



HERITAGE STATEMENT

4 Warwick Place, Worthing, West Sussex BN11 3EU

Replacement porch, roof covering, fenestration and external finishes; clear glass rear terrace balustrade and front boundary treatment



APPLICANT

Mr & Mrs Beaulieu

DATE

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PLANNING REF.

AWDM/0812/26

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1. Introduction

This Heritage Statement has been prepared by Coastline Architects Ltd on behalf of Mr and Mrs Beaulieu in support of the full planning application at 4 Warwick Place, Worthing, West Sussex BN11 3EU. It supersedes the earlier Heritage Statement and has been revised following comments from the Council's Design & Conservation Architect.

The property lies within the Steyne Gardens Conservation Area and is identified by Worthing Borough Council as a Building of Local Interest. Warwick Place is also subject to Article 4 Direction WBC06, which removes specified permitted development rights for relevant external alterations.

The application has been amended in response to conservation advice. In particular, the proposed solar carport on the land opposite has been removed from the scheme. Additional information is provided on the proposed porch, windows and doors, external finishes and the treatment of the deteriorated rear flint wall.

Revised 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; clear glass balustrade to the rear terrace; and front boundary treatment.

1.1 Scope and purpose

This statement describes the significance of the Steyne Gardens Conservation Area and the contribution made by 4 Warwick Place, assesses the effects of each element of the proposal, explains the design rationale and need for the works, and identifies measures to avoid or minimise harm. It has been prepared proportionately to the scale of the development and should be read alongside the application drawings, revised supporting documents and drawing A-P-203 Proposed 3D.

2. Heritage context

2.1 Steyne Gardens Conservation Area

The Steyne Gardens Conservation Area was designated in 2000. The current Steyne Gardens Conservation Area Character Appraisal (July 2024) identifies the area as containing some of Worthing's earliest development associated with its evolution from an agricultural settlement to a seaside resort. The appraisal notes that some of the best-preserved early nineteenth-century buildings within the conservation area are found around The Steyne, Warwick Road and Warwick Place.

Warwick Place is an intimate residential street with a strong sense of enclosure and a varied but recognisably historic architectural character. Its significance is derived from the surviving historic building line, light-coloured rendered and rendered elevations, slate roofs, traditional fenestration, boundary treatments and the relationship between the buildings and the detached garden plots on the west side of the street. The appraisal also identifies the contribution made by trees and the comparatively open character of the west side.

2.2 Local Interest Building and nearby heritage assets

No. 4 Warwick Place is specifically identified by the Council as a Building of Local Interest, together with Nos. 2, 9, 11 and 12. Buildings of Local Interest are non-designated heritage assets whose architectural, historic, group or townscape value is a material consideration in the determination of planning applications.

Warwick Place also contains a number of statutorily listed buildings. The presence of listed and locally listed buildings gives the street a high degree of heritage sensitivity and makes the quality of alterations to principal elevations, roofs, windows, doors and boundary treatments particularly important.

2.3 Article 4 Direction

Warwick Place is subject to Article 4 Direction WBC06. The Direction removes specified permitted development rights for relevant external works, allowing the Council to consider changes that might otherwise cumulatively erode the architectural character of the street. The 2024 Conservation Area Character Appraisal similarly recommends careful control of windows, doors, roof alterations, porches, boundary treatments, external colour schemes and render finishes.



Figure 1: Existing Warwick Place street scene. Ogee-arched storm porches are visible on several properties, including a broader-fronted house a few doors from No. 4, demonstrating that this entrance form is not confined solely to the simplest narrow cottages. No. 4 currently has a larger tiled gabled porch. Based on Google Street View imagery, August 2024; interface overlays removed for clarity.

3. Significance of 4 Warwick Place

The heritage significance of No. 4 is principally architectural and townscape-based. The building has a broader and more symmetrical composition than many of the narrower houses nearby, with a central entrance, projecting bay windows and a strong relationship between the paired bays and the central doorway. Its contribution is reinforced by its position within a historic terrace group and by the consistency of scale, roofline and building line along Warwick Place.

The principal elevation and roof are the most sensitive parts of the building. The existing tiled porch is visually prominent and differs from the lighter ogee-arched storm porches that form a recognisable feature elsewhere in the immediate street. The front elevation also contains existing timber windows, which contribute positively through their proportions and traditional material.

The rear elevation is less sensitive in townscape terms because it is largely private and has limited public visibility. It contains a mixture of later materials and openings, including existing uPVC windows. The exposed flint wall is of local material interest but is now in very poor condition, with areas crumbling and no longer capable of being retained satisfactorily as an exposed finish without extensive intervention.

