

Courtlands, Parklands Avenue, Goring-By-Sea
Heritage Statement
May 2026

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Report

Heritage Statement

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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Contents

<i>List of figures</i>	<i>ii</i>
<i>List of plates</i>	<i>iii</i>
<i>Executive Summary</i>	<i>iv</i>

1.0	Introduction
2.0	Planning Background and Development Plan Framework
3.0	Historical Context and Location of Heritage Assets
4.0	Proposed Development and Potential Impact on Heritage Assets
5.0	Summary and Conclusions

Sources consulted

List of Figures

Figure 1 Location and extent of the site

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 the site layout at this time.

Figure 9 Designated heritage assets within and in vicinity of the site.

List of Plates

Plate 1 Winter view of the 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. The location of the proposed Multi-Use Games Area (MUGA) would be in the approximate location of the existing Holly (arrowed).

- Plate 2** Summer view of south (garden) elevation to the Courtlands building. Note this image is from 2021 prior to the building's renovation.
- Plate 3** Summer view of eastern end of listed terrace taken from the garden area to the south-east.
- Plate 4** Summer view of the listed gazebo (right) located at the eastern end of the terrace.
- Plate 5** Summer 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 6** Winter 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 7** Summer 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)
- Plate 8** Summer view of the circa 1999 'Gatehouse' (left), which fronts Warnham Road to the west of the site.
- Plate 9** Room 19 (First Floor) 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 10** Winter view south-west from the gardens east of Courtlands (right of image) and the gazebo (centre). The approximate location of Classroom is just left of this image with No. 35 Parklands Avenue arrowed.
- Plate 11** Winter view north-west towards Courtlands from Parklands Avenue directly opposite No. 35 (left of image) illustrating the limited to no visual connection with asset from this location.
- Plate 12** Summer view west through the Grade II listed Garden Archway at Courtlands, South West of Formal Garden (NHLE 1271971)
- Plate 13** Winter view north-east from the lawned area south of Courtlands illustrating the co-visibility that the Grade II listed Courtlands,

Gazebo and Balustraded Terrace share with the rear of No. 35 Parklands Avenue (arrowed).

Plate 14 Summer view north-east towards the Grade II listed Sundial from the ornamental sunken garden.

Plate 15 Summer view of the southern end of the historic group (former Coach House and Stable Block) that adjoins the site to the west. These buildings are identified as 'Local Interest Buildings'. Note the western end of the south elevation to Courtlands (right).

Executive Summary

This heritage statement considers Courtlands, Parklands Avenue, Worthing (the site) and the potential impacts of the proposals on the setting and significance of the heritage assets within the site and those heritage assets in the vicinity.

In accordance with Paragraph 207 of the National Planning Policy Framework (NPPF 2024), Policy DM23 - Strategic approach to the Historic Environment and Policy DM24 - The Historic Environment of the Worthing Borough Council Local Plan (WBCLP 2023), this report first identifies and describes the historical development of the site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

In summary, the proposals are compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2024 and relevant local heritage policies.

The assessment has concluded that the proposals would result in no harm to the significance of Courtlands arising from the internal change of use (as the historic planform and fabric have been retained), and no harm from the construction of Classroom 2, its ancillary shed, gravel pathway and retention of the existing lakeside shed, which are largely screened and, in the case of the path, may offer a minor heritage benefit through reinstating an historic route. The principal heritage effects are confined to the external proposals within the grounds, where the Multi-Use Games Area (MUGA) would cause low-level less than substantial harm through a minor adverse change to the landscaped approach, and Classroom 1 would generate a low level of less than substantial harm through a small adverse change to the setting of Courtlands.

Similarly, the late 20th century partition wall between Rooms 6 and 7 is considered to be of no heritage significance, and its approved removal under planning permission ref. AWDM/2234/21 is not considered to adversely affect the significance of Courtlands.

The assessment concludes that the MUGA, Classroom 2, its ancillary shed, the gravel path and the retention of the lakeside shed would result in no harm to the significance of the listed garden structures. Classroom 1 would result in a small adverse change to the immediate setting of the Grade II listed gazebo, assessed as the lowest level of less than substantial harm. Classroom 1 would also result in a minor adverse change to the setting of the Grade II listed sundial; however, this effect would be negligible and would not harm the sundial's significance.

In terms of impacts on designated assets in the wider vicinity, the assessment has concluded the proposals; would not generate any harm to their significance.

The assessment has concluded that the 'Local Interest Buildings' identified in Section 4 of this report would not be adversely affected by the proposals in visual terms due to the nature and siting of the proposed works.

1.0 Introduction

Background

- 1.1** This heritage statement considers Courtlands, Parklands Avenue, Worthing (the site) and the potential impacts of the proposals, on the setting and significance of the heritage asset and those heritage assets in the vicinity of the site. The potential impacts on the setting and significance of the heritage assets within site and those heritage assets in the vicinity are considered. The site (hereafter referred to as the site – Figure 1) is located at National Grid Reference TQ 11912 02496.
- 1.2** In accordance with the Paragraph 207 of the National Planning Policy Framework (NPPF 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3** The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies. The report should be read in conjunction with *Courtlands, Parklands Avenue, Goring-By-Sea - Statement of Significance* (Orion 2026) which is summarised in Section 3 of the Heritage Statement

Location and description

- 1.4** The subject building 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 the *Courtlands, Parklands Avenue, Goring-By-Sea, Statement of Significance* prepared by Orion Heritage in March 2026.



Figure 1 Location and extent of the site

- 1.5** 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.
- 1.6** 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).

- 1.7** 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.
- 1.8** 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).
- 1.9** 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. 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 sits above the dome allowing natural light into this space. The interior is described in detail and illustrated in Section 4 of the *Courtlands, Parklands Avenue, Goring-By-Sea Statement of Significance* prepared by Orion Heritage in March 2026.
- 1.10** 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. The main entrance doors face west, are largely glazed and set in a timber frame. To the south of the Courtlands building is a listed stone archway, which adjoins the western boundary of the site. In the classical style it comprises two pillars with console bracketed buttresses and ball finials, which flank a moulded archway with keystone. 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. 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.

