



HERITAGE STATEMENT

4 Warwick Place, Worthing, West Sussex BN11 3EU

Replacement porch, roof covering, fenestration and external finishes; rear terrace balustrade and front boundary treatment; and detached solar carport



APPLICANT

Jemima & Igor Beaulieu

DATE

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1. Introduction

This Heritage Statement has been prepared by Coastline Architects Ltd on behalf of Jemima and Igor Beaulieu in response to the Local Planning Authority's validation request dated 22 July 2026. It supports the full planning application at 4 Warwick Place, Worthing, West Sussex BN11 3EU.

The statement provides a proportionate assessment of the significance of the building and its townscape context, describes the proposed works, considers their likely effect, explains the need for the works and identifies measures to avoid or minimise harm.

The property is not understood to be statutorily listed and is not located within a designated conservation area. The relevant heritage consideration arises principally from the property's contribution to the character of Warwick Place and from Article 4 Direction WBC06, which removes specified permitted development rights so that relevant external alterations can be assessed through the planning process.

Application description

Replacement entrance porch; replacement of the pitched roof covering with natural slate; fenestration alterations including new and replacement doors, windows and rooflights; rendering of the front and rear elevations; balustrade to rear terrace; front boundary treatment; and erection of a detached single-bay aluminium solar carport with integrated photovoltaic panels on associated land opposite.

1.1 Scope and purpose

This statement describes the site and its setting, identifies the relevant heritage and design context, assesses the significance of the property and the likely effects of the development, and explains the justification and mitigation for the proposed changes.

It should be read alongside the application forms, location and block plans, submitted existing and proposed architectural drawings, and the manufacturer's details for the proposed solar carport.

2. Site and surroundings

4 Warwick Place is a mid-terrace property within an established residential street in Worthing. Its contribution to local character is primarily townscape-based and derives from the continuous terrace, consistent building line, domestic scale, pitched roof form and the collective rhythm of entrances, windows and front boundaries.

The building has been altered over time and currently displays a mixture of materials and details, including painted render, tile-hung bay elements, varied windows and doors, and mixed rear wall finishes including flint, brick and render. The principal public elevation and roofscape make the greatest contribution to the character of Warwick Place. The rear elevation is largely private and has limited visibility from the public realm.

The associated parking land opposite is already hard surfaced and used for vehicle parking. Its contribution to local character is limited, although any new structure on the land should remain visually subordinate and avoid appearing bulky or enclosed.

2.1 Article 4 Direction

Warwick Place is covered by Article 4 Direction WBC06. The Direction was made on 29 November 2010, confirmed on 22 March 2011 and came into force on 6 June 2011. It removes specified permitted development rights for relevant external works affecting elevations fronting a highway, waterway or open space. An Article 4 Direction does not prevent development, but enables the Local Planning Authority to consider its effect on local character through a planning application.

3. Heritage significance

3.1 Significance of the building and setting

The significance of 4 Warwick Place is modest and derives from its contribution to the established terrace and street scene rather than from any known individual architectural or historic designation. The consistent roof profile, front building line, domestic scale and rhythm of openings are the features of greatest townscape value.

The existing front elevation retains the general proportions of the terrace but has a visually mixed material palette. The tile-hung bay elements, altered windows and existing porch have reduced the coherence of the composition. The rear elevation

is less sensitive in townscape terms because it is largely concealed from public views and has already acquired mixed materials and later alterations.

The exposed flint wall at the rear is a traditional local material and has evidential and visual interest. However, the exposed face is now in very poor condition and is crumbling. The owners originally wished to retain the flint as an exposed finish, but its deterioration has progressed to the point where repair and continued exposure are no longer considered practicable. Its contribution to the public character of Warwick Place is also limited by its private rear location.