4. The proposal

4.1 Front elevation

- Remove the existing large tiled gabled entrance porch and provide a smaller ogee-arched storm porch centred on the entrance.
- Retain the existing timber windows to the front elevation and repair them where necessary using matching timber materials. Any damaged glazing will be replaced.
- Reinstall the currently blocked-up top-floor window with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation.
- Install a solid timber-composite entrance door with traditional panelled detailing, finished in a pale pink colour.
- Remove the existing tile-hung finishes to the projecting bay elements and apply a smooth painted render finish in a pale neutral/off-white colour; Farrow & Ball Wimborne White or similar is the design reference.
- Provide the front boundary treatment shown on the submitted drawings, maintaining a low and visually open relationship with the pavement.

4.2 Roof

The existing pitched roof covering is to be replaced in natural slate, retaining the existing roof pitch, ridge line, eaves line and overall roof form. Rooflights are proposed in the locations shown on the submitted drawings. The works do not increase the height or massing of the building.

4.3 Rear elevation and terrace

- Provide black uPVC rear windows, consistent with the material already present on the rear elevation.
- Replace the previously proposed arched rear doors with standard rectangular black uPVC doors in the same general location and dimensions.

- Provide the additional rear openings and rooflights shown on the revised drawings.
- Provide a clear glass balustrade to the existing rear roof terrace, designed as a lightweight and visually transparent edge treatment that minimises additional visual bulk.
- Render the full rear elevation, including the deteriorated exposed flint wall and the mixed brick/render areas of the rear additions.

The applicants had originally wished to retain the rear flint exposed. Its condition has subsequently been found to be too deteriorated and friable for satisfactory retention as an exposed finish. The proposed render is therefore primarily a protective and stabilising treatment rather than a purely aesthetic alteration.

4.4 Solar carport

The previously proposed detached solar carport on the associated land opposite has been removed from the application following the Design & Conservation Architect's comments. The west side of Warwick Place will therefore remain open and unchanged by this proposal.



1 **3D View 1**

Figure 2: Submitted proposed 3D view (drawing A-P-203), illustrating the relationship of the proposed porch to the wider double-fronted elevation.

5. Heritage impact assessment

5.1 Entrance porch

The Design & Conservation Architect has commented that No. 4 has a different character from the simpler neighbouring buildings that display ogee-arched storm porches, and that a retro-fitted ogee porch may not be appropriate. This concern has been carefully considered against both the submitted 3D views and the wider Warwick Place street scene.

The proposed porch is not intended to reproduce another building literally. It takes an established and readily legible architectural motif from Warwick Place and adapts it to the broader, double-fronted composition of No. 4. The feature remains small in scale, centred on the existing doorway and visually subordinate to the projecting bays, while the curved form of the entrance remains legible within the composition.

The existing porch is a relatively large tiled gabled canopy that projects strongly from the centre of the elevation. By comparison, the proposed ogee-arched storm porch is lighter and more compact. Drawing A-P-203 demonstrates that

the two projecting bays remain the dominant elements of the facade and that the porch reads as a modest entrance feature rather than an applied focal structure.

Figure 1 shows that ogee-arched storm porches are an established feature within Warwick Place and are not limited solely to the simplest narrow-fronted cottages. A broader-fronted property only a few doors from No. 4 incorporates the same distinctive porch form. This local precedent, together with the submitted 3D visualisation, demonstrates that the proposed porch can sit comfortably within a wider and more articulated frontage. The design is therefore considered to respond positively to the established character of the street and to preserve, and in visual terms enhance, the contribution of the principal elevation to the Conservation Area.

5.2 Windows and front door

The existing timber windows to the front elevation will be retained and repaired where necessary using matching timber materials. Any damaged glazing will be replaced. The currently blocked-up top-floor window will be reinstated with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation. This conservation-led approach retains existing fabric rather than introducing wholesale replacement.

The proposed front entrance door will be solid timber-composite with traditional panelled detailing and a restrained pale pink finish. Although a modern composite construction is proposed, its external appearance is deliberately traditional and solid rather than highly glazed or overtly contemporary. The colour sits within the overall pale, muted palette proposed for the principal elevation.

5.3 Front render and roof

The replacement roof covering in natural slate is consistent with the traditional roofscape identified as characteristic of the Conservation Area. The roof form, pitch, ridge and eaves remain unchanged. This element preserves the established silhouette and material character of the building.

Removing the red tile-hung panels to the bays and applying a pale neutral/off-white painted render will materially alter the front elevation. However, light-coloured rendered and stuccoed elevations are a characteristic feature of the Conservation Area and are prominent elsewhere on Warwick Place. The change will simplify the currently mixed material palette and create a more coherent relationship between the central walling, projecting bays and neighbouring rendered buildings. Subject to a high-quality smooth finish and appropriate detailing, the effect is considered acceptable and visually beneficial.

5.4 Rear elevation and deteriorated flint

The rear elevation has limited visibility from the public realm and makes a lesser contribution to the wider townscape significance of the Conservation Area. The revised rectangular black uPVC doors are simpler than the previously proposed arched openings and relate to the existing uPVC fenestration already present at the rear.

The exposed flint wall is a traditional local material and its loss as a visible finish has been considered carefully. The applicants had wished to retain the flint exposed, but the wall is now heavily deteriorated and crumbling and is considered beyond practical repair as an exposed finish. Rendering is proposed to protect the underlying wall fabric and provide a durable weathering surface.