- 1.11** In the wider vicinity (within 500 metres of the site) the Grade II listed 'Smuggler's Farm' (NHLE no. 1263218) is located approx. 330 metres to the south-east and 'The Thatched Cottage' (NHLE no. 1263341) located approx. 390 metres to the north-west.
- 1.12** The site is not located within a Conservation Area. In the wider vicinity is the Shaftesbury Avenue Conservation Area, which is located approx. 260 metres to the north-east of the site.
- 1.13** On Warnham Road to the west of the site are the 'Gatehouse, Coach House and Stable Block', which are identified as 'Local Interest Buildings' by Worthing Borough Council. The former Coach House and Stable Block date from the 19th century and have historic associations with Courtlands. The Gatehouse was built in 1999 to a design dating from the early 20th century, which was to provide a gatehouse for Courtlands, but wasn't implemented at the time.
- 1.14** The site is shown in Plates 1 – 7.



Plate 1 Winter view of the 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. The location of the proposed Multi-Use Games Area (MUGA) would be in the approximate location of the existing Holly (arrowed).



Plate 2 Summer view of south (garden) elevation to the Courtlands building. Note this image is from 2021 prior to the building's renovation.



Plate 3 Summer view of eastern end of listed terrace taken from the garden area to the south-east.



Plate 4 Summer view of the listed gazebo (right) located at the eastern end of the terrace.



Plate 5 Summer 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 6 Winter 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 7 Summer 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).

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

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* December 2024 (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. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 2.6 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 2.7 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles apply to archaeological designated heritage assets. It states:

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework’.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.** The harm may arise from works to the asset or from development within its setting. (emphasis added).*

- 2.8 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the

proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 2.9** No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 2.10** Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 2.11** *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).
- 2.12** *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.
- 2.13** *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.
- 2.14** *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.

- 2.15** *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.

Setting

- 2.16** Paragraph 18a-001 of the PPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.17** Paragraph 18a-009 (Reference ID: 18a-009-20190723) outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.18** At Paragraph 013 (Reference ID: 18a-013-20190723), the PPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.19** Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*
- When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 2.20** Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset’s setting is not necessarily in itself an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the

contribution made by setting to overall significance of an asset. Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets. In such a scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

Worthing Borough Council Local Plan (2020 – 2036)

- 2.21** The *Worthing Borough Council Local Plan (WBCLP 2023)* is the relevant development plan. The WBCLP 2023 contains a number of relevant policies including Policy DM23 – Strategic Approach to the Historic Environment and Policy DM24 – The Historic Environment, which state:

DM23 – Strategic Approach to the Historic Environment

- a) *The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.*
- b) *The Council will seek to:*
 - i. *update Worthing’s Conservation and Heritage Guide*
 - ii. *review Worthing’s heritage assets including the lists of Local Interest Buildings;*
 - iii. *review Worthing’s Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;*
 - iv. *take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;*
 - v. *identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve;*
 - vi. *recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;*
 - vii. *use Article 4 directions where important heritage assets are under threat;*
 - viii. *work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England’s Heritage at Risk Register, or any other assets at risk of loss,*

- and to understand the significance of the historic environment in Worthing's character and sense of place; and*
- ix. *have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.*

DM24 – The Historic Environment

- a) *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.*
- b) *Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).*

Designated Heritage Assets

- d) *Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.*
- e) *Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality.*
- f) *Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.*
- g) *Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important*

features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

- h) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.*

Undesignated Heritage Assets

The following locally listed heritage assets will be a material consideration when determining planning applications:

- i) Buildings of Local Interest;*
- ii) Environmental Areas of Special Character;*
- iii) Parks and Gardens of Local Interest.*

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.

- h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or*

potentially includes, heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

2.23 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.25 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.26 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets result in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical development and location of heritage assets

Introduction

- 3.1 The following section presents a more recent historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site is also discussed below; those designated heritage assets in the vicinity of the site are shown in Figure 9.

Historical Background

Goring: summary

- 3.3 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.
- 3.4 Settlement at Goring is thought to date from Saxon times, and it is found in the Domesday Book 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.
- 3.5 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

- 3.6 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

¹ West Sussex Record Office Add Mss 32905-32909

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

- 3.7** 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.
- 3.8** 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.
- 3.9** 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

- 3.10** 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.
- 3.11** 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.
- 3.12** 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.
- 3.13** 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 Schweder, though still included land to the north and west which are now outside of the redline area.

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

- 3.14** 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.
- 3.15** 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.
- 3.16** 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, most recently in 2008; although to date these do not appear to have been implemented. It was put up for sale in 2017.

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. Twenty-six 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 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).

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

- 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: AWD/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: AWD/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 Permission was granted for both applications in September 2022

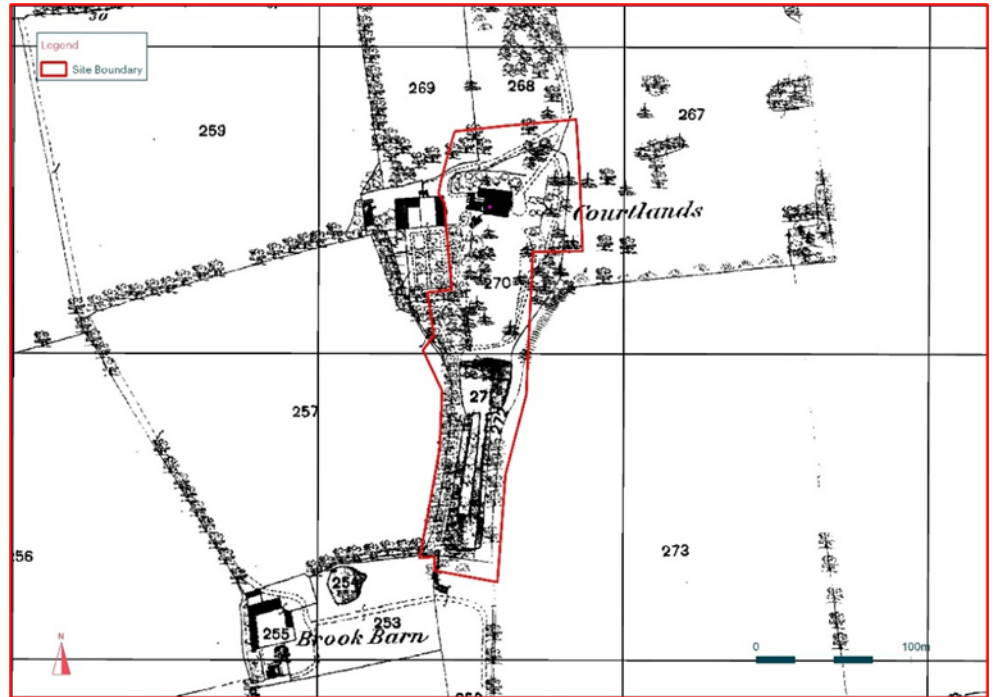


Figure 2 Extract from 1875 Ordnance Survey map showing the site layout at this time. Note the main residence in the northern part of the site.

