted, however, the decision notice noted *'It is accepted that the siting of the proposed 2-storey extension on the north side of Courtlands is not ideal both in terms of its relationship to the front (north) of this historic building and the loss of mature landscaping along the northern boundary. Nevertheless, its siting would have least harm in terms of the wider setting of this Grade II Listed Building and its special character which is not least derived from the quality of the surrounding open spaces and gardens, identified as an Environmental Area of Special Character'* (Planning ref: 08/0088/Full – Decision Notice). This addition was not constructed.
- 3.22** Following the purchase of the subject building an application was made in December 2021 for a change of use (Planning ref: AWDM/2234/21) from offices to a care / school facility with overnight accommodation. The proposals included:

Change of Use from Offices (Use Class E(g)(i)) to Care / School Facility with Overnight Accommodation (Use Class C2). Erection of 1.8m high powder-coated green pre-galvanised steel security perimeter fencing to part north, east and southern site boundaries, plus black metal estate railings to grounds; erection of 3.34m high gate piers (with in-built CCTV camera) and automated metal entrance gates to drive, bin storage within car park and kitchen extraction duct/equipment to south elevation (of western building component)

3.23 Accompanying this application was an application for listed building consent (Planning ref: AWDM/2235/21). It states:

Application for Listed Building consent for internal alterations involving removal and insertion of internal walls and doors in connection with Change of Use from Offices (Use Class E(g)(i)) to Care / School Facility with Overnight Accommodation (Use Class C2). Erection of 1.8m high powder-coated green pre-galvanised steel security perimeter fencing to part north, east and southern site boundaries, plus black metal estate railings to grounds; erection of 3.34m high gate piers (with in-built CCTV camera) and automated metal entrance gates to drive, bin storage within car park and kitchen extraction duct/equipment to south elevation (of western building component).

3.24 Both applications were granted permission in December 2021.



Figure 2 Extract from 1875 Ordnance Survey map showing the site layout at this time. Note the main residence in the northern part of the site.

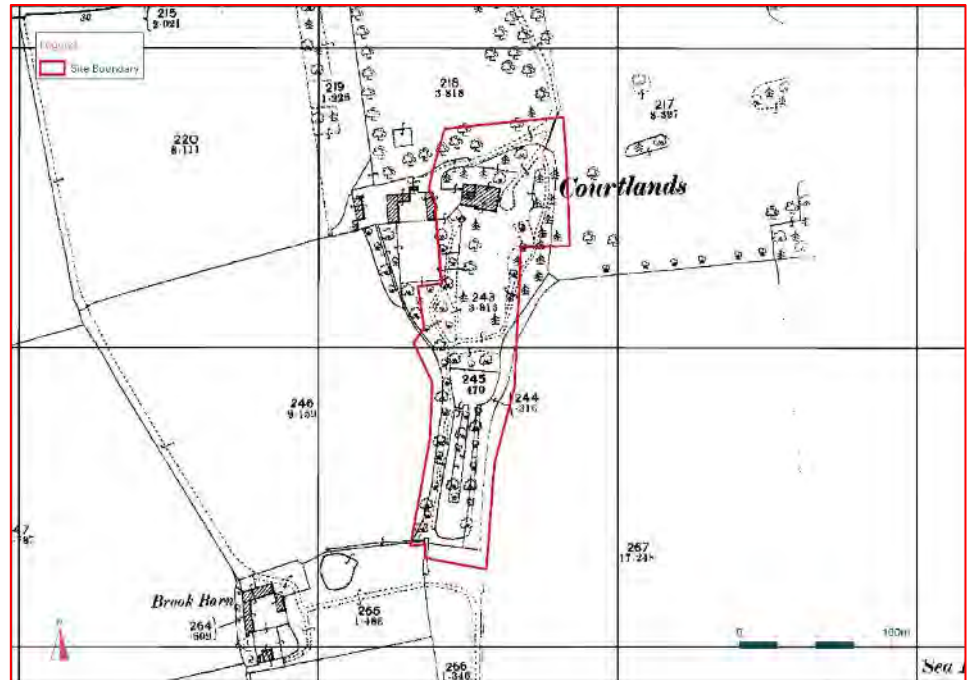


Figure 3 Extract from 1898 Ordnance Survey map showing the site layout at this time. Note that the western wing has been extended to the north.

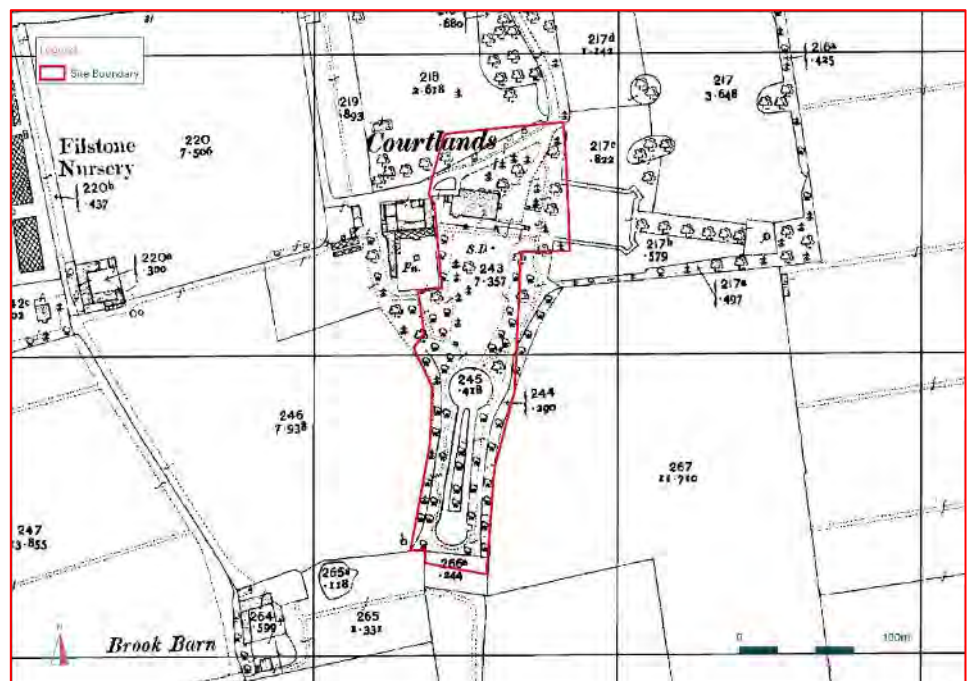


Figure 4 Extract from 1911 Ordnance Survey map showing the site layout at this time. Note that the building has been remodelled at this time, including additions at its western end. The early 20th century terrace area adjoining the building to the south is also evident.