The flint masonry should be retained in situ as far as practicable, consolidated where necessary and covered using a compatible vapour-permeable render system suitable for the existing masonry. A photographic record of the flint elevation should be made before it is covered. On this basis, the change retains the underlying historic fabric while responding to its physical condition, and any heritage impact is limited and localised to the private rear elevation.

5.5 Rear terrace and front boundary

The clear glass balustrade to the rear roof terrace is a lightweight and visually transparent addition to a secondary elevation and will have negligible effect on the wider Conservation Area. Its transparency minimises additional bulk and preserves the open character of the rear elevation. The front boundary treatment retains an open, low-scale character and reinforces the established separation between the dwelling and pavement without creating a visually heavy enclosure.

5.6 Removal of the solar carport

The Council identified the openness of the land on the west side of Warwick Place as an important part of the street's character and raised concern that the proposed aluminium solar carport would be conspicuous. The applicant has responded by removing the carport entirely from the application. This preserves the existing openness of the west side and removes the potential impact on the setting of the Conservation Area and adjacent heritage assets.

6. Measures to preserve significance and minimise harm

- Retain the existing timber windows to the front elevation and repair them where necessary using matching timber materials, replacing damaged glazing only as required.
- Reinstall the blocked top-floor front window with a new timber window designed to match the existing front windows exactly and restore symmetry to the elevation.
- Retain the existing roof form and use natural slate for the replacement covering.
- Keep the proposed ogee-arched storm porch compact and subordinate to the projecting bays and central doorway.
- Use a restrained pale neutral/off-white render to the principal elevation, with careful detailing at openings, bay junctions and eaves.
- Use a traditionally proportioned solid panelled front door in a muted pale pink finish.
- Retain the deteriorated rear flint masonry in situ beneath the new finish as far as practicable and use a compatible vapour-permeable render system.
- Photographically record the rear flint wall before covering it.
- Keep rear interventions visually simple and concentrated on the private elevation.
- Omit the solar carport so that the open character of the west side of Warwick Place is preserved.

Overall heritage effect

The revised scheme retains the building's scale, roof form, principal composition and existing front timber windows; reinstates the blocked top-floor window to match the existing front windows; replaces a visually dominant tiled porch with a smaller street-responsive entrance feature; uses natural slate and a restrained rendered palette; and removes the solar carport entirely. The only notable loss of visible traditional material is the rear flint finish, but this results from the wall's deteriorated condition and the fabric will be retained beneath a compatible protective render where practicable.

7. Conclusion

4 Warwick Place is a Building of Local Interest within the Steyne Gardens Conservation Area and forms part of a heritage-sensitive Warwick Place streetscape containing a high proportion of listed and locally listed buildings. The revised design has been assessed against that significance and has been amended directly in response to the Council's conservation comments.

The proposal preserves the established scale, building line, roof form and double-fronted composition of No. 4. Retention of the existing front timber windows, repair where necessary using matching timber materials, replacement of damaged glazing and reinstatement of the blocked top-floor opening with a matching timber window are positive conservation measures. The natural slate roof and pale rendered palette are compatible with the wider historic character of the Conservation Area.

The proposed ogee-arched storm porch is deliberately smaller and lighter than the existing tiled canopy and draws on an established porch form visible immediately along Warwick Place. The latest streetscene evidence demonstrates that this form is also used on a broader-fronted property a few doors from No. 4 and is not confined solely to the simplest narrow cottages. Having regard to that local precedent and the submitted 3D views, the porch is considered to sit comfortably within the wider composition of No. 4 without competing with its projecting bays or central entrance.

The rear works are confined to a less publicly visible elevation. Rendering the exposed flint is justified by the wall's severe deterioration and is intended to protect the retained masonry rather than remove it. The removal of the solar carport preserves the openness of the west side of Warwick Place and fully addresses the Council's concern in that respect.

Taken as a whole, the revised proposal is considered to preserve the character and appearance of the Steyne Gardens Conservation Area and the local significance of 4 Warwick Place. It responds positively to the Council's conservation advice and is consistent with the statutory duty, national heritage policy and Worthing Local Plan Policies DM23 and DM24.

References

- National Planning Policy Framework - Chapter 16: Conserving and enhancing the historic environment (current version).
- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72.

- Worthing Local Plan 2020-2036, adopted 2023 - Policies DM23 and DM24.
- Steyne Gardens Conservation Area Character Appraisal, July 2024.
- Worthing Conservation and Heritage Guide, May 2023.
- Worthing Buildings of Local Interest / Local Interest Study - Warwick Place Nos. 2, 4, 9, 11 and 12.
- Article 4 Direction WBC06 - Warwick Place.
- Drawing A-P-203 Proposed 3D and submitted/revised planning drawings for application AWDM/0812/26.

Policy and guidance checked: 16 September 2026.