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DESIGN STATEMENT

ELM LAWN HOUSE
UNION PLACE
WORTHING
WEST SUSSEX

FOR MCCARTHY AND STONE (DEVELOPMENTS) LTD

ASSISTED LIVING DIVISION

BOROUGH OF WORTHING
DEPOSITED 4/4/08
TP REF NO
WB / 08/0369/LBC

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1.0 INTRODUCTION

Elm Lawn House is a Grade II listed building situated on the former Northbrook College Site at Union Place, Worthing.
Planning (Ref WB/06/1194/FULL) and Listed Building consent (Ref WB/06/1193/LBC) was granted on 31st May 2007, at appeal (Appeal A Ref APP/M3835/E/07/2039875 and Appeal B Ref APP/M3835/A/07/2039876), to convert Elm Lawn House into two Apartments for the elderly and associated communal facilities for the approved Assisted Living Development, which comprises of 63 purpose built apartments on the former Northbrook College campus surrounding Elm Lawn House.

2.0 SCHEME BRIEF

Minor amendments are proposed to the current planning and listed building consent granted for Elm Lawn House, to enhance and retain the historic fabric of the building. These include minor internal and external alterations and a small single storey glazed infill extension on the west elevation.

3.0 ASSESSMENT

Elm Lawn House (No.3 Union Place) is located on the former Northbrook College campus at Union Place, Worthing. Union Place is located in the centre of the town, running west to east between Chapel Road and High Street. Although the college campus occupied one site, historically there were two development plots, laid out during the 1830s.

It is assumed Elm Lawn House was constructed between 1832 and 1852, as Elm Lawn House is not shown on Wallis's 1832 Street Plan and is shown on the 1852 map.

In 1852 Elm Lawn House has an 'L-shaped' plot with formal gardens, plus a greenhouse, coal house and store. Three elements of the principal house appear to have been built, namely, the block fronting the road, the attached wing to the rear/east and an independent extension to the north on the west side. The house is set in landscaped gardens and there are boundary walls to the north, south, east and west.

Elm Lawn House appears little altered on the 1876 O.S. Map. By 1912 the O.S. Map shows a more substantial extension to the northwest- this could be the 3 storey brick "tower" extension present today. The 1938 Sale Agreement Plan shows the building, largely in its current plan form.

Today Elm Lawn House is largely a two-storey building with a basement and various projecting extensions to the west and northwest,

namely the three-storey 'tower' extension. The stuccoed front elevation has four bays with four full height 'ionic' pilasters, and a solid parapet concealing a hipped valley roof with three chimneystacks. There have been significant alterations to the front facade. The elevation is not symmetrical, and there is a break in the entablature above the large horizontal window at first floor level. The window is out of character with the other windows, which are vertical sliding sashes. There is also no central pilaster between the large right hand bay. There is evidence on the 1913 Sale Plan to suggest there was a pilaster in the centre of this bay. The 1852 map, which shows a pathway leading from the front of the building to the garden and remnants of a step on site, suggest that the left hand window was once a doorway. To the east there is an overhanging projection supported on a steel column, where once there was a conservatory. To the west, there is a non-original entrance porch, which now serves as the entrance to the upper floors. Behind this is an original projection with an arched window over a modern entrance to the ground floor.

To the rear of Elm Lawn house, an original canted bay window survives in the right hand bay, but the left bay has been severely altered. There is an external fire escape at first floor level and a large chimney running full height.

The two storey wing with hipped roof to the North West appears on the 1852 map. This could have formed staff accommodation (the pantry was attached to this on the east elevation). Attached to this wing to the north, is a three storey 'tower' structure, with stuccoed ground floor and two brick upper floors. There are projected bays cantilevered at first floor levels on the west and north elevations. This part of the building was built over the original walled yard between 1898 and 1912 and originally had an additional storey, demolished in 1948 (Smail, 1949). Underneath a modern fire escape on the east elevation of this structure, there is a flint wall. This is believed to be part of the original walled yard, shown on the 1852 map on the east side of the WCs.

Internally, parts of the original layout remain and the domestic rooms have been converted into classrooms and offices. Although most of the door cases, architraves, ground floor cornices and two ceiling roses remain, most architectural or historic features of note, such as the fireplaces and the original staircase have been lost.

It is hoped that some features will be found during the current approved works, as the original mosaic tiled entrance flooring on the ground floor has now been found during the college's move out of the building.

4.0 CONSULTATIONS

Consultation meetings were held on the 20th December 2007, 2nd April 2008 and the 21st April 2008 with James Appleton (Planning Director)

and Richard Small (Conservation Officer). Advice was given regarding maintaining the historic fabric and enhancing the historic/architectural features, all of which have been addressed.

5.0 EVALUATION

The opportunity now exists to reinstate and repair the internal and external historic/architectural features. Carefully remove 20th century alterations which were made when converting the original house into the college classrooms and offices.

6.0 DESIGN

Use
The use of Elm Lawn House will not change from the approved Planning and Listed Building Consents, which is to convert Elm Lawn House into two apartments for the elderly and communal facilities for the approved Assisted Living Development on the former Northbrook College campus surrounding Elm Lawn House.