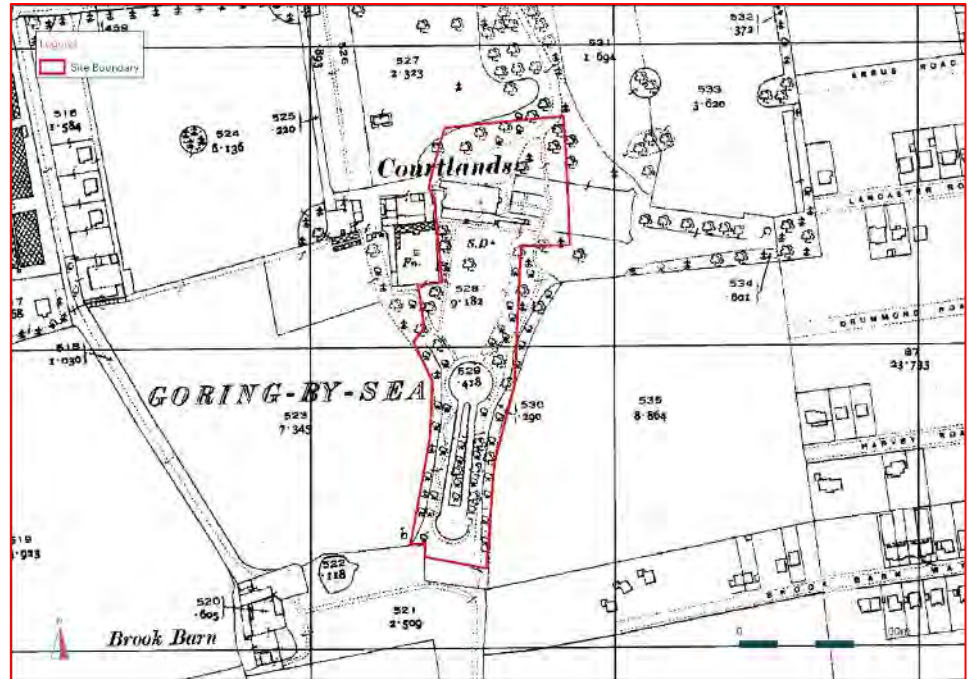


Figure 5 Extract from 1932 Ordnance Survey map showing the site layout at this time. Note that further additions are evident at the western end of the building.



Figure 6 Extract from 1954 Ordnance Survey map showing the site layout at this time. Note that the main Courtlands building is physically linked to what was to become the Warnham Close buildings.



Figure 7 Extract from 1963-6 Ordnance Survey map showing the site layout at this time.



Figure 8 Extract from 1994 Ordnance Survey map showing little change to the buildings group at this time

4.0 Physical description and fabric analysis

Generally

- 4.1** The subject buildings and structures are located to the west of Parklands Avenue, to the south-east of Warnham Close and to the north of Alinora Crescent (Figure 1). These include 'Courtlands' (NHLE no. 1250473), the 'Balustraded Terrace to the rear of the house at Courtlands' (NHLE no. 1271972), the 'Gazebo at Courtlands to the east of the house' (NHLE no. 1271970), the 'Garden Archway at Courtlands, south-west formal garden' (NHLE no. 1271971) and the 'Sundial situated to the east of Courtlands House' (NHLE no. 1271811), which are all Grade II listed. The formal garden has also been considered. The site is accessed from Parklands Avenue, with a curved drive leading to the Courtlands building. The site is irregular in shape and is long and narrow (orientated north-south), with a large water feature occupying the southern part of the site.
- 4.2** A site survey was carried out on 5 August 2021 and January 2026. This comprised an external and internal inspection of the Courtlands building and an external inspection of the associated listed historic structures within the grounds.

Courtlands Building

Exterior

North elevation

- 4.3** The standing buildings include the listed Courtlands building, located in the northern part of the site and comprising three-storeys to the more historic part of the building, with two-storey additions at its western end. The former residence and hospital building dates from the early 19th century and was subject to extensive remodelling in the early 20th century (including the two-storey addition at its western end).
- 4.4** It should be noted that following the purchase of the subject building and its conversion to a school, all facades of the building including fenestration have been restored and maintained to a high standard in keeping with the original detailing in terms of finishes and materiality
- 4.5** The north elevation is evident from Parklands Avenue (Plate 1) and includes three-storeys at its eastern end stepping down to two-storeys at its western end. It is faced in brick with stone dressings. The earlier three-storey part of this elevation is symmetrical, comprising a centrally placed columned entrance porch with three timber sash windows (six-over-six pane) either side (Plate 2). The entrance porch includes pilasters to the main entrance door, which comprises a pair of timber panelled doors, with fanlight and a slim light

window either side (Plate 3). At first and second floor levels is a centrally placed tripartite window with three timber sash windows either side (six-over-six pane at first floor level and three-over-six pane at second floor level).

- 4.6** The westernmost two-storey wing is a later addition.

South elevation

- 4.7** The south elevation to the Courtlands building fronts the garden area to the south and comprises three-storeys to the central and easternmost wing and two-storeys to the western wing (Plate 4). It is faced in brick with stone dressings.
- 4.8** The three-storey element includes a number of door openings at ground level (x3 no. in total – Plate 5), each with a timber door flanked by timber sash windows (x9 no. in total). At first floor level there are four sash windows to each of the central and western bays (each comprising a six-over-six pane arrangement), with a tripartite window (eight-over-eight panes to the central sash and two-over-two panes to the side lights) to the eastern end bay. At second floor level there is a similar window pattern, although the windows are timber casements.
- 4.9** The two-storey westernmost bay reflects the height of the three-storey wing, given that the floor proportions are more generous to this part of the building. A pair of French doors flanked by a narrow side light window either side is evident at ground and first floor level. These doors and windows are framed by stone pilasters, with a single timber sash window either side (six-over-six panes). This part of the building dates from the early 20th century.

East elevation

- 4.10** The east elevation to the Courtlands building comprises three-storeys and is faced in render (Plate 6). It includes a two-storey projecting curved bay with copper half domed roof. The projecting bay has a door opening at ground level, flanked by stone columns with a small two-over-two timber sash window either side.
- 4.11** There are three larger window bays at ground level. Two of the windows comprise a tripartite arrangement with a small fanlight arrangement within the transom light. The southernmost window is smaller and comprises a four-over-four timber sash window.
- 4.12** At first floor level, there are four larger window bays. The projecting curved bay includes a larger centrally placed eight-over-eight pane timber sash window, with smaller bullseye windows either side. The configuration of each of the larger windows differs, with the timber casement in the northernmost bay being a replacement.

- 4.13** The second floor comprises three window bays, with a shallow recess separating the northern bay from the southern bays.

West elevation

- 4.14** The west elevation is largely brick faced with a projecting curved bay at its southern end (Plate 7). The curved bay comprises three timber sash windows (six-over-six pane) at ground level and three timber sash windows at first floor (six-over-six pane).
- 4.15** Adjoining the west elevation is the largely blind south elevation to the two-storey western wing, which has a render face at ground level and is brick faced at first floor level (Plate 8).



Plate 1 Principal north elevation to the Courtlands building taken from Parklands Avenue looking south-west. Note that this elevation was remodelled in the early 20th century.



Plate 2 Principal north elevation to the former Courtlands Hospital building, taken from the lawned area to the north-east. Note the three-storey element, which is earlier in date with the two-storey element having been added at a later date. Note this image is from 2021 prior to the building's renovation.