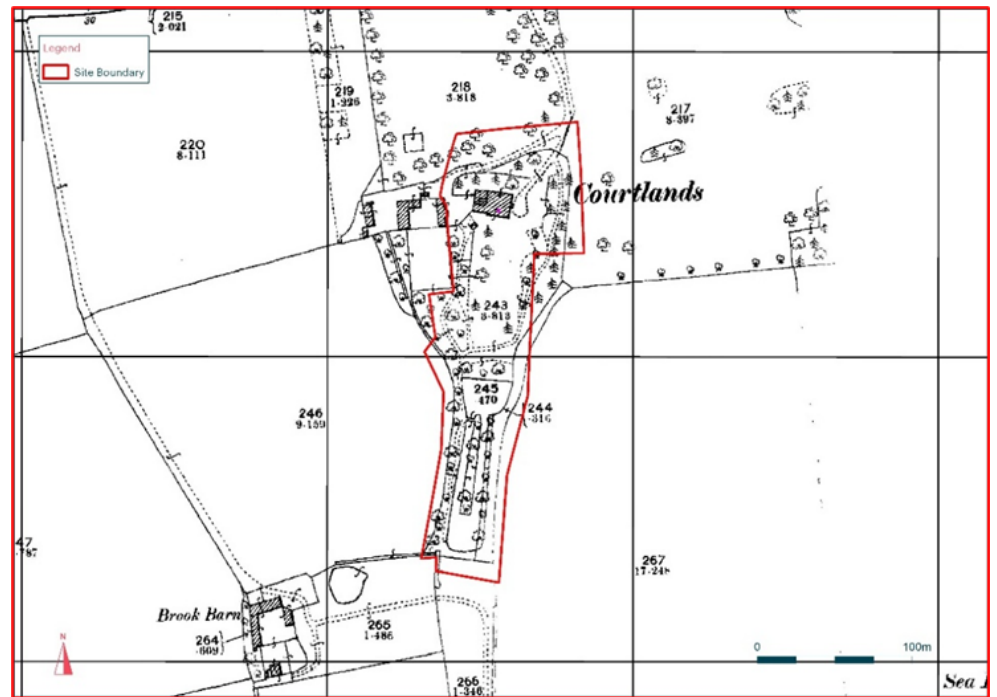


Figure 3 Extract from 1898 Ordnance Survey map showing the site layout at this time. Note that the western wing has been extended to the north.

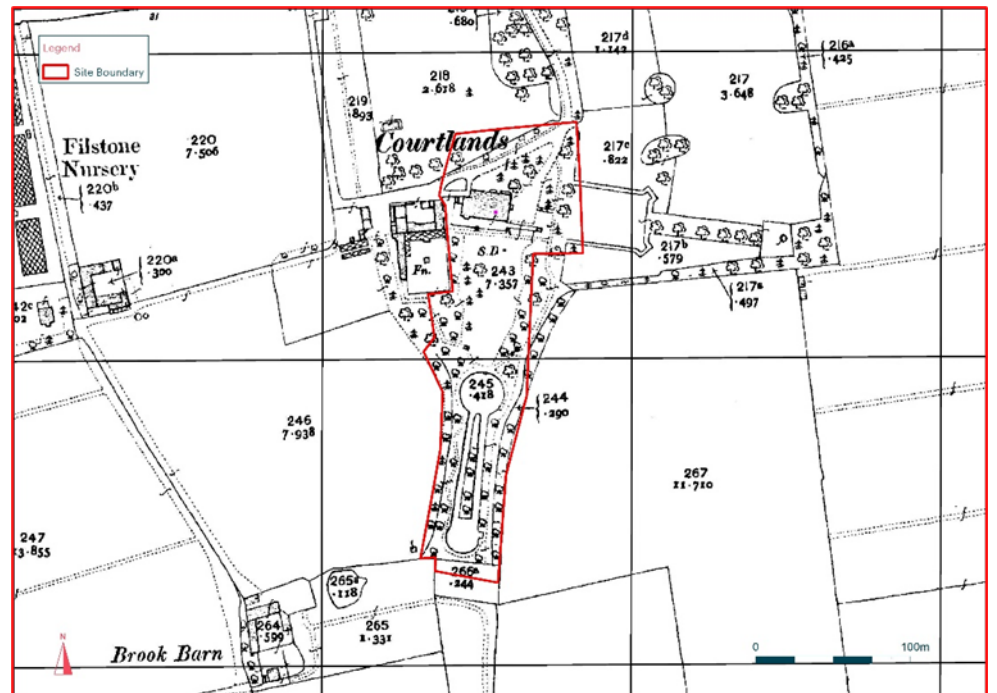


Figure 4 Extract from 1911 Ordnance Survey map showing the site layout at this time. Note that the building has been remodelled at this time, including additions at its western end. The early 20th century terrace area adjoining the building to the south is also evident at its western end.