Amount
The amount will also be unchanged from the already approved Planning and Listed Building Consents. Elm Lawn House will comprise of two apartments and communal facilities for the approved Assisted Living Development.

Layout
The proposed layout of the two apartments and communal facilities have been amended from the approved Planning and Listed Building Consents to improve and retain more of the historic and architectural features of Elm Lawn House.

On the discovery of the original mosaic tiled floor adjacent to the ground floor entrance, the layout has been amended. The layout proposed reinstates the mosaic tiled floor, by removing the existing WC partition wall and floor covering (which is covering the remaining extent of the tiled floor. See Appendix 2, Photograph 12) and creating a much grander communal hall for the two apartments. The proposal now includes removing the floor above the hallway to create a double height space. This amendment allows for the retention of the large arched window above the entrance (The approved consent is to replace this window with a similar window, but with a higher cill. See Appendix 2, Photographs 11 and 13). A new small single storey infill glazed link is proposed on the west elevation to connect the two apartments to the proposed communal hall.

Scale
The scale of Elm Lawn House will remain predominantly two storey with existing one storey projections and the proposed single storey glazed extension. The tower will be reinstated to the four storey structure it once was prior to 1948.

Landscaping
The landscaping will be unchanged from the already approved Planning and Listed Building Consents.

Appearance

The proposed single storey glazed infill extension will appear to be very lightweight and transparent by using minimal structural framing and maximising glazing area. The conservation approach to the design is contemporary, to distinguish it from the original building and by being mainly glazed, to have a minimal impact on the original building.

7.0 Accessibility

User
The two apartments will be occupied by the elderly. The minimum age for occupation will be 60 years of age or over, together with any spouse of 55 years of age or over.

Location of Shops and Services
The following shops and services are located within 500m of Elm Lawn House:

- Supermarkets
- Post Office
- Pharmacy
- Library
- Churches
- General Shops

Public Transport
Elm Lawn House is situated in Worthing town centre and level access is provided to the buses serving the local area.

Worthing train station in the town centre gives access to towns and cities along the south coast.

Access and Car Parking
The access to Elm Lawn House is the existing access from Union Place, as per the already approved Planning and Listed Building Consents.

The car parking for Elm Lawn House is located to the west and is to be shared with the approved Assisted Living Development. The car parking will be provided as the already approved Planning and Listed Building Consents.

Access for emergency services is from Union Place and this also remains unchanged from the granted Planning and Listed Building Consents.

Access into and Within Elm Lawn House

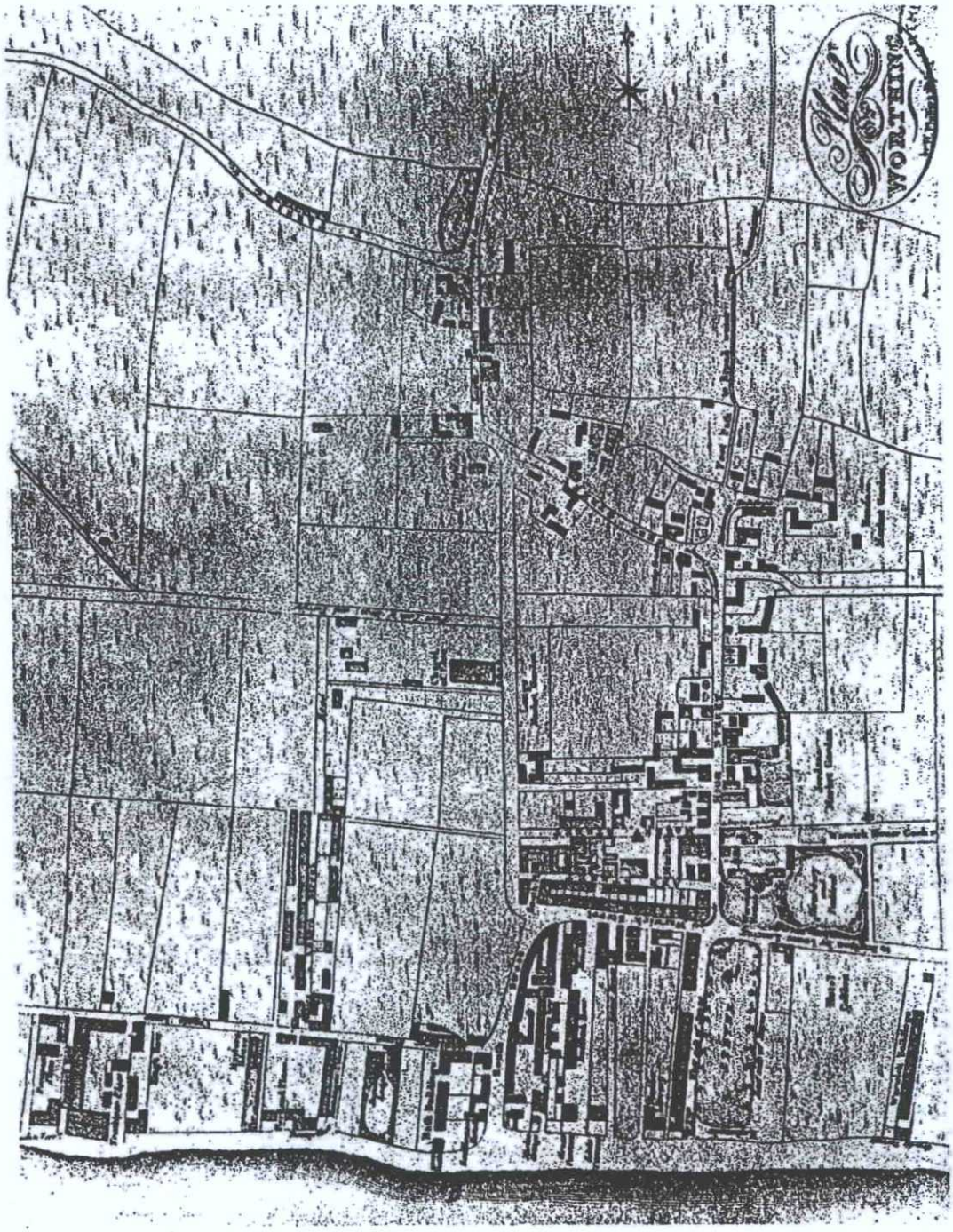
Access has been improved where possible, but level access is not possible to the two apartments, due to the affect such alterations would have on the historic fabric of the building.