Plate 3 Main entrance porch to the north elevation. Note this image is from 2021 prior to the building's renovation.



Plate 4 View of south (garden) elevation to the Courtlands building. Note this image is from 2021 prior to the building's renovation.



Plate 5 Example of ground floor door opening to the south elevation of the Courtlands building. Note this image is from 2021 prior to the building's renovation.



Plate 6 View of east elevation to the Courtlands building. Note this image is from 2021 prior to the building's renovation.



Plate 7 Part view of west elevation to the Courtlands building. Note this image is from 2021 prior to the building's renovation.



Plate 8 Part view of largely blind south elevation to the two-storey westernmost wing (centre). Note that the buildings in left of picture do not form part of the site. Note this image is from 2021 prior to the building's renovation.

Interior

Ground floor

- 4.16** Following the conversion of the subject building to a school, very little has changed in terms of room locations and original wall lines, which allows for an understanding of the historic usage patterns and circulation routes throughout the building.
- 4.17** The ground floor comprises a number of principal rooms set around a grand entrance hall (Figure 9). The entrance hall comprises a double height space (Plates 9 and 10) and includes an historic iron balustraded staircase (Plate 10 – likely relocated from Lebanon House in Twickenham i.e. salvaged after its destruction by fire in 1909). Above the main staircase is a painted glass dome in the Adam style (Plates 11 and 12), which may have come from circa 1788 Cordwainers Hall, Cannon Street, London on its demolition in 1909, but this feature is most likely to be contemporaneous with the latter date¹⁸. The plasterwork within the main entrance hall is in the Adam style, but the marble floor dates from the 20th century and was likely installed as part of the remodelling works when the building was converted into offices. To the east of the main entrance hall is a secondary lobby, which enabled access to the easternmost rooms and a secondary spiral staircase within the curved projecting bay. The door opening to the secondary staircase has been infilled

¹⁸ NHLE list entry for Courtlands Hospital <https://historicengland.org.uk/listing/the-list/list-entry/1250473>

(Plate 13) prior to the building being converted to a school. This infilling is still extant.

- 4.18** The north-east room (GF1) has an ornate fireplace surround, with historic joinery and plasterwork surviving in situ (Plate 14).
- 4.19** The south-east room (GF2), historically the morning room. Prior to the conversion of the building into a school, the room had lost some of its notable features such as an Adam style fireplace, which was replaced by a non-descript fireplace surround (Plate 15), and Adam style plasterwork. Historic joinery is evident, however, and examples include the existing doors.
- 4.20** To the west is Room GF3, which is accessed from Room GF2 through a lobby (Plate 16). The lobby retains some plasterwork at high level (Plate 17) and includes an external timber door (with transom light) providing access to the terraced area adjoining the building to the south. Room GF3 retains a number of notable features such as Adam style plasterwork and fireplace surround (Plates 18 and 19), although the latter differs from that shown in a 1950's photograph of this element (displayed within the building). An article in the *Worthing Herald* (16 September 1949) notes a burglary at Courtlands, during which a marble mantelpiece was removed from an Adam fireplace. The existing mantelpiece within Room GF3 is, therefore, a replacement.
- 4.21** There is another lobby between rooms GF3 and GF4, which also includes an external door providing access to the terraced area to the south of the building. The lobby retains some plasterwork at high level. Room GF4 (Queen Anne Room) combines a mix of ornate plasterwork (cornicing, ceiling rose and pilasters) at high level with early 20th century timber panelling below (i.e. added as part of the early 20th century remodelling works - Plates 20 and 21). Two timber doors are evident in the north wall and provide access to the main entrance hallway and the corridor. A lobby in the south-west corner of the room provides access to Room GF5 and the terrace area to the immediate south of the building. Within the lobby space there is high level plasterwork.
- 4.22** Room GF5 (historic Drawing Room, Plates 22 and 23) is the largest and most ornate room at ground level. The fabric, comprising gilding, pilasters, mirrors and coffered ceiling enriched with rosettes and moulding, could be part of Sylvanus Hall's work for the Cordwainers Hall of 1788, which was demolished in 1909.¹⁹ (i.e. relocated to the Courtlands building at this time). A pair of timber French doors in the south wall provide access to the terraced area to the immediate south of the building (Plate 22). An internal pair of panelled doors in the west wall provide access to the projecting curved bay, which forms part of the west elevation to the building (Plate 24).

¹⁹ *ibid*

- 4.23** The remaining rooms (rooms GF6-12) at ground level are secondary in nature i.e. small in size with limited to no historic fabric. GF9-GF10 were conjoined to create a kitchen for the school. All of these rooms are largely within the 20th century addition (with the exception of rooms GF11 and GF12, which are located within the earlier part of the building). A corridor is located to the north of Room GF5 and has little historic fabric of note (Plate 25), with a secondary staircase providing access to the mezzanine floor.
- 4.24** Room GF6 is located at the western end of the 20th century addition and has a pair of external doors (Plate 26), which provide access to the existing car park to the north. There is a suspended ceiling with associated lighting, which date from the later 20th century.
- 4.25** Rooms GF7 and GF8 are connected by a single door opening (Plate 27).

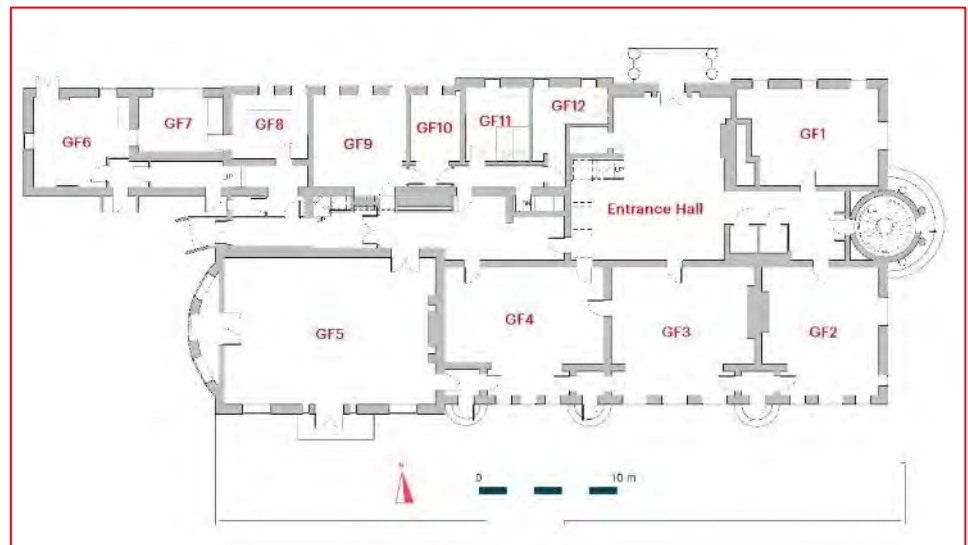


Figure 9 Room locations at ground level



Plate 9 View of main entrance hall and door at ground level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 10 View of main ground floor entrance hall and staircase (2026)



Plate 11 Part view of ceiling above main ground floor staircase. Note that this elevation was remodelled in the early 20th century. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 12 Adam style dome located above main entrance stair. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 13 View of the infilled door opening to the secondary stairwell at the eastern end of the building. Note the door opening to the south-east room is evident (right of picture). Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 14 Part view of Room GF1 located at ground floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 15 Part view of Room GF2 located at ground floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 16 View of door to lobby between rooms GF2 and GF3. Note that this view is taken from Room GF2. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 17 High level plasterwork located within the lobby between rooms GF2 and GF3. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 18 View of eastern part of Room GF3 showing the Adam style plasterwork and fire surround. Note the column (in right of picture).