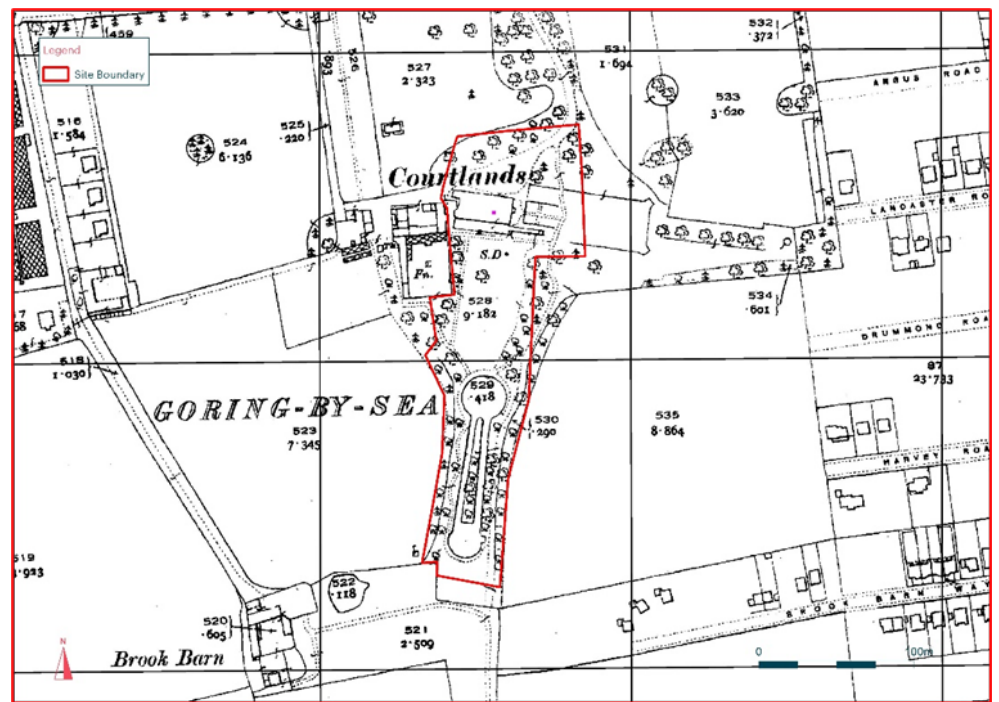


Figure 5 Extract from 1932 Ordnance Survey map showing the site layout at this time. Note that further additions are evident at the western end of the building.

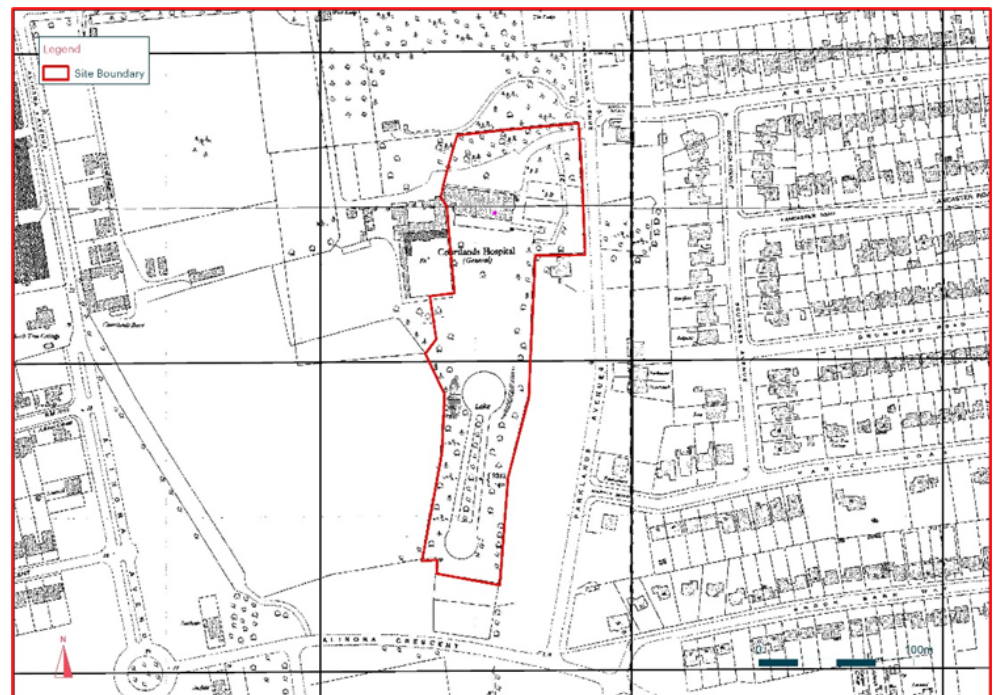


Figure 6 Extract from 1954 Ordnance Survey map showing the site layout at this time. Note that the main Courtlands building is physically linked to what was to become the Warnham Close buildings.

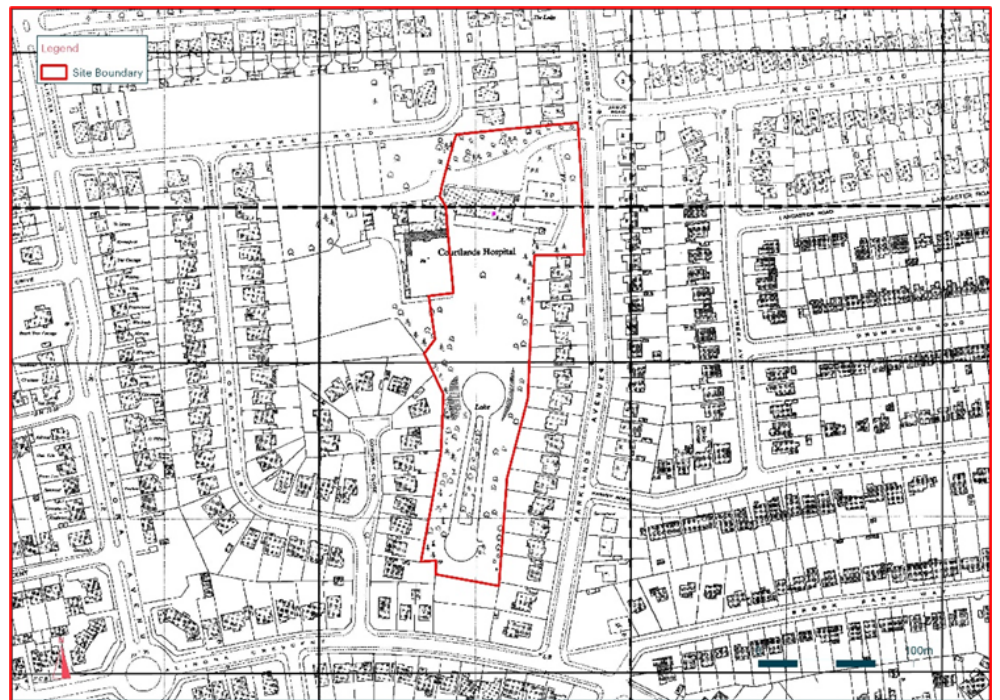


Figure 7 Extract from 1963-6 Ordnance Survey map showing the site layout at this time.