The new staircase to the first floor apartment will be designed to allow installation of a stair lift by any future occupier. The first floor apartment proposed layout amendments now include a ground floor shower room and bedroom.

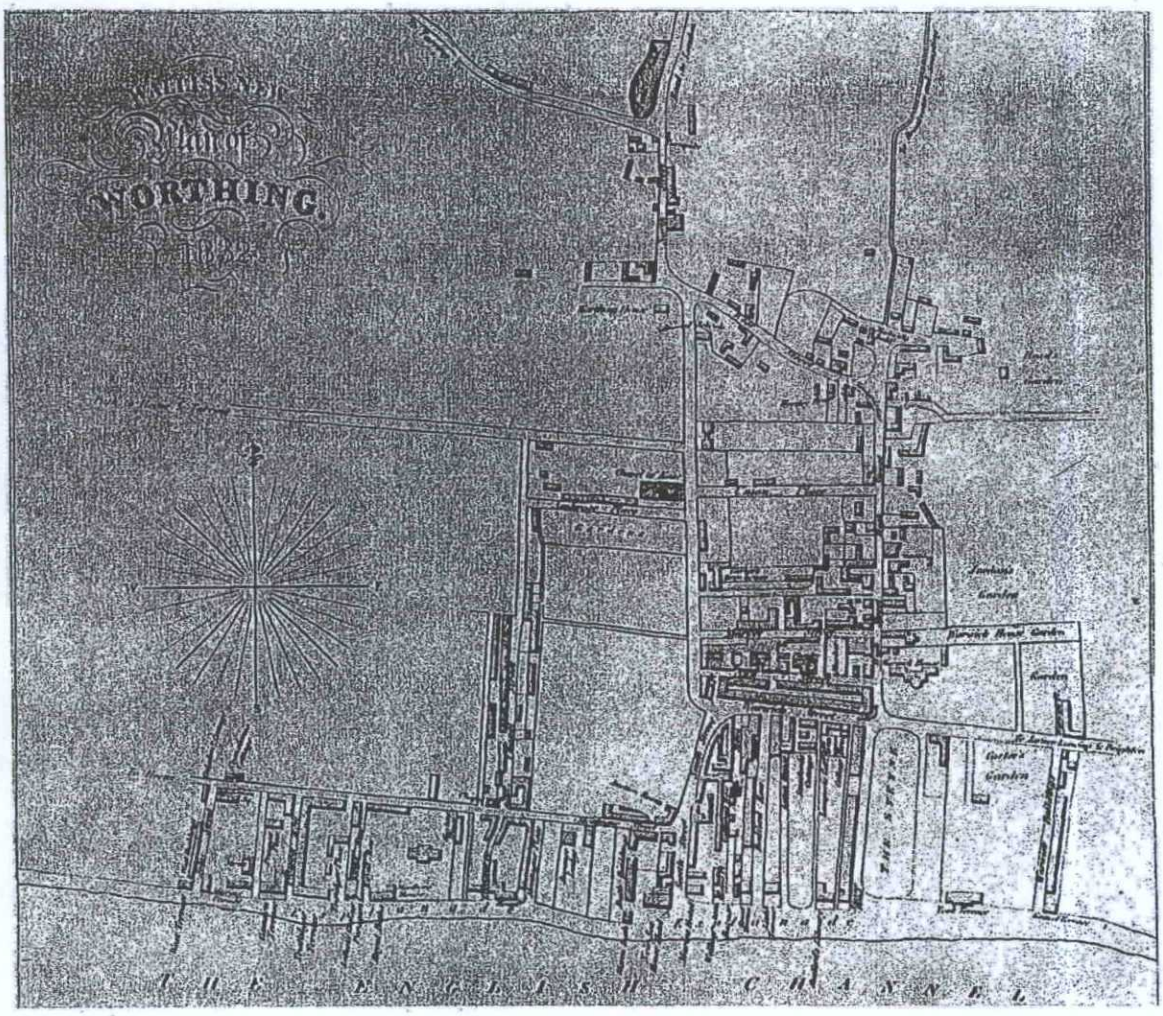
APPENDIX 1

Historical Maps

1. Philip's Map of Worthing 1814.



2. Wallis's Street Plan 1832.



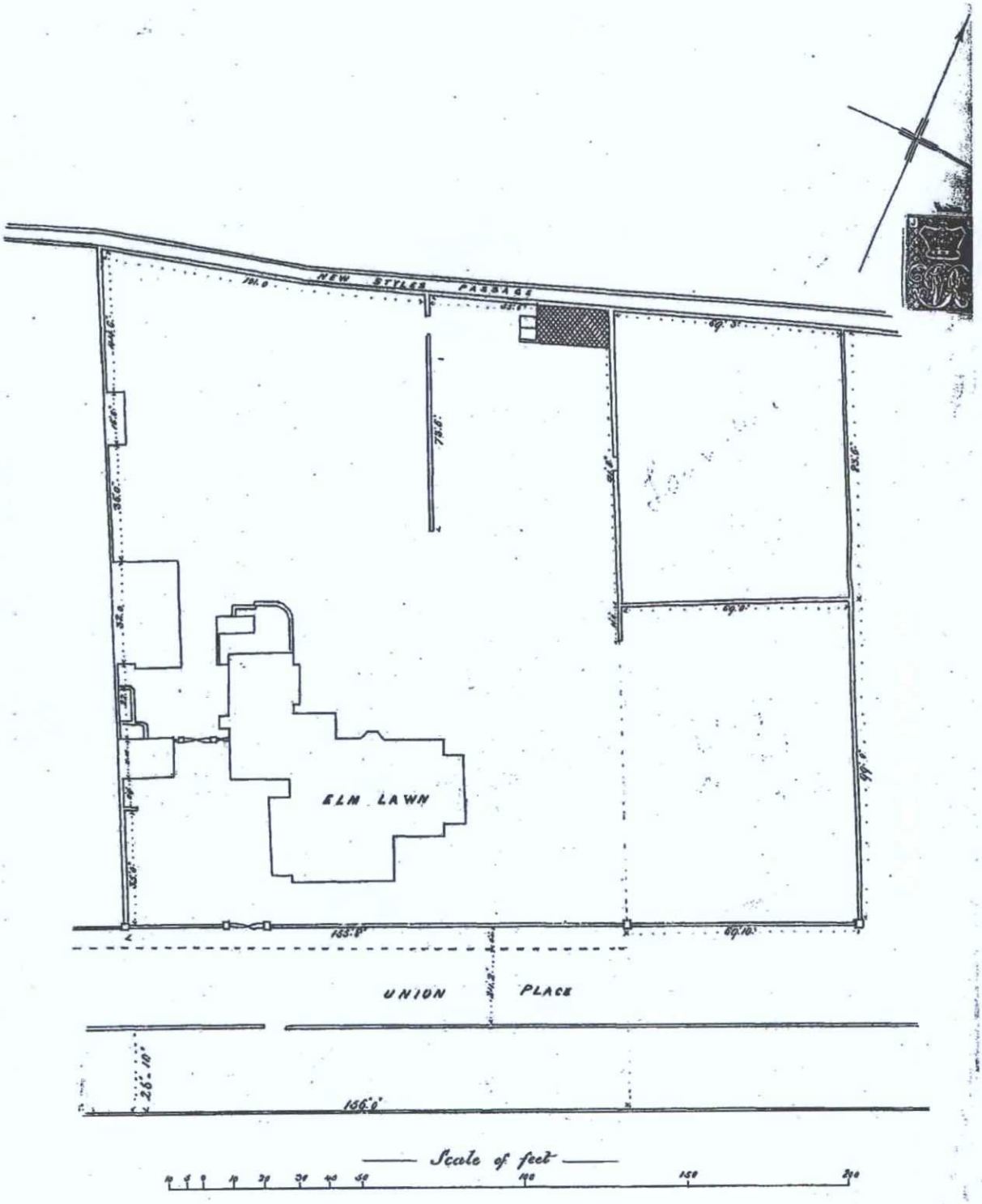
3. Union Place Plan 1852.



4. O.S. Map 1875.


280
Mortimer Cottage
Mortimer Cottage
Mortimer Hall
Mortimer Hall
Mortimer Hall

5. Conveyance Plan 1877.





THE BROADWAY
WARWICK STREET
CHATSWORTH ROAD
ELM ROAD
WARWICK GARDENS
ASH GROVE
Fire Station
Central
The Cottage
Gas Works
Schools
Electricity
Depot
Corporation
Mort
School
School
Room
Mission
Home for
Incurables
Tabernacle
Hotel
STOKE ABBOTT ROAD
WINTON PLACE
NORTH STREET
LITTLE HIGH STREET
SUSSEX ROAD
TOWER ROAD
GLENWOOD ROAD
GROSVENOR ROAD

7. O.S. Map 1912.

8. Sale Plan 1913.

SUMMER LODGE, CHAPEL ROAD, WORTHING.