Plate 19 View of western part of Room GF3 showing the plasterwork and other notable features such as the column. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 20 View of eastern end of Room GF4. Note that the timber panelling dates from the early 20th century. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 21 View of western end of Room GF4. Note that the lobby (far left) provides access to Room GF5 and the early 20th century terrace to the south of the building. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 22 Part view of southern and western end of Room GF5 (historic Drawing Room). Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 23 View of Room GF5, taken from the curved bay at its western end. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained.



Plate 24 Partial view of curved bay at western end of Room GF5. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 25 View of corridor to immediate north of Room GF5. Note that this view looks east towards the main entrance hall. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.

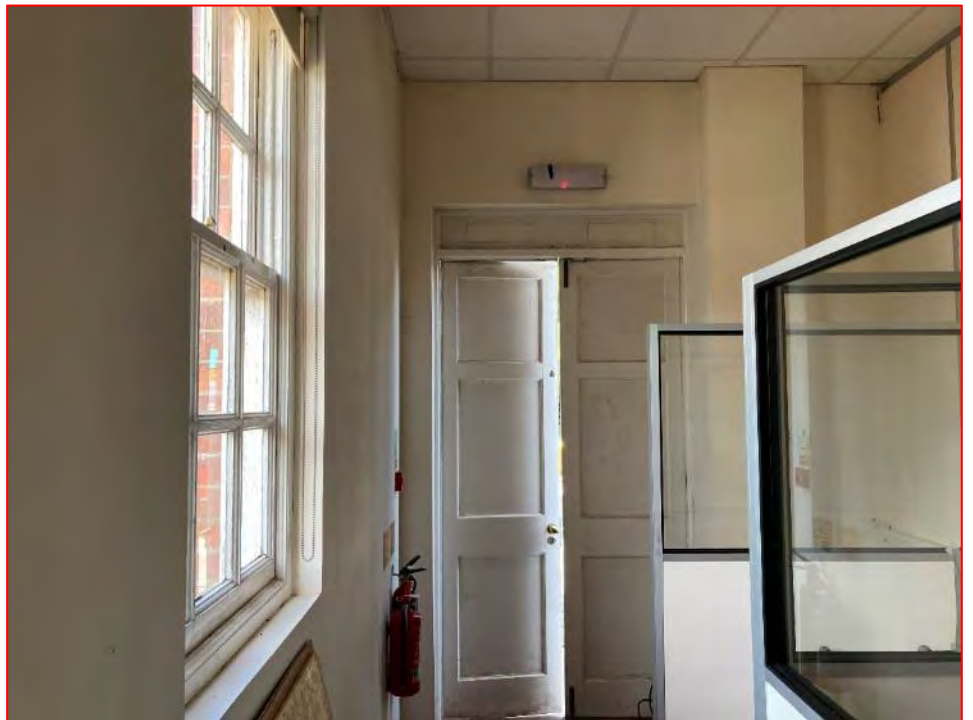


Plate 26 View of western end of Room GF6, located at the western end of the 20th century two-storey addition. Note that the timber doors provide access to the existing car park to the north. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 27 View of existing opening between rooms GF7 and GF8. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.

Mezzanine and First floor

- 4.26** The Mezzanine floor sits almost entirely within the 20th century addition, although the existing toilets are located within the earlier part of the building. The room locations are shown in Figure 10. A secondary staircase (Plate 28) provides access from ground level. Within the 20th century part of the building there is little of note in the main rooms. Alteration has also occurred, including the installation of toilets at the eastern end of this floor. This alteration dates to the conversion of the building into offices, but the toilet area was retained as part of the conversion into a school. A small external link connects the mezzanine level with the first floor to the south (Plate 29), capped by a skylight at roof level. As part of the conversion of the building into a school, MF4 had a small kitchenette (MF3) and modern partition removed to create one large teaching space. This space was turned into a food technology area and as part of fire compartmentalisation, a stud partition was inserted creating a corridor (Plate 28a). The partition wall at the western end of Room MF8 was retained as part of the school renovation works. The room contained little in the way of historic fixtures or fittings and has been renovated to a high standard (Plate 28b).
- 4.27** The first floor includes the main entrance hall landing (Plates 30 and 31), which has notable Adam style plasterwork to the walls and distinctive balustrading to the staircase. The room locations are shown in Figure 11.

- 4.28** Room FF1 is located in the north-east corner of the building and has little historic fabric of note. The room was renovated as part of the building's conversion to a school but retains its historic planform.
- 4.29** A stairwell, which is circular in plan, is located at the eastern end of the building. The spiral staircase within this part of the building dates from the later 20th century and is of no heritage value (Plate 33). A pair of bullseye windows flank a timber sash window (eight-over-eight panes) at first floor level (Plate 34).
- 4.30** Room FF2 is located in the south-east corner of the building and is square in plan. There is little of note within this room, with the exception of a high-level picture rail and cornicing. An opening was created between Room FF2 and Room FF3 (Plate 35) which was subsequently infilled with a modern partition as part of the school renovation work. Room FF3 lacks any notable features, with the exception of a high-level cornice.
- 4.31** Room FF4 is larger in plan and retains some notable features, including plasterwork such as cornicing and timber panelling at low level (Plate 36).
- 4.32** As part of the conversion of the building into a school, the historic planform of rooms FF2-FF4 have been retained and renovated to a high standard with all historic fixtures and detailing retained (Plate 36a)
- 4.33** Rooms FF5-8 are located at the western end of the building. Within the south rooms (FF5, FF6 and FF7) change has occurred i.e. subdivision, which likely occurred during early 20th century remodelling works. Room FF6 has a pair of French doors flanked by a sidelight on each side (Plate 37).