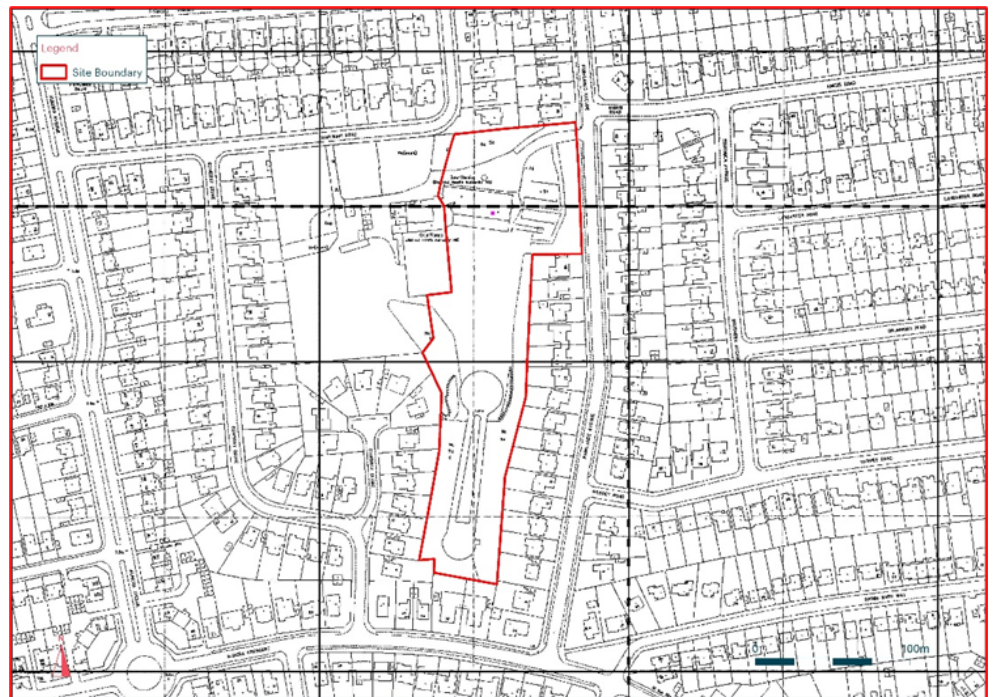


Figure 8 Extract from 1994 Ordnance Survey map showing little change to the buildings group at this time

Designated Heritage Assets

- 3.25** There are a number of designated heritage assets within and in the vicinity of the site, which are discussed in turn below. These are shown in Figure 9.

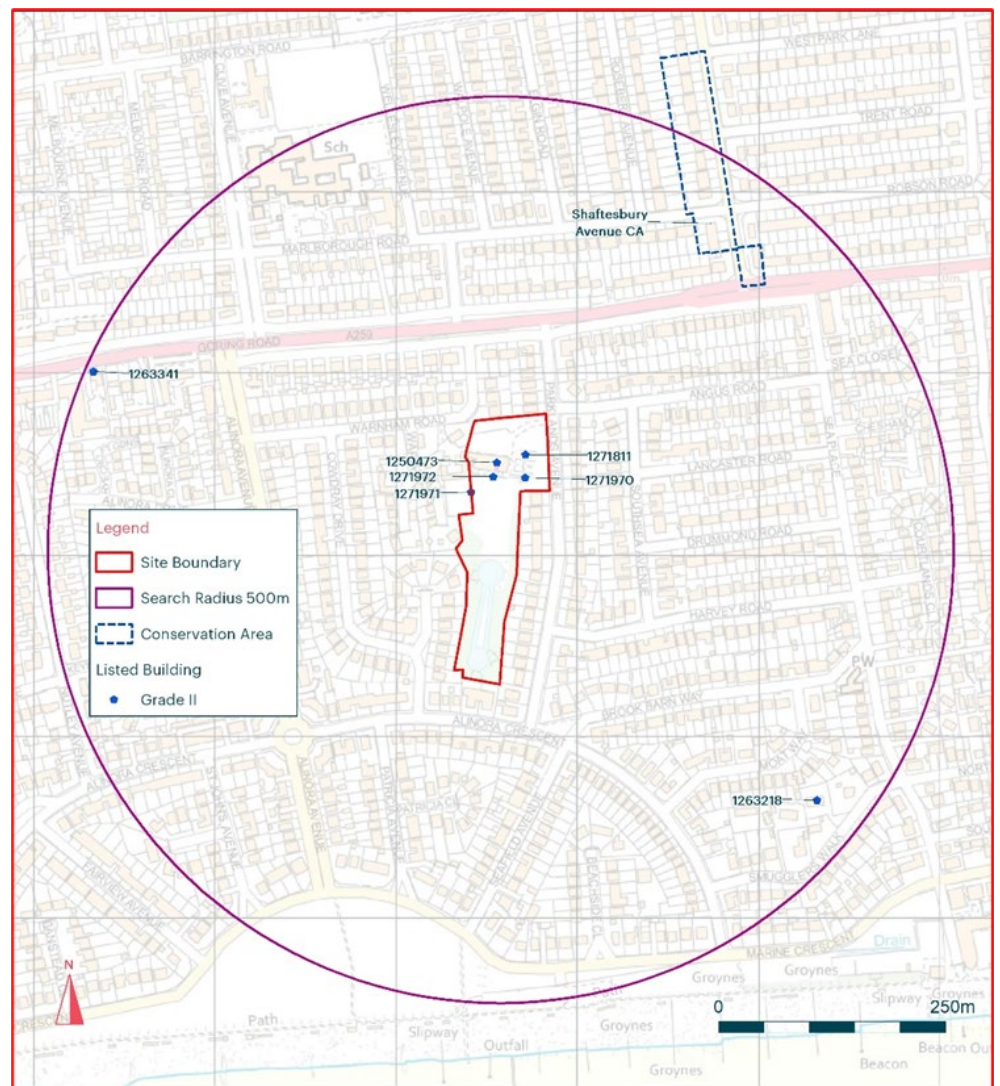


Figure 9 Designated heritage assets within and in vicinity of the site

Listed Buildings

Courtlands: Grade II

- 3.26** The Grade II listed 'Courtlands' (NHLE no. 1250473) is located in the northern part of the site. The NHLE list description for the heritage asset states as follows:

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.

'Balustraded Terrace to the rear of the house at Courtlands': Grade II

- 3.27** 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.

'Gazebo at Courtlands to the east of the house': Grade II

- 3.28** 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.

'Garden Archway at Courtlands, south-west formal garden': Grade II

- 3.29** 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.

'Sundial situated to the east of Courtlands House': Grade II

- 3.30** 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.

Statement of Significance for the site: Orion Heritage summary

- 3.31** The summary statement of significance contained in the *Courtlands, Parklands Avenue, Goring-By-Sea - Statement of Significance*, prepared by Orion Heritage in March 2026 summarises the key attributes of the more historic elements within the site. The intention of the summary is to guide where potential change is possible.

Assessment

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.

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.

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).

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.

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.

Listed Buildings in wider vicinity

3.32 Within the wider vicinity of the site are the following Grade II listed buildings:

- 'Smuggler's Farm' (NHLE no. 1263218) located approx. 330 metres to the south-east; and
- 'The Thatched Cottage' (NHLE no. 1263341) located approx. 390 metres to the north-west.