Plan of

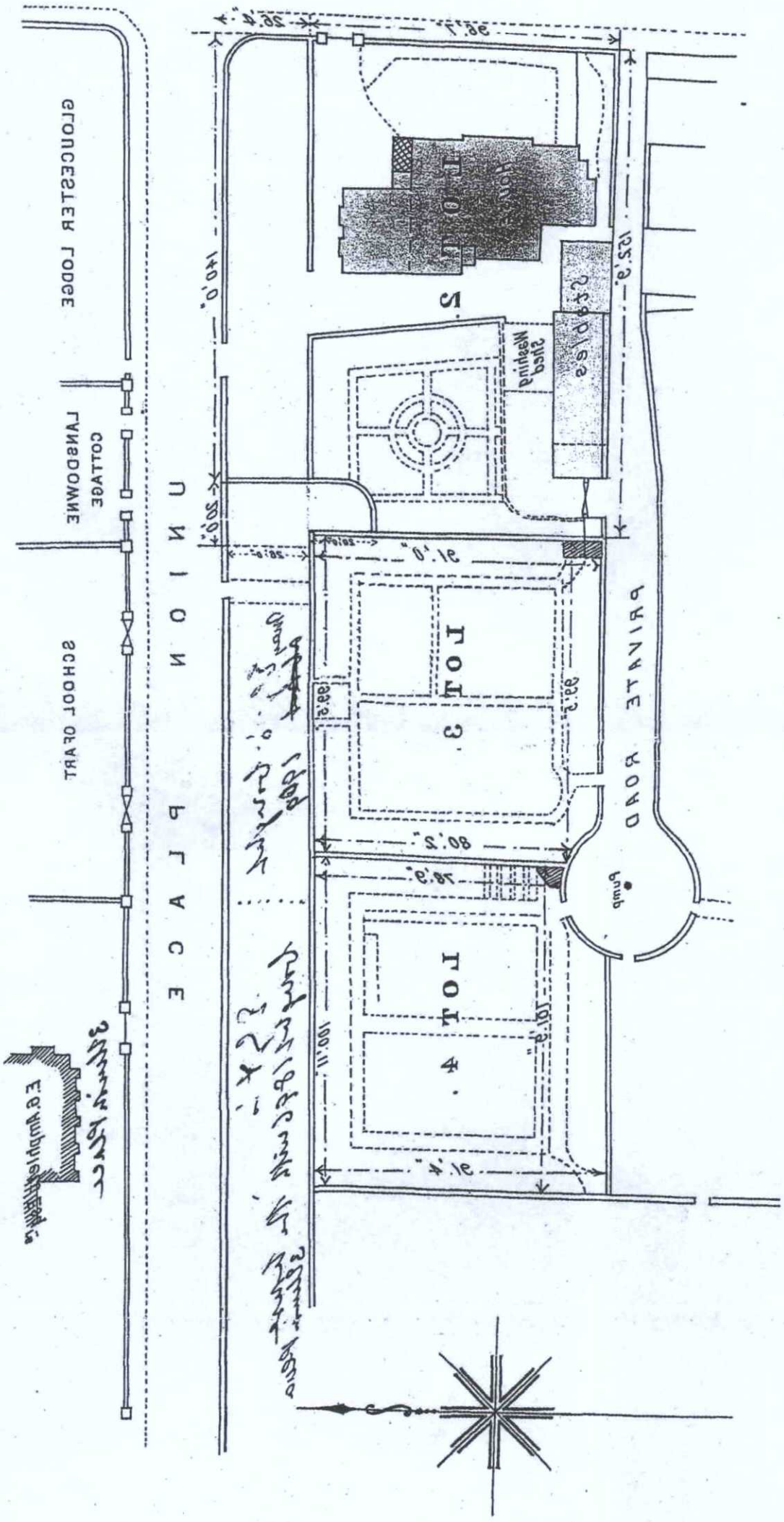
For Sale by Auction by

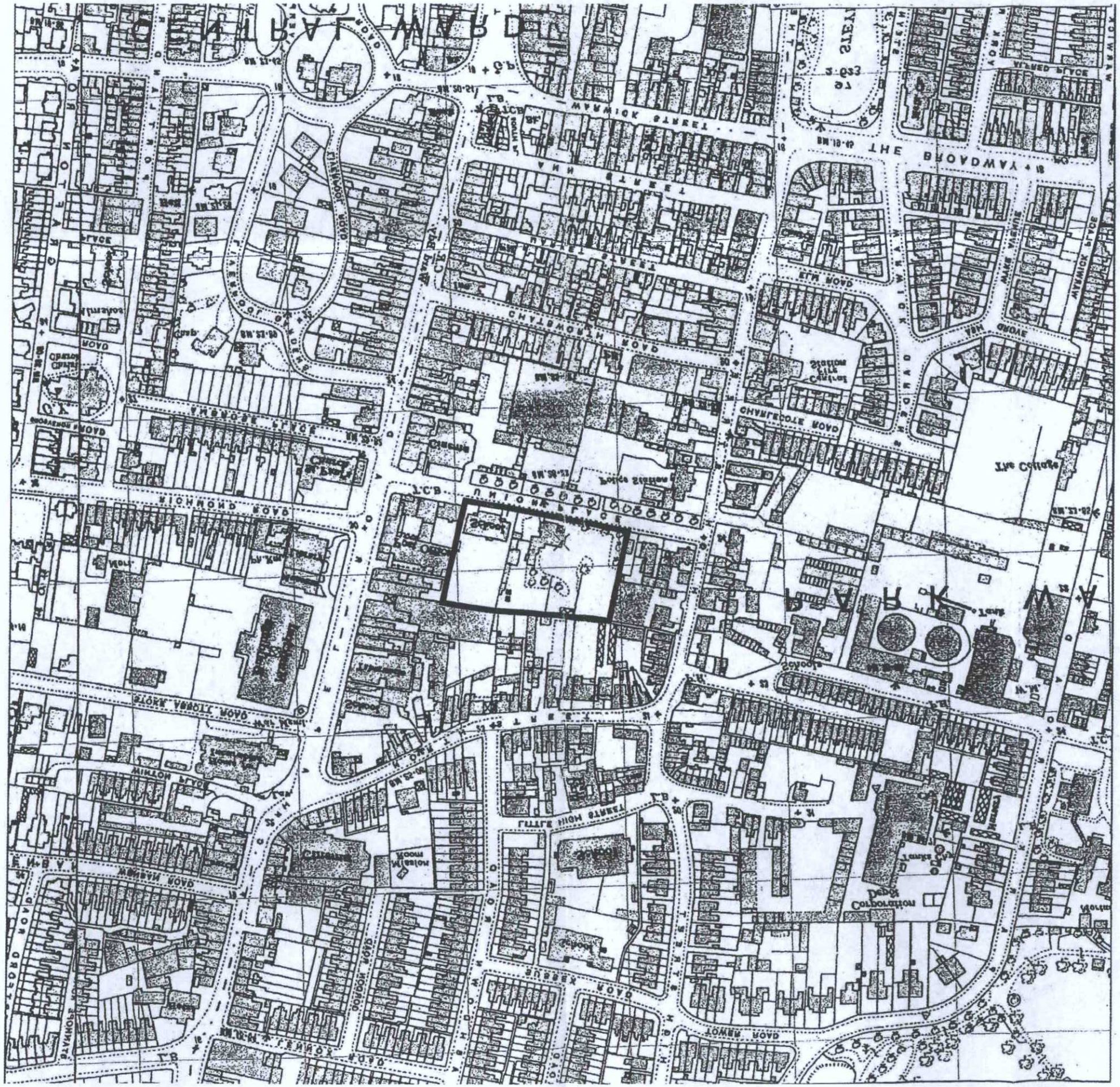