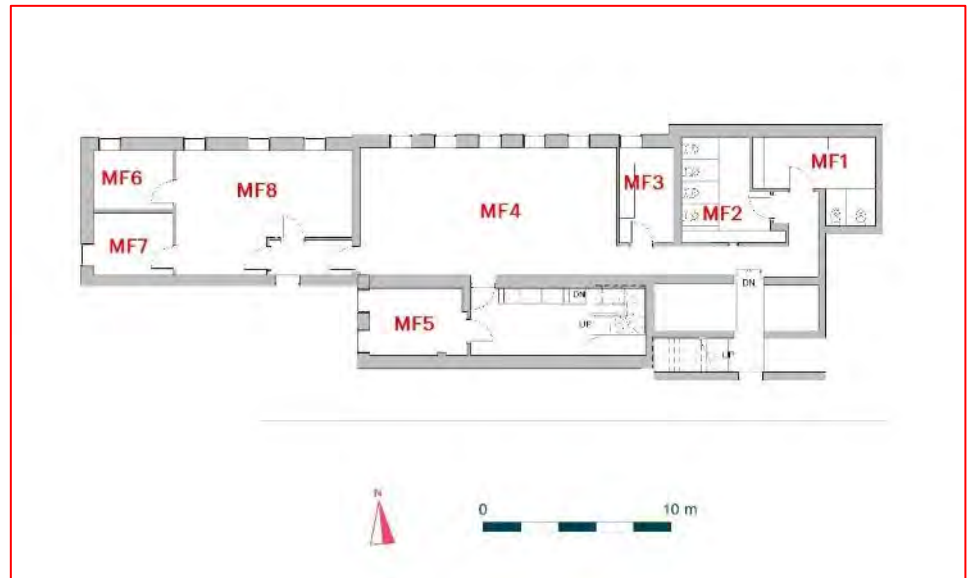


Figure 10 Room locations at mezzanine level.

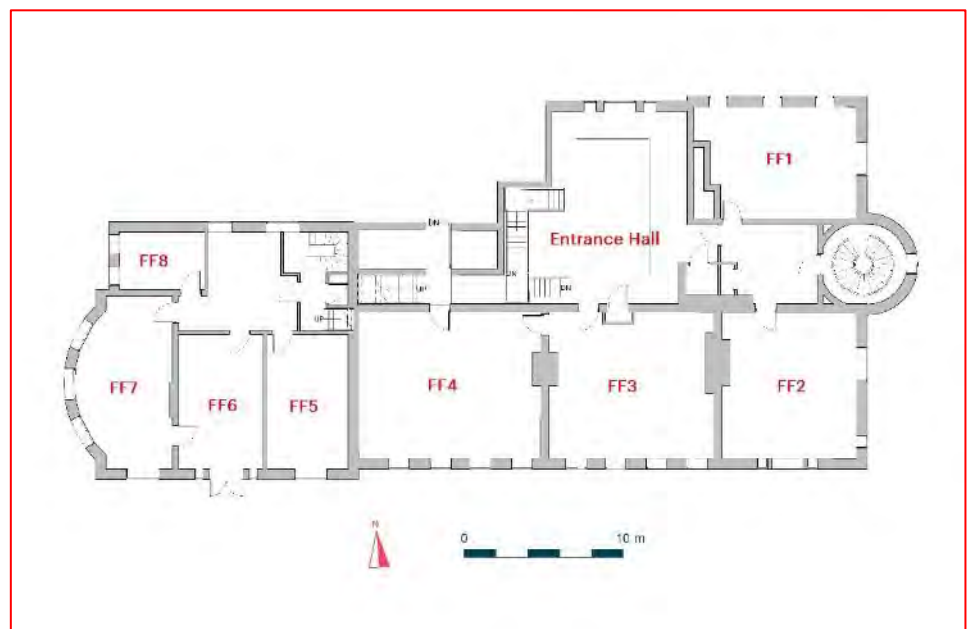


Figure 11 Room locations at first floor level.

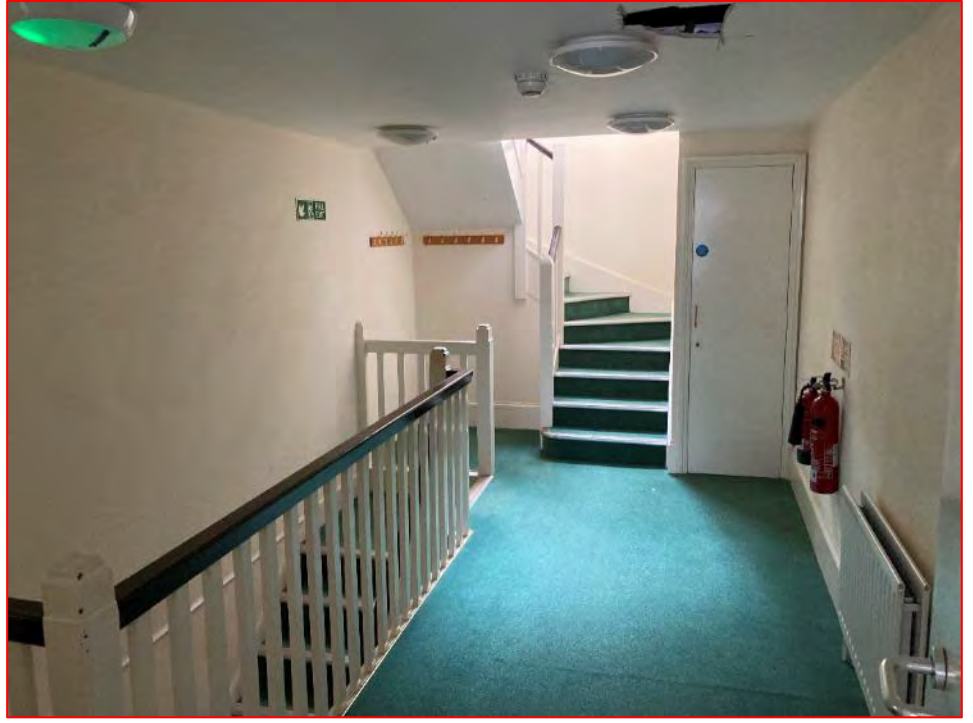


Plate 28 View of the mezzanine floor landing and staircases, located within the 20th century addition (2021).



Plate 28a Image showing one of few new partition walls within the building (left of image). The teaching space through the door on the left is used for food technology and as part of fire compartmentalisation, this stud partition was inserted creating a corridor.



Plate 28b Room MF8 in its current condition.



Plate 29 View of link between the mezzanine floor and the first floor of the main building.