3.33 The locations of the listed buildings identified above are shown in Figure 9.

Conservation Areas

- 3.34** The site is not located within a Conservation Area. In the wider vicinity is the Shaftesbury Avenue Conservation Area, which is located approx. 260 metres to the north-east of the site. There is no inter-visibility between the site and the heritage asset.

Non-Designated Heritage Assets

- 3.35** On Warnham Road to the west of the site are the 'Gatehouse, Coach House and Stable Block', which are identified as 'Local Interest Buildings' by Worthing Borough Council. The former Coach House and Stable Block date from the 19th century and have historic associations with Courtlands. The Gatehouse (Plate 8) was built in 1999 to a design dating from the early 20th century, which was to provide a gatehouse for Courtlands, but wasn't implemented at the time. The Worthing Local Interest Study 2003 contains the following description for the gatehouse:

Gatehouse

- 3.36** This property was only built in 1999 to a design dating from the early C20th, which was to provide a gatehouse for Courtlands, but never implemented. The rendered walls are recessed at the corners and their supporting function replaced by columns. The tiled pitched roof presents a gable to each of the four elevations. The first-floor accommodation is contained within the roof space with a 'Diocletian' window in the north gable. The windows are all timber sliding sashes.



Plate 8 Summer view of the circa 1999 'Gatehouse' (left), which fronts Warnham Road to the west of the site.

4.0 Proposed development and potential impact on heritage assets

Background

- 4.1** This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the site. This assessment relates to proposals within the principal building (Grade II listed Courtlands Hospital) and within its grounds. The impact assessment below has also been informed by the *Courtlands, Parklands Avenue, Goring-By-Sea - Statement of Significance*, prepared by Orion Heritage in March 2026.

The proposed development

Generally

- 4.3** The proposals comprise a full planning application and an application for Listed Building Consent to facilitate the change of use of the site to a school (Use Class F1), accommodating up to 80 pupils. This includes the removal of overnight accommodation previously approved under planning permission ref. AWDM/2234/21.
- 4.4** The planning application further seeks consent for the erection of two outdoor classroom structures within the grounds, the provision of a smaller ancillary shed, construction of a Multi-Use Games Area (MUGA) and associated landscaping works. In addition, retrospective planning permission is sought for the retention of a lakeside storage shed.
- 4.5** The impact assessment below assesses the potential physical and visual impacts on the heritage assets and their setting.

Drawings and supporting documentation

- 4.6** The proposal is outlined in drawings prepared by ARCHEVOLVE (SOUTHERN) LIMITED, which include the proposed site layout, floor plans, elevations and visuals.

Potential impacts on designated heritage assets

Listed Buildings

- 4.7** By virtue of their designation as listed buildings, those identified within and in the vicinity of the site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Worthing borough, which retain much of their architectural integrity. There is also historical significance attached to them in terms of the part they played in the early development of this area.

- 4.8** In order to understand how any new development could affect the significance of these heritage assets; it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to that significance is also considered. As noted in Section 3, the site includes several Grade II listed buildings / structures. There are also a number of listed buildings located in the wider vicinity. For these reasons, the proposals have the potential to impact on the settings and significance of the heritage assets identified.

Grade II listed Courtlands Hospital

Description, setting and significance

- 4.9** While the original house has been extended and seen notable alteration during the early 20th century, it is considered to have a high level of significance. The 20th century two-storey addition that fronts the existing car park is considered to have a lower level of significance and is deemed to be of limited heritage value, although it does have some historical value in demonstrating how the building has evolved over time.
- 4.10** Internally, there is a moderate degree of intactness, given that the ornate features and detailing that survive were relocated from elsewhere or are 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. 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, later office accommodation and finally the building's conversion to a school. These changes 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.
- 4.11** The areas of open space that surround the heritage asset contributes to its setting and how it is experienced visually. To the south and east of the Courtlands 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 in the northern part of the site and the 20th century buildings to the south-east and south-west and is largely successful in minimising inter-visibility between these elements.

Impacts of development proposal

- 4.12** In terms of potential impacts on the interior of Courtlands, the current proposals include the removal of a partition wall between Rooms 6 & 7 and removal of the overnight accommodation previously approved under planning permission ref. AWDM/2234/21. However, it is important to note that the consented residential conversion was never implemented. Instead, the relevant rooms have been carefully and sympathetically adapted for use as classroom space.
- 4.13** The late 20th century partition wall between Rooms 6 and 7 is considered to be of no heritage significance, and its approved removal under planning permission ref. AWDM/2234/21 is not considered to adversely affect the significance of Courtlands.
- 4.14** The adaption of the upper storey rooms to teaching space has been carefully undertaken, ensuring that the planform and spatial integrity of the rooms remain unaltered. No internal walls have been removed, nor have the rooms been subdivided, which has preserved their original proportions and legibility. Historic fixtures and fittings have been retained in situ, including features such as joinery and ornate plasterwork, which continue to contribute to the building's character and significance.



Plate 9 Room 19 (First Floor) 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.

- 4.15** For the above reasons, the application for change of use within these rooms is only considered a material one and will not harm the overall architectural and historic special interest of the building.

- 4.16** The proposed location of the new MUGA (Plate 1) is on the lawned area immediately south of the entrance drive and consented gates, north-east of Courtlands. Whilst the new MUGA pitch and perimeter fencing will benefit from the existing natural boundary screening to its east (Parklands Avenue boundary), which will help to conceal this element in views from Parklands Avenue, the MUGA will still be relatively evident in views towards the principal north elevation of Courtlands from the entrance drive. This area forms a small part of the landscaped approach to Courtlands and based on historic mapping, appears to have remained largely unchanged over time, in contrast to the area immediately north of Courtlands, which was significantly altered by the construction of the mid-20th-century car park.
- 4.17** In isolation, the construction of the MUGA would introduce a modern element into a historically intact part of the landscaped approach to Courtlands, where change has otherwise been limited. In views along the entrance drive, it would interrupt the established character and sense of arrival that contribute to the building's setting. However, the MUGA would be located behind the consented security fencing and automatic gates which create an altered approach to the site and would partially filter views of the MUGA. Furthermore, the location of the MUGA has been carefully considered and has been located as close to the eastern site boundary as possible, retaining as much of the landscaped area as possible as well as the bank of historic Yew trees to its south-west. Taking the above into consideration, it is considered that construction of the MUGA at this location would generate a low level of less than substantial harm to the significance of Courtlands through a minor negative change within its setting.
- 4.18** The proposed location of Classroom 1 is to the south-east of Courtlands beyond the sunken garden and Grade II listed gazebo (Plate 10) which forms a part of their garden setting.