Messrs. PATCHING & Co.,

IN CONJUNCTION WITH

Mr. WALTER PARISH,

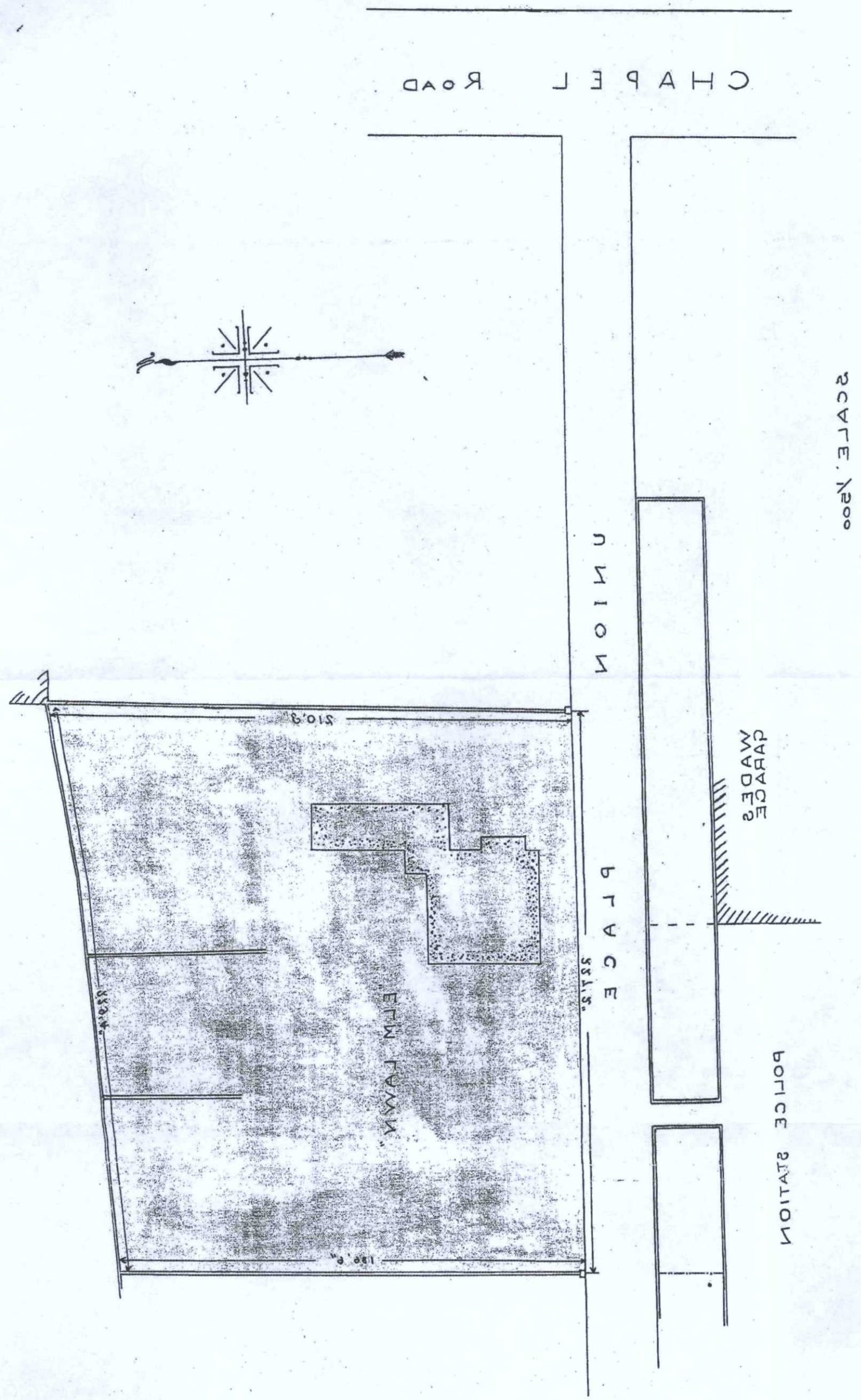
On MAY 1st, 1913.