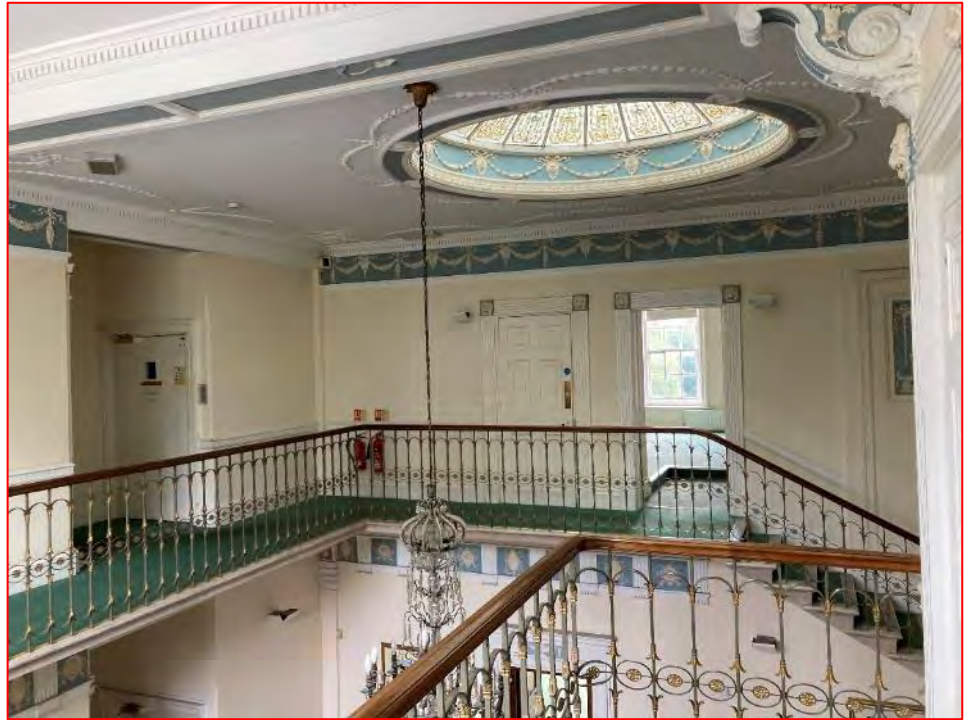


Plate 30 View of main entrance hall landing taken from the northern end of the landing area. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 31 View of main entrance hall landing taken from the eastern end of the landing area. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 32 View of western end of Room FF1 (2021) illustrating the lack of any historic fixtures and fittings. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.

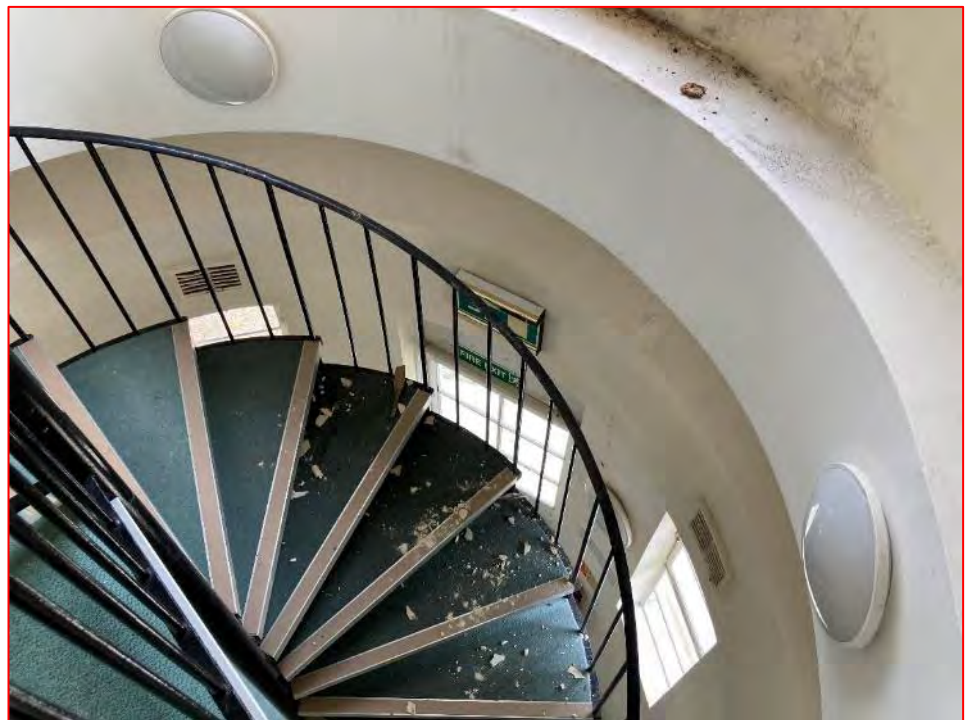


Plate 33 Part view of later 20th century spiral staircase located at the eastern end of the building (i.e. within eastern stairwell). The evident moisture penetration to the plasterwork was subsequently dealt with as part of the school conversion with the plasterwork restored and redecorated.



Plate 34 View of bullseye windows and sash window at first floor level (within eastern stairwell). This image dates from 2021. The evident moisture penetration to the plasterwork was subsequently dealt with as part of the school conversion with the plasterwork restored and redecorated.



Plate 35 View of western end of Room FF2. Note the opening (in left of picture), which provided access between Room FF2 and Room FF3 (2021). This was subsequently infilled with a modern partition as part of the school renovation works. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 36 View of eastern end of Room FF4 (2021)



Plate 36a Room FF4 following its renovation as part of the conversion of the building into a school illustrating the high standard of decorative finish that is evident throughout the building.



Plate 37 View of southern part of Room FF6. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 38 View of northern part of Room FF6. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 38a Room FF6 (2026) illustrating the sensitive approach that has been taken to the renovation and re-decoration of the room as part of the school works.

Second floor

- 4.34** The second floor includes a central lobby area, with the roof to the Adam style dome centrally placed (Plate 39). A skylight sits above the dome allowing natural light into this space.

- 4.35** A secondary staircase is evident within the smaller lobby to the east of the main lobby (Plate 40). A small skylight sits above the staircase.
- 4.36** Rooms SF1-SF4 (Plates 41 and 42) form the principal rooms at this level but at the time of the 2021 site visit contained limited features of note (although some historic skirting survives). Room SF1 (Plate 41) is located in the north-east part of the building, with Rooms SF2-4 occupying the southern part of the building.
- 4.37** Rooms SF5 and SF6 (current toilets) include later partitions and are accessed via a narrow corridor, with a curved arched opening at its eastern end (Plate 43).

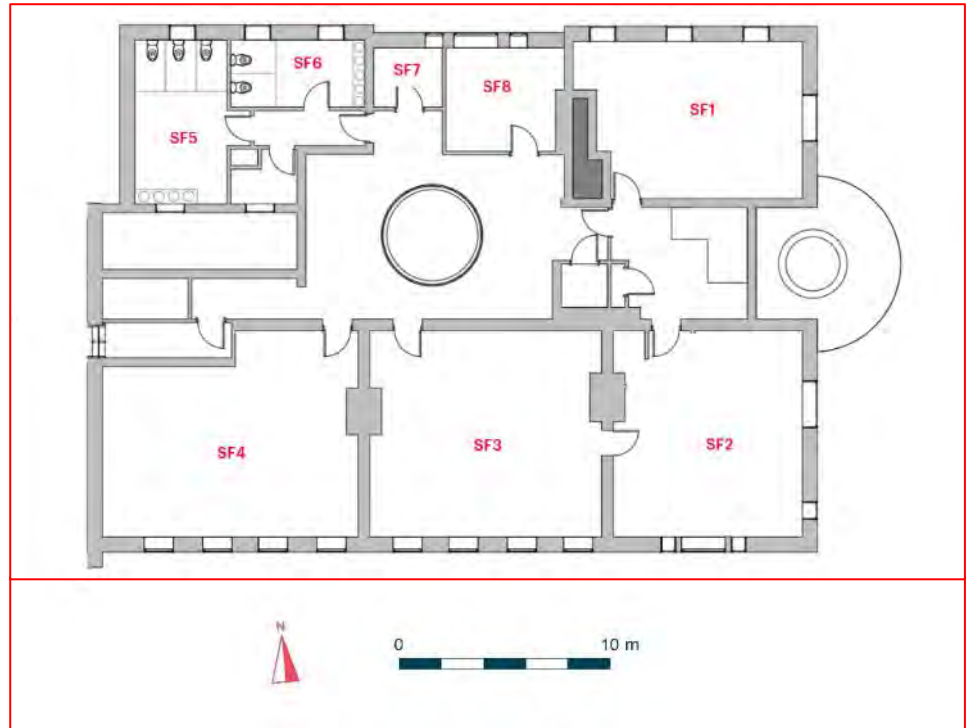


Figure 12 Room locations at second floor level.



