14 Warwick Road

14 Warwick Road, Worthing, BN11 3ET

Planning and Heritage Statement

This letter is written in support of the Full Planning and Listed Building Consent at 14 Warwick Road for the conversion of the dilapidated and inhabitable existing basement of No.14 Warwick Road. The works will create an additional one bedroom dwelling and will include a full refurbishment of the existing basement and replacement of the existing windows and doors.

The application property forms part of a Grade II listing covering the terrace from 1-15 (List Entry 1263134) dated 19th June 1975. The listing more specifically notes stuccoed, cornice, parapet, wooden balconies with canopies (first floor level), round-headed doorways in moulded frames up three steps with semi-circular fanlights and 6-panel moulded doors. All of these elements will remain unaffected by the proposals. No. 1-15 built in early 19th Century is formed by three storey dwellings and basements (formerly known as Warwick Building) lies within the Steyne Gardens Conservation Area.

The terrace consists of 15 sequential properties with four floors, the lowest being at basement level. Number 14 sits at the terrace's northern end. An attractive canopied front balcony, typical of developments at the time and made of timber, runs along the entire terrace front at first floor level. The doorways have arched openings accommodating semi-circular fanlights above and each house is stuccoed. The walls of the building are a mixture of brickwork and bungaroosh - a weak mix of rubble and cement commonly used along the Sussex coast.

The Conservation Area status requires custodians to preserve and maintain the uniformity frontage, a common building line close to the back of the pavement, boundary railings, elevations finished in light coloured painted stucco, slate roofs, timber sliding sash windows, and architectural detailing such as dressings to door and window openings. It also lists enhancement opportunities as: carrying out all necessary repairs, reinstating original features which have been removed including timber canopies and balconies, black iron railings and vertical sliding double hung timber sash windows.

Various Listed Building Consent applications have been submitted and approved across the various properties forming the terrace. The applications have been pursued to both maintain the existing buildings, as well as converting the buildings back to their original condition. As the proposed development can be evidenced across the terrace, these provide a good precedent for the works and how successful they can be.

- **AWDM/2016/20**
  Change of use from 1no. flats and 1no. maisonette to 1no. dwellinghouse. Including external alterations comprising replacement timber double-glazed windows, replacement timber doors, repairs to render, refurbishment of balcony, replacement front railings. | 1 Warwick Road Worthing West Sussex BN11 3ET

- **AWDM/1947/16**
  Application for Listed Building Consent for removal of parapet wall and balustrade on south elevation. Replacement joist and roof covering to flat roof and new black UPVC guttering | 14C Warwick Road Worthing West Sussex BN11 3ET

- **91/05895/FULL**
  Change of use of property from guest house (C3) to single dwellinghouse and alterations and replacement rear extension in connection with restoration of property | 10 Warwick Road Worthing West Sussex BN11 3ET

Given the dilapidated condition of the existing basement, the current basement is not habitable. Therefore, the proposed internal arrangement looks to work with the existing where appropriate, with small interventions to both ensure that the dwelling is fully restored, whilst meeting the requirements set by the Nationally Described Space Standards. The proposed windows and doors will match the style of the existing to protect the special character of the Listed Building, although the alterations will not be visible from public view. Windows will be replaced with new due to the deterioration of the frames and these will match the form and scale of the existing ones. All mouldings will be made to match those existing and the glazing will be replaced with slimline double glazed units to make the property more energy efficient.

A review of the National Planning Policy Framework, Worthing Brough Local Plan, Worthing Conservation & Heritage Guide and The Strategic Housing Market Assessment for Adur District Council and Worthing Borough Council has been carried out to review planning policies relevant to the proposed development and to consider the wider impact of the scheme.

National Planning Policy Framework

- **Paragraph 189** - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- **Paragraph 195** - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- **Paragraph 197** - 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.

- **Paragraph 202** - 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.

Worthing Borough Local Plan

- **Policy DM5 Quality of the Built Environment** - Respect, preserve and where appropriate enhance, heritage assets, and settings;
- **Policy DM23 Strategic Approach to the Historic Environment** - Recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
- **Policy DM24 The Historic Environment** - Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
- Given the limited land available to meet development needs, the Council will look favourably at proposals that make 'best use' of each available site and, where appropriate, increase the density of development. At the same time, the Local Plan has a key role to play in ensuring that new development respects the character of the surrounding area. This

includes protecting heritage assets and preserving valued open spaces, attractive landscapes, coastline and the setting of the South Downs National Park.

- Be sensitive to the surrounding Conservation Areas and protect nearby heritage assets and ensure no unacceptable harm is caused to them or their settings;

Adur District Council & Worthing Borough Council Strategic Housing Market Assessment 2020

- The Adur Local Plan was adopted in December 2017 and sets out a housing target for development of 3,718 homes over the 2011-32 plan period, equivalent to an annual average of 177 homes per annum. The housing target over the period from 2007/08 to 2010/11 for Adur District reflects the South East Plan target of 105 homes per annum.
- The minimum local housing need figure in Worthing Borough is 880 dwellings per annum.

We also believe that the historic significance of the listed building and the conservation area in which it is sited will not be negatively impacted by the proposed works, and instead, will enhance the area given the nature of the scheme - involving reinstating the basement back to its former glory. The works are to enhance the significance of the heritage asset, ensure their ongoing maintenance / preservation and enable the building to continue to make a positive contribution to the character of the area.

Yours Faithfully,

Ashley Harrison
Director & Architect