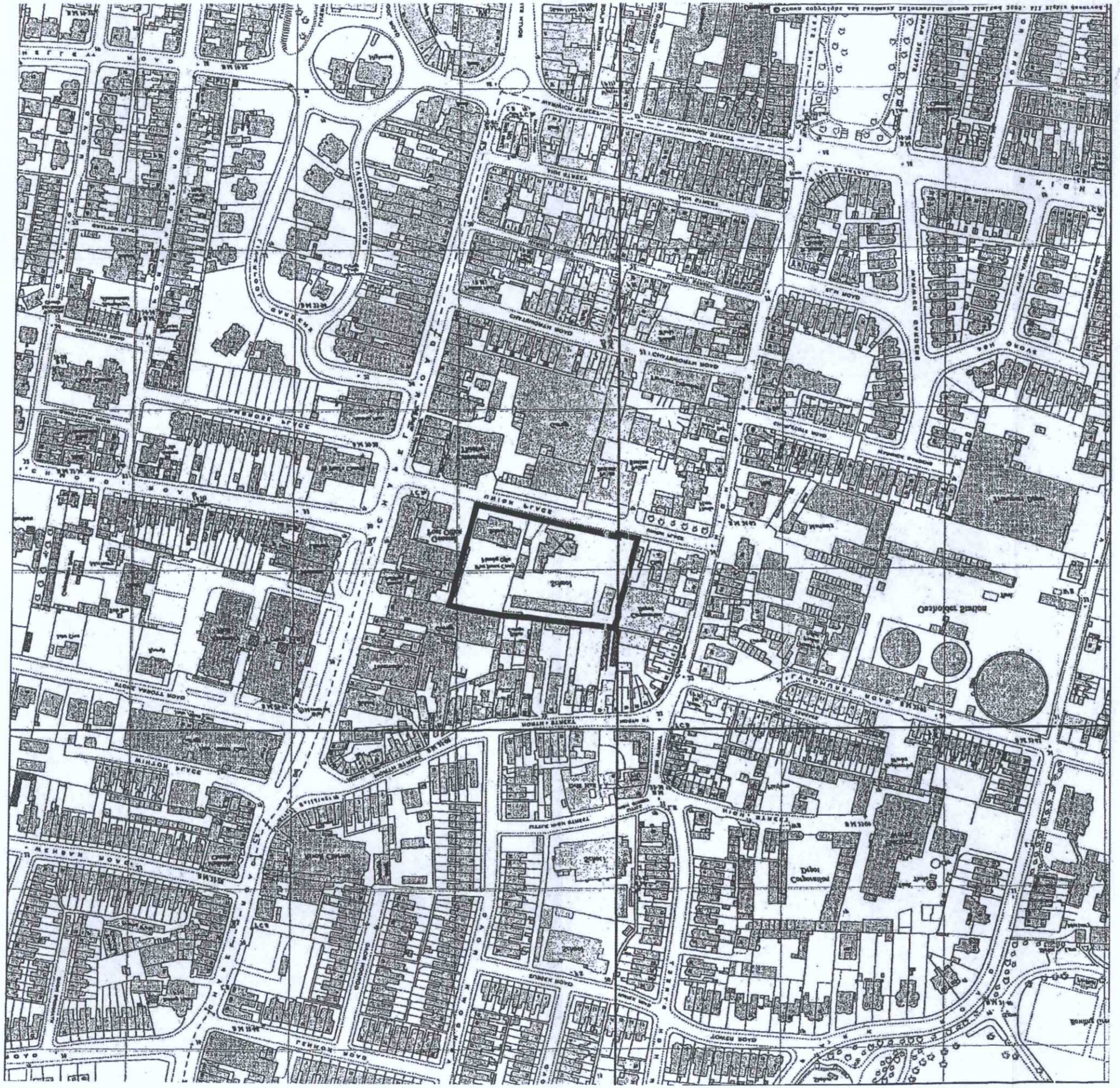



THE BROADWAY
WARWICK STREET
CHARLECOTE ROAD
RICHMOND ROAD
STOKE ABBOTT ROAD
LITTLE HIGH STREET