Plate 10 Winter view south-west from the gardens east of Courtlands (right of image) and the gazebo (centre). The approximate location of Classroom is just left of this image with No. 35 Parklands Avenue arrowed.

- 4.19** The creation of Parklands Avenue and the subsequent development of No. 35 have introduced modern built form into what was formerly part of Courtlands' more formal garden setting, establishing an existing pattern of co-visibility that has already diluted the historic separation between the house and its wider landscape. As a result, this area now reads as a transitional space rather than a fully intact historic garden. While the siting of Classroom 1 would introduce an additional element into views from Courtlands across the lawn and toward the gazebo, this change would be experienced within a context where modern development is already present and perceptible. Intervisibility is further moderated by the intervening belt of mature cypress trees, which softens and partially screens views to this part of the gardens. With the above in mind, the additional co-visibility would not fundamentally alter the understanding or appreciation of Courtlands' historic setting but would incrementally add to an area whose contribution to significance has already been reduced by mid-20th-century and later changes. Similarly, views of Courtlands from Parklands Avenue (Plate 11), directly in front of No. 35 are not designed views, are largely filtered by existing vegetation particularly during the summer months and are not considered to contribute to an understanding of Courtlands architectural or historic special interest.



Plate 11 Winter view north-west towards Courtlands from Parklands Avenue directly opposite No. 35 (left of image) illustrating the limited to no visual connection with asset from this location.

- 4.20** The siting of Classroom 1 in this location would result in a small adverse change to the immediate setting of Courtlands through the loss of a limited area of its former garden. However, this part of the site now makes a reduced contribution to the significance of the asset, having been altered by later landscaping interventions that have diminished its historic designed character. For these reasons, it is considered that the impact of the proposals on the significance of Courtlands is assessed as falling at the lowest level of less than substantial harm.
- 4.21** As previously noted, the areas of open space that surround Courtlands contribute to its setting and how it is experienced visually. This is particularly significant in relation to designed views of Courtlands across the lawned area and from its terrace south towards the wooded area and lake (Plates 5 – 6). This part of the site positively contributes to the significance of Courtlands by forming part of its historic designed landscape setting and contributes to the estate-like character, sense of enclosure and considered approach that underpin the asset's significance. Although later landscaping and changes in boundary lines have simplified its design, the area continues to read as open garden space directly associated with Courtlands and helps to preserve its legibility as a historic house set within landscaped surroundings.
- 4.22** The proposals include the construction of Classroom 2, an ancillary shed and a new gravel path close to the western boundary of the site, together with the retention of an existing modern shed on the western edge of the lake. The siting and scale of the proposed classroom and shed have been carefully

designed to take advantage of the existing vegetation along the western boundary, which provides effective screening and limits their visibility in key views from Courtlands and in return views from the lake. Similarly, the existing shed by the lake is largely concealed by surrounding planting and is not prominent in views towards or from Courtlands. As a result, these elements would not intrude upon or diminish those aspects of Courtlands' setting that make a positive contribution to its significance, including the appreciation of designed views through the garden and lakeside setting.

- 4.23** In relation to the proposed gravel path along the western fringe of the lawn, a review of the historic mapping indicates that up to at least the 1932, there was a path in this location leading from Courtlands to the wooded area and lake in the south. For this reason, it's re-introduction could be seen as a heritage benefit in terms of restoring a part of the historic landscape design of the gardens. Furthermore, considered location and design along the western fringe of the lawn minimises any impact on the existing landscaping. For these reasons, it is not considered that the introduction of the path will have a negative impact on the setting of Courtlands or harm its significance.

Grade II listed structures within historic grounds

Description, setting and significance

- 4.24** To the east and south of the Courtlands building is the historic garden and associated listed terrace, gazebo, garden archway and sundial.
- 4.25** The significance of the early 20th century gazebo at the eastern end of the terrace relates to its well-designed form and is an integral element of Courtlands formal garden landscape. Square in plan and single storey with a hipped roof, it provides a strong architectural visual end point to the terrace, reinforcing the ordered relationship between the main building and its grounds. The largely glazed, west facing entrance doors emphasise its intended use for enjoyment of views westwards along the terrace. These views were deliberately designed to take in the terrace, balustrades and obelisks as a unified composition, extending to include views of the ornamental planting at the northern end of the garden and lawn.
- 4.26** The Grade II listed sundial (Plate 7) is of special architectural and historic interest as a finely crafted early 20th century garden feature designed in the style of the 18th century. Constructed in stone, with a rectangular pedestal, swagged die, enriched baluster and a cubical head bearing dials and gnomons on four faces, it demonstrates good craftsmanship and classical proportion. Its revivalist design reflects Edwardian interest in earlier Georgian garden traditions, and despite several repairs, retains its legibility and makes a positive contribution to the historic character of Courtlands garden setting.

- 4.27** The significance of the Grade II listed stone archway (Plate 12) to the south of Courtlands relates to its well-crafted classical features and as an historic boundary and entrance to the former kitchen gardens of Courtlands. With its moulded arch and keystone flanked by pillars with console-bracketed buttresses and ball finials, it demonstrates good stone craftsmanship and positively contributes to the formal character and legibility of Courtland's designed garden setting.



Plate 12 Summer view west through the Grade II listed Garden Archway at Courtlands, South West of Formal Garden (NHLE 1271971)

- 4.28** The garden area to the south of Courtlands and its terrace is long and narrow and includes a lake at its southern end (Plate 6). A large area of lawn sits between the terrace and the lake (Plate 5), with substantial tree coverage to its boundaries. The lawned area and lake positively contribute to the setting of Courtlands and the other listed elements. The lawned area also extends to the east of Courtlands (Plate 7 and 10). The areas of open space that surround these heritage assets positively contributes to their settings and how they are experienced visually, providing longer views of the heritage assets from within the grounds.
- 4.29** Whilst the grounds are relatively enclosed by mature vegetation, several of the assets share co-visibility with the more modern development along the western flank of Parklands Avenue which is considered to contribute in a negative way to their historic garden setting (Plate 13).



Plate 13 Winter view north-east from the lawned area south of Courtlands illustrating the co-visibility that the Grade II listed Courtlands, Gazebo and Balustraded Terrace share with the rear of No. 35 Parklands Avenue (arrowed).