4. Description of the proposed works

4.1 Main dwelling

- Removal of the existing entrance porch and construction of a replacement porch of modest domestic scale, reflecting the proportions and character of neighbouring porches.
- Replacement of the existing pitched roof covering with natural slate, retaining the existing roof pitch, ridge, eaves line and overall roof profile.
- Fenestration alterations including new and replacement windows, doors and rooflights, with opening positions and proportions as shown on the submitted drawings.
- Removal of the existing tile-hung finishes to the front bay elements and application of a smooth painted render finish to create a more consistent principal elevation.
- Application of a rendered finish across the rear elevation, including the existing flint wall and the mixed brick/render finishes to the rear additions.
- Provision of a balustrade to the existing rear terrace, designed as a lightweight and visually recessive element.
- Installation of a modest front boundary treatment aligned with the domestic scale and established frontage character of Warwick Place.

The works do not increase the height or overall massing of the dwelling. The replacement roof follows the existing form, while the porch, openings, balustrade and boundary treatment remain subordinate to the main building.

4.2 Solar carport

A detached, open-sided solar carport is proposed on the existing hardstanding parking land opposite the dwelling. The structure is approximately 7.10 metres long and 3.86 metres wide, with a maximum height of approximately 3.54 metres and clear headroom of approximately 2.20 metres.

It comprises a prefabricated powder-coated aluminium frame supporting integrated photovoltaic roof panels. The open-sided construction avoids the visual bulk of an enclosed garage and allows the structure to remain legible as an ancillary parking feature.

4.3 Construction methods and materials

The roof will be carefully stripped and re-covered in natural slate while retaining the existing roof geometry. New and replacement windows and doors will be installed within the openings shown on the approved drawings, with frames, glazing bars and finishes selected to provide a consistent appearance.

The replacement porch and front boundary treatment will use materials and detailing compatible with the domestic character of the terrace. Before rendering, the deteriorated rear flint wall will be carefully stabilised and any loose or failed material made good as necessary. The new render should use a compatible, vapour-permeable system suitable for the existing masonry substrate.

The underlying wall will be retained as far as practicable, with intervention limited to that necessary to stabilise the deteriorated fabric and provide a sound substrate for the new finish. Intrusive mechanical fixings should be kept to the minimum necessary. The carport will be assembled from a lightweight aluminium system fixed to suitable foundations within the existing hardstanding.

5. Assessment of heritage impact

5.1 Front elevation and street scene

The principal elevation is the most sensitive part of the proposal because it is experienced directly from Warwick Place. The replacement porch, revised fenestration, front boundary treatment and simplified rendered finish will alter the current appearance.

However, the design retains the established scale, building line, roof form and domestic rhythm of the terrace. The porch is intended to relate more closely to neighbouring properties, while the coherent render finish reduces the visual fragmentation of the existing facade.

The replacement roof covering in natural slate is considered beneficial. It preserves the traditional roofscape and avoids a change in ridge height, pitch or silhouette. Subject to appropriate detailing, the front elevation works are expected to preserve and, in visual terms, improve the building's contribution to the street.

5.2 Rear elevation

The rear works include new and replacement openings, rooflights, a terrace balustrade and a uniform rendered finish. Because the rear elevation is largely private and has limited public visibility, these works will have little effect on the wider townscape setting.

Rendering the existing flint wall will conceal a traditional local material and therefore represents the clearest potential heritage impact. However, the exposed flint is now severely deteriorated and crumbling. The owners' preference was to retain and repair the flint, but its condition is such that retaining it as an exposed external finish is no longer considered practicable. Rendering is therefore proposed as a necessary protective treatment rather than simply a cosmetic alteration. The effect will also be confined to the private rear elevation.

The heritage impact is therefore considered limited and localised and is justified by the need to protect the failing wall fabric from further deterioration. The wall will be stabilised before application of a breathable, compatible render system. A photographic record of the exposed flint elevation will be prepared before work begins so that the existing material and condition are documented.

5.3 Solar carport and associated land

The carport introduces a contemporary structure onto the associated parking land. Its height and photovoltaic canopy will make it visible, but the open-sided aluminium construction, slim frame and location on an existing parking area limit its mass and permanence in townscape views.