Plate 39 View of top of Adam style dome taken from second floor level (2026)



Plate 40 View of secondary staircase at second floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 41 View of western end of Room SF1 at second floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 42 View of eastern end of Room SF1 at second floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.



Plate 43 View of corridor leading to existing toilets at second floor level. Note this image is from 2021 prior to the building's renovation, though all historic fixtures, fittings and finishes have been retained and restored to a high standard.

Garden area including listed structures

- 4.38** To the east and south of the Courtlands building is the historic garden and associated listed terrace, gazebo, garden archway and sundial.
- 4.39** The terraced area dates from the early 20th century and adjoins the main building to the south and east (Plates 44 and 45). It comprises a mix of stone balustrades, flag stones and obelisks (which frame the steps). At the eastern end of the terrace is an early 20th century gazebo, which is square in plan and comprises a single-storey with hipped roof (Plate 46). The main entrance doors face west, are largely glazed and set in a timber frame.
- 4.40** To the south of the Courtlands building is a listed stone archway, which adjoins the western boundary of the site (Plate 47). In the classical style it comprises two pillars with console bracketed buttresses and ball finials, which flank a moulded archway with keystone.

4.41 The garden area to the south of the main building and terrace is long and narrow and includes a water feature at its southern end (Plate 48). A large area of lawn sits between the terrace and the lake (Plate 49), with substantial tree coverage to its boundaries. The lawned area and lake contribute to the setting of the main building and the other listed elements. The lawned area also extends to the east of the main building (Plate 50).



Plate 44 View of listed terrace taken from the garden area to the south.



Plate 45 View of eastern end of listed terrace taken from the garden area to the south-east.



Plate 46 View of the listed gazebo (right) located at the eastern end of the terrace.



Plate 47 View of the listed stone archway located in the garden area to the south of the Courtlands building.



Plate 48 View of the lake area located at the southern end of the garden. Note that this view is taken looking north towards the Courtlands building.



Plate 49 View of the lawned area located to the south of the Courtlands building. Note that this view is taken from the raised terraced area.



Plate 50 View of the lawned area located to the east of the Courtlands building. Note that this view is taken from the terraced area looking north and includes the Grade II listed Sundial (arrowed)

5.0 Assessment of significance

Background

- 5.1 This section summarises the heritage significance of the more historic (mainly listed) elements within the subject site.
- 5.2 The statement of significance draws on the historical development included above (section 3) and has been informed by a physical survey covering the exterior and interior of the more historic elements (section 4).
- 5.3 The Historic England list description citation (NHLE 1250473 – Grade II) for ‘Courtlands’ provides the following description for the heritage asset:

Originally house, later hospital. Early C19 reworked in early C20. Brick with stone dressings and slate roof with brick chimneystacks. A large rambling 2 and 3 storeyed building, greatly altered and added to and possibly with an older core. The North front has a columned porch. The pilasters and iron-work on the south front are said to be re-used Adam features. The East front has a projecting bay on columns. The interior was re-furnished in the early C20 and has reused C18 features. The iron balustered staircase is said to be by Adam and the hall has plasterwork in the Adam style, there is a C20 marble floor and C18 marble fireplace with panel of cherubs, alternate glyphs and paterae, corner urns and fluted pilasters. There is a painted glass dome in the Adam style said to have come from the 1788 Cordwainers Hall, No 7 Cannon Street in the City of London on its demolition in 1909 but most likely to be of the latter date. The Queen Anne- Room has early C20 oak panelling. The Drawing Room is later C18 with gilding, pilasters, mirrors and an exceedingly fine coffered ceiling enriched with rosettes and moulding which is not in situ as one end covers over a bow window the width of the house. There is a tradition that the ceiling came from Paris but it is possible that this room could be part of Sylvanus Hall's work for the Cordwainers Hall of 1788, which was demolished in 1909. The L-shaped part of the hospital to the right is not of special architectural interest.

- 5.4 The Historic England list description citation (NHLE 1271972 – Grade II) for the ‘Balustraded Terrace to the rear of the house at Courtlands’ provides the following description for the heritage asset:

Balustraded terrace running along the south, garden front of Courtlands (qv) to the Gazebo (qv). Early C20. Stone paved with yellow brick retaining walls topped by a stone balustrade of balusters and dies. Stone steps at east and west ends flanked by dies surmounted by obelisks.

- 5.5 The Historic England list description citation (NHLE 1271970 – Grade II) for the ‘Gazebo at Courtlands to the east of the house’ provides the following description for the heritage asset:

Gazebo terminating the terrace (qv) on the south, garden front of Courtlands (qv). Early C20. Probably brick, rendered with stone quoins and dressings. Slated hipped roof with stone modillion eaves cornice. Rectangular plan. Classical style. West front has a distyle screen flanked by tall pilasters to small-paned French doors with radial fanlight and keystone. North front with an oculus.

- 5.6** The Historic England list description citation (NHLE 1271971 – Grade II) for the ‘Garden Archway at Courtlands, south-west formal garden’ provides the following description for the heritage asset:

Garden archway to the south-west formal garden at Courtlands (qv). Early C20. Dressed stone. Classical style. 2 pillars with console bracketed buttresses and ball finials flank a moulded archway with keystone.

- 5.7** The Historic England list description citation (NHLE 1271811 – Grade II) for the ‘Sundial situated to the east of Courtlands House’ provides the following description for the heritage asset:

Sundial. Stone. Early C20 in the style of the C18. Some repair. Rectangular pedestal with swagged die surmounted by an enriched baluster crowned by a cube with dials and gnomons to four faces.

- 5.8** Further commentary on the above is provided in the statement of significance below.

Statement of Significance: Orion Heritage summary

- 5.9** The below statement of significance summarises the key attributes of the more historic elements and draws on the historical development included above (section 3) and has been informed by a detailed site survey during which the exterior and interior of the more historic elements were inspected (section 4). The intention of the below summary is to guide where potential change is possible.