Impacts of development proposal

- 4.30** Owing to the proposed siting of the MUGA, combined with the intervening built form of Courtlands and the presence of established natural screening, it would not be appreciable in relation to the listed garden structures. For this reason, it is considered that construction of the MUGA would have no impact on their setting or significance.
- 4.31** The west facing entrance doors of the Grade II listed gazebo emphasise its intended use for enjoyment of views westwards along the terrace. These views were deliberately designed to take in the terrace, balustrades and obelisks as a unified composition, extending to include views of the ornamental planting at the northern end of the garden and lawn. The location of Classroom 1 east of the gazebo would not be evident in these designed views westwards. Similarly, in views eastwards along the terrace towards the gazebo, due to the existing mature cypress trees behind the asset, Classroom 1 would not be overly evident. In views of the asset from the lawn to its east and from within the sunken garden Classroom 1 is likely to be more evident. For this reason, the siting of Classroom 1 in this location would result in a small adverse change to the immediate setting of the gazebo through the loss of a limited area of garden. However, as noted above, this part of the site now makes a reduced contribution to the significance of the asset, having been altered by later landscaping interventions that have diminished its historic designed character. For these reasons, it is considered that the impact of the proposals

on the significance of the gazebo is assessed as falling at the lowest level of less than substantial harm.

- 4.32** The proposals include the construction of Classroom 2, an ancillary shed and a new gravel path close to the western boundary of the site, together with the retention of an existing modern shed on the western edge of the lake. The siting of the proposed classroom and shed have been carefully designed to take advantage of established vegetation along the western boundary, which provides effective screening and limits visibility in key views from the gazebo, archway and balustraded terrace and in return views from the lake. The existing lakeside shed is similarly well screened by surrounding planting. As a result, these elements would also be effectively screened from the assets by a combination of distance and intervening mature vegetation. They would not be overly evident in longer views from the south, nor in the principal designed views westwards from the gazebo along the terrace, which are central to its significance and intended use. For these reasons, it is not considered that the proposals would intrude upon or diminish those aspects of the setting that make a positive contribution to the significance of these assets and would result in no harm to their significance.
- 4.33** The Grade II listed sundial is located to the east of Courtlands and makes a positive contribution to the historic character of Courtlands' garden setting in this location. As noted above, due to intervening mature vegetation, it is not considered that construction of the MUGA will negatively affect the setting or significance of the sundial. Similarly, due to the asset's distance from Classroom 2, its ancillary shed, the new gravel pathway and the existing modern lakeside shed, these will have no impact on the setting or significance of the sundial. In relation to the construction of Classroom 1, whilst it is acknowledged that the area of lawn in which it is to be located forms part of the sundial's setting, this is considered to contribute to its significance in a limited way in terms of understanding its architectural interest. As an ornamental garden feature, the sundial is more closely associated with the sunken garden, from where it is approached via a short flight of paved steps (Plate 14).



Plate 14 Summer view north-east towards the Grade II listed Sundial from the ornamental sunken garden.

- 4.34** It is acknowledged that the construction of Classroom 1 would result in a minor adverse change to the setting of the sundial. However, this change would have a negligible effect on the significance of the sundial, including the ability to understand and appreciate its location within Courtlands' wider formal, designed garden setting. For these reasons, it is considered that the proposals would not harm the sundial's significance.

Listed Buildings in wider vicinity

Description, setting and potential impacts

- 4.35** Those listed buildings located in the wider vicinity (within 500 metres) of the site include the Grade II listed 'Smuggler's Farm' (NHLE no. 1263218) located approx. 330 metres to the south-east and 'The Thatched Cottage' (NHLE no. 1263341) located approx. 390 metres to the north-west. These heritage assets have no visual connections with the site. In this regard, the setting of these heritage assets will not be impacted by the proposals.

Description, setting and potential impacts

- 4.36** In the wider vicinity is the Shaftesbury Avenue Conservation Area, which is located approx. 260 metres to the north-east of the site. There is no inter-visibility between the site and the heritage asset, and the proposal will have no impact on its setting.

Potential Impacts on Non-Designated Heritage Assets*Local Interest Buildings*

- 4.37** The former Coach House and Stable Block date from the 19th century and have historic associations with Courtlands. The Gatehouse (Plate 8) was built in 1999 to a design dating from the early 20th century, which was to provide a gatehouse for Courtlands, but wasn't implemented at the time. The nature and siting of the proposals are such that the setting of this buildings group would not be impacted visually. The more historic part of the group is evident from the garden area to the south of Courtlands (Plate 15).



Plate 15 Summer view of the southern end of the historic group (former Coach House and Stable Block) that adjoins the site to the west. These buildings are identified as 'Local Interest Buildings'. Note the western end of the south elevation to Courtlands (right).

5.0 Summary and conclusions

- 5.1** In summary, the proposals are compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2024 and relevant local heritage policies.
- 5.2** The assessment has concluded that the proposals would result in no harm to the significance of Courtlands arising from the internal change of use (as the historic planform and fabric have been retained), and no harm from the construction of Classroom 2, its ancillary shed, gravel pathway and retention of the existing lakeside shed, which are largely screened and, in the case of the path, may offer a minor heritage benefit through reinstating an historic route.
- 5.3** Similarly, the late 20th century partition wall between Rooms 6 and 7 is considered to be of no heritage significance, and its approved removal under planning permission ref. AWDM/2234/21 is not considered to adversely affect the significance of Courtlands.
- 5.4** The principal heritage effects are confined to the external proposals within the grounds, where the MUGA would cause low-level less than substantial harm through a minor adverse change to the landscaped approach, and Classroom 1 would generate a low level of less than substantial harm through a small adverse change to the setting of Courtlands.
- 5.5** The assessment concludes that the MUGA, Classroom 2, its ancillary shed, the gravel path and the retention of the lakeside shed would result in no harm to the significance of the listed garden structures. Classroom 1 would result in a small adverse change to the immediate setting of the Grade II listed gazebo, assessed as the lowest level of less than substantial harm. Classroom 1 would also result in a minor adverse change to the setting of the Grade II listed sundial; however, this effect would be negligible and would not harm the sundial's significance.
- 5.6** In terms of impacts on designated assets in the wider vicinity, the assessment has concluded the proposals; would not generate any harm to their significance.
- 5.7** The assessment has concluded that the 'Local Interest Buildings' identified in Section 4 of this report would not be adversely affected by the proposals in visual terms due to the nature and siting of the proposed works.

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