It does not compete with the scale of the terrace and provides an environmental benefit through renewable energy generation. The impact on the heritage significance and setting of Warwick Place is therefore considered neutral to minor.

6. Justification for the works

The proposals form part of a comprehensive refurbishment of the property following the establishment of residential use. The existing roof covering is in poor condition and requires renewal; natural slate is proposed to maintain the established roof character.

The porch, windows, doors and rooflights are intended to improve weather protection, daylight, ventilation, security and the functionality of the dwelling. The front elevation works seek to replace a visually mixed group of materials with a more coherent domestic composition.

The rear rendering is principally required because the existing exposed flint wall is badly deteriorated and crumbling and can no longer reasonably be retained as an exposed finish. The owners initially wished to preserve the flint, but repair alone is not considered viable. Rendering will protect and stabilise the wall while also providing a consistent finish across the currently mixed rear elevation. The carport provides weather-protected parking and on-site renewable energy generation without creating an enclosed garage.

7. Measures to avoid or minimise harm

- Retain the existing height, pitch, ridge and eaves profile of the main roof.
- Use natural slate for the replacement pitched roof covering.
- Keep the replacement porch subordinate to the dwelling and relate its proportions to neighbouring examples.
- Maintain the established rhythm and alignment of openings on the principal elevation.
- Use a restrained and consistent colour and material palette.
- Use a breathable render system compatible with the existing rear masonry and suitable for the deteriorated flint substrate.
- Retain and stabilise the underlying flint wall in situ as far as practicable, removing only loose or failed material where necessary for a sound repair.
- Use a lightweight, open-sided and neutral-toned aluminium carport frame.
- Position the carport within the existing hardstanding and avoid additional enclosure or visually heavy side panels.

- Ensure all details and finishes accord with the approved drawings and any materials conditions imposed by the Local Planning Authority.

8. Preservation, enhancement and awareness

The proposal preserves the key elements that define the building's townscape contribution: the terrace form, building line, domestic scale and pitched roof profile. The natural slate roof, replacement porch and coordinated principal elevation are expected to enhance the appearance of the property and strengthen its relationship with neighbouring buildings.

Although the rear flint will no longer remain visible, this change is driven by the poor and failing condition of the exposed wall rather than by a desire to remove a sound historic finish. The underlying wall will be retained and stabilised as far as practicable beneath a compatible breathable render system. A photographic record will document the exposed flint and its condition before it is covered. This Heritage Statement records the building's relevant characteristics and demonstrates that heritage considerations have informed the design process.

9. Heritage conclusion

Assessment of effect

The principal elevation and roof works retain the established form of the terrace and are expected to improve the coherence of the street-facing facade. The rear works have limited public visibility. The exposed flint wall is severely deteriorated and crumbling; although the owners wished to retain it, continued repair as an exposed finish is no longer considered practicable. Rendering is therefore proposed as a protective treatment, with the underlying wall retained and stabilised as far as practicable, using a compatible breathable specification. Overall, the proposal is considered to preserve the essential character and significance of 4 Warwick Place and the wider Warwick Place townscape.

The solar carport is contemporary but lightweight, open-sided and located on existing hardstanding, resulting in limited impact on the setting. Taken as a whole, the limited heritage impact associated with covering the rear flint is justified by the wall's deteriorated condition and the need to protect the remaining fabric. This is accompanied by the wider benefits of coordinated refurbishment, improved building condition, an enhanced principal elevation and renewable-energy generation.

10. References

- Adur & Worthing Councils: Article 4 Direction WBC06, Warwick Place.
- Worthing Local Plan 2020-2036, adopted 2023: Policies DM23 and DM24.
- Worthing Conservation and Heritage Guide, May 2023.
- Local Planning Authority validation letter dated 22 July 2026, reference AWDM/0812/26/INVAL/3.
- Submitted planning drawings and supporting documents for application AWDM/0812/26.