Assessment

- 5.10** The standing buildings and structures include the listed Courtlands building (previously a residence and now school), which dates from the early 19th century, but was subject to extensive remodelling in the early 20th century (including additions). The north elevation is evident from Parklands Avenue and includes three-storeys at its eastern end stepping down to two-storeys at its western end. The earlier three-storey part of this elevation is symmetrical and includes a centrally placed columned entrance porch. The westernmost two-storey wing is a 20th century addition and has very limited heritage value. The south elevation includes the earlier three-storey part of the building, with

the two-storey element at its western end dating from the early 20th century. The east elevation includes a two-storey projecting curved bay (accommodating a stairwell) with copper half domed roof. The projecting bay has a door opening at ground level, flanked by stone columns with a small two-over-two timber sash window either side. This elevation includes a mix of window types, with a number of replacement windows evident. Overall, the more historic part of the building retains a moderate to high degree of intactness externally, given the early 20th century remodelling works and later changes that have occurred.

- 5.11** Internally, there is a moderate degree of intactness, given that the ornate features and detailing that survives was relocated from elsewhere or is contemporaneous with the early 20th century remodelling works, particularly within the principal rooms of the ground floor. These spaces retain their historic layout and proportions, with historic fabric also largely intact. This includes historic joinery, plasterwork and metalwork to the main entrance hall stairs and landing.
- 5.12** It is thought that the owner in the early 20th century, Paul Schweder, almost completely rebuilt the house reusing 18th century features sourced from Robert Adam's Lebanon House in Twickenham (salvaged after its destruction by fire in 1909); the 1788 Cordwainers Hall in the City of London (also demolished in 1909) and a house near the Ritz in Paris. In addition, replica features were also made. Amongst the features said to be by Adam, and sourced from Lebanon House, are the staircase and plasterwork in the main entrance hall.
- 5.13** The painted glass dome in the Adam style located above the main entrance hall, was originally thought to have come from Cordwainers Hall but an updated listing citation by Historic England suggests it was more likely a 1909 replica. The historic Drawing Room (Room GF5) at ground level contains later 18th century gilding, pilasters, mirrors and coffered ceiling. The source of the ceiling is again disputed – thought perhaps to have come from Paris, but also possibly Cordwainers Hall and the work of Sylvanus Hall (again suggested by Historic England in their listing citation).
- 5.14** There are a number of 20th century and more recent interventions, which have occurred to the interior. These changes were associated with the hospital's occupation of the site and include a more recent spiral staircase within the eastern stairwell, infilling of a number of historic door openings, replacement fireplaces and the introduction of partitioning to accommodate facilities such as toilets. Following the acquisition of the subject building and its conversion to a school, the building has undergone a level of renovation and redecoration. However, this is considered to have been executed to a high standard and has predominantly left historic room plans, fixtures and fittings and circulation routes unchanged.

- 5.15** The areas of open space that surround the heritage assets contribute to their settings and how they are experienced visually. To the south and east of the former Courtlands Hospital building are lawned areas, which provide longer views of the heritage asset from within the grounds, particularly from the south. There is also substantial tree coverage along the eastern, southern and western boundaries. This has the advantage of providing existing natural screening and a buffer between the listed elements and the 20th century dwellings to the south-east and south-west and is successful in minimising inter-visibility between these elements.

Constraints and Opportunities: Potential future development

- 5.16** The historic elements noted retain a moderate to high degree of intactness, although some notable changes have occurred. Where change has occurred, there is greater scope to accommodate intervention subject to this being carried out in a sensitive manner. Similarly, where upgrades to the former residence and hospital building and other historic elements (including the garden) are required, such works would require a sensitive approach to ensure that the important attributes of these elements are not compromised.

6.0 Summary and Conclusions

- 6.1** The overall conclusion of this assessment is that the listed Courtlands building, in particular, has seen some change over time. Its architectural integrity externally has been compromised to an extent by the early 20th century remodelling works that occurred. Overall, the more historic part of the building retains a moderate to high degree of intactness externally.
- 6.2** Internally, there is a moderate degree of intactness, given that the ornate features and detailing that survives is likely contemporaneous with the early 20th century remodelling works, particularly within the principal rooms at ground floor level. These spaces retain their historic layout and proportions, with historic fabric also largely intact. This includes historic joinery, plasterwork and metalwork to the main entrance hall stairs and landing. It is thought that the owner in the early 20th century, Paul Schweder, almost completely rebuilt the house reusing 18th century features sourced from Robert Adam's Lebanon House in Twickenham (salvaged after its destruction by fire in 1909); the 1788 Cordwainers Hall in the City of London (also demolished in 1909) and a house near the Ritz in Paris. In addition, replica features were also made. Amongst the features said to be by Adam, and sourced from Lebanon House, are the staircase and plasterwork in the main entrance hall. The painted glass dome in the Adam style located above the main entrance hall, was originally thought to have come from Cordwainers Hall but an updated listing citation by Historic England suggests it was more likely a 1909 replica. The historic Drawing Room (Room GF5) at ground level contains later 18th century gilding, pilasters, mirrors and coffered ceiling. The source of the ceiling is again disputed – thought perhaps to have come from Paris, but also possibly Cordwainers Hall and the work of Sylvanus Hall (again suggested by Historic England in their listing citation). The 'Parks and Gardens' website references Charles Mallows having designed one of the rooms and also references a drawing in the RIBA Archive for a chimney piece.
- 6.3** There are a number of 20th century and more recent interventions, which have occurred to the interior. These changes were associated with the hospitals, offices and more recently the school's occupation of the site. These changes include the spiral staircase within the eastern stairwell, infilling of a number of historic door openings, replacement fireplaces and the introduction of partitioning to accommodate facilities such as toilets, a classroom and kitchen. The two-storey addition to the north elevation is considered to have a low level of heritage value.
- 6.4** The areas of open space that surround the heritage assets contribute to their settings and how they are experienced visually. To the south and east of the Courtlands building and associated terrace are lawned areas, which provide longer views of the heritage assets from within the grounds, particularly from the south. There is also substantial tree coverage along the eastern, southern and western boundaries. This has the advantage of providing existing natural

screening and a buffer between the listed elements and the 20th century residential buildings to the south-east and south-west and is successful in minimising inter-visibility between these elements.

- 6.5 The historic elements noted within the grounds, including the listed terrace, gazebo and garden archway retain a high degree of intactness. All date from the early 20th century and are associated with the remodelling works to the former hospital building.
- 6.6 Overall, where change has occurred, there is greater scope to accommodate change subject to this be carried out in a sensitive manner. Similarly, where upgrades to the building, structures and historic garden elements are required, such works would require a sensitive approach to ensure that the important attributes of these elements are not compromised.

Sources

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1858-1876 Deeds of land in Town Common Field , Ref: WSRO Add Mss 32905-32909

1898 Sale Particulars: Freehold properties being part of Courtlands Estate Ref: WSRO SP 4065

1927 Deed relating to land known as Courtlands, Goring-by-Sea Ref: WSRO AM 807/40

1937 Abstract of Title reciting from 1907 – 1937, Re Courtlands, Goring Road, Worthing Ref: WSRO AM 330/14

1939 Abstract of title of Courtlands Estate (Worthing) Ltd and its mortgagee Ref: WSRO Add Mss 42823

Cartographic

1875 Ordnance Survey Map

1898 Ordnance Survey Map

1911 Ordnance Survey Map

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