Depot
Corporation
The Cottage
Police Station
School

O.S. Map 1921.

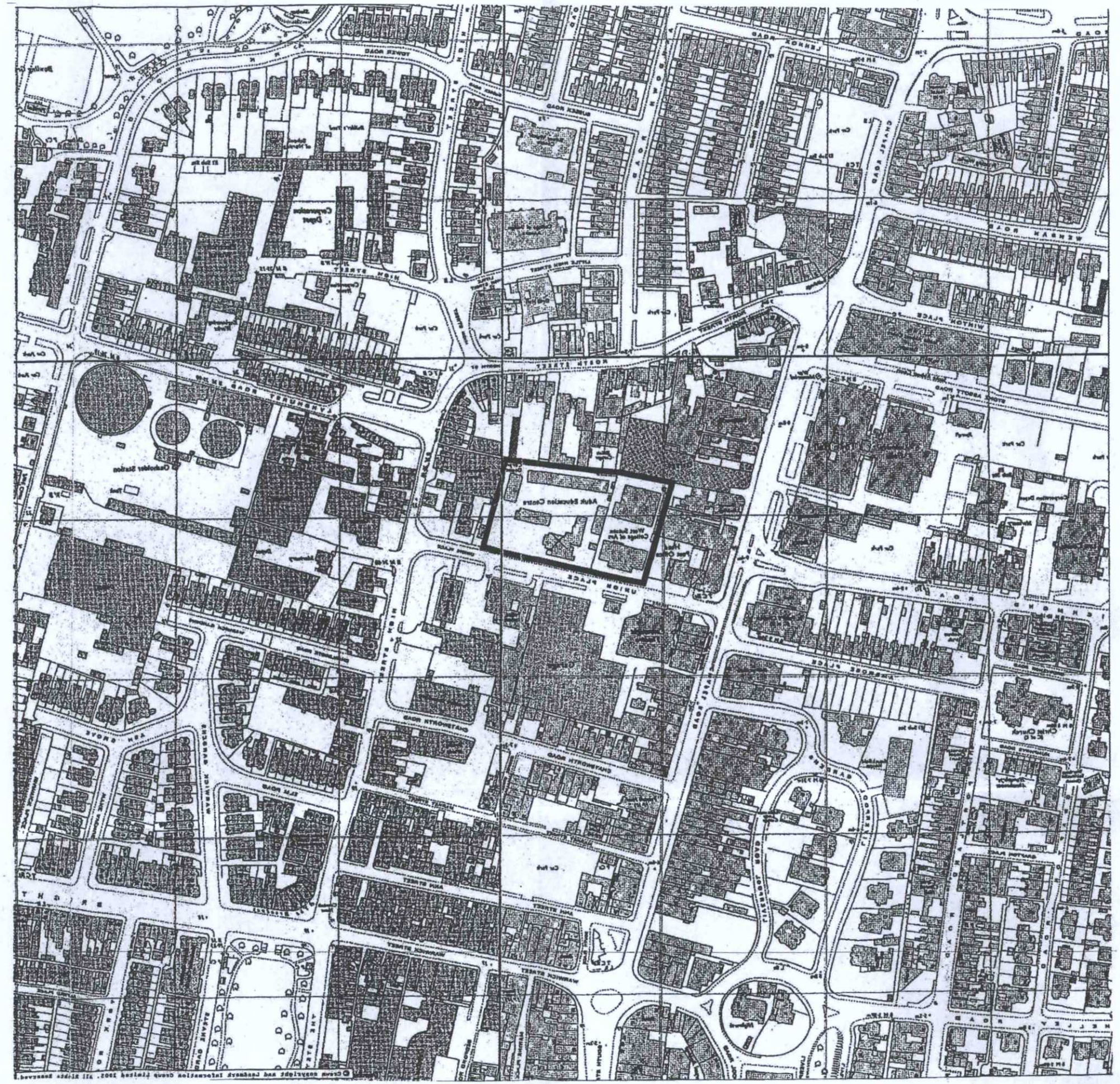
10. Sale Agreement 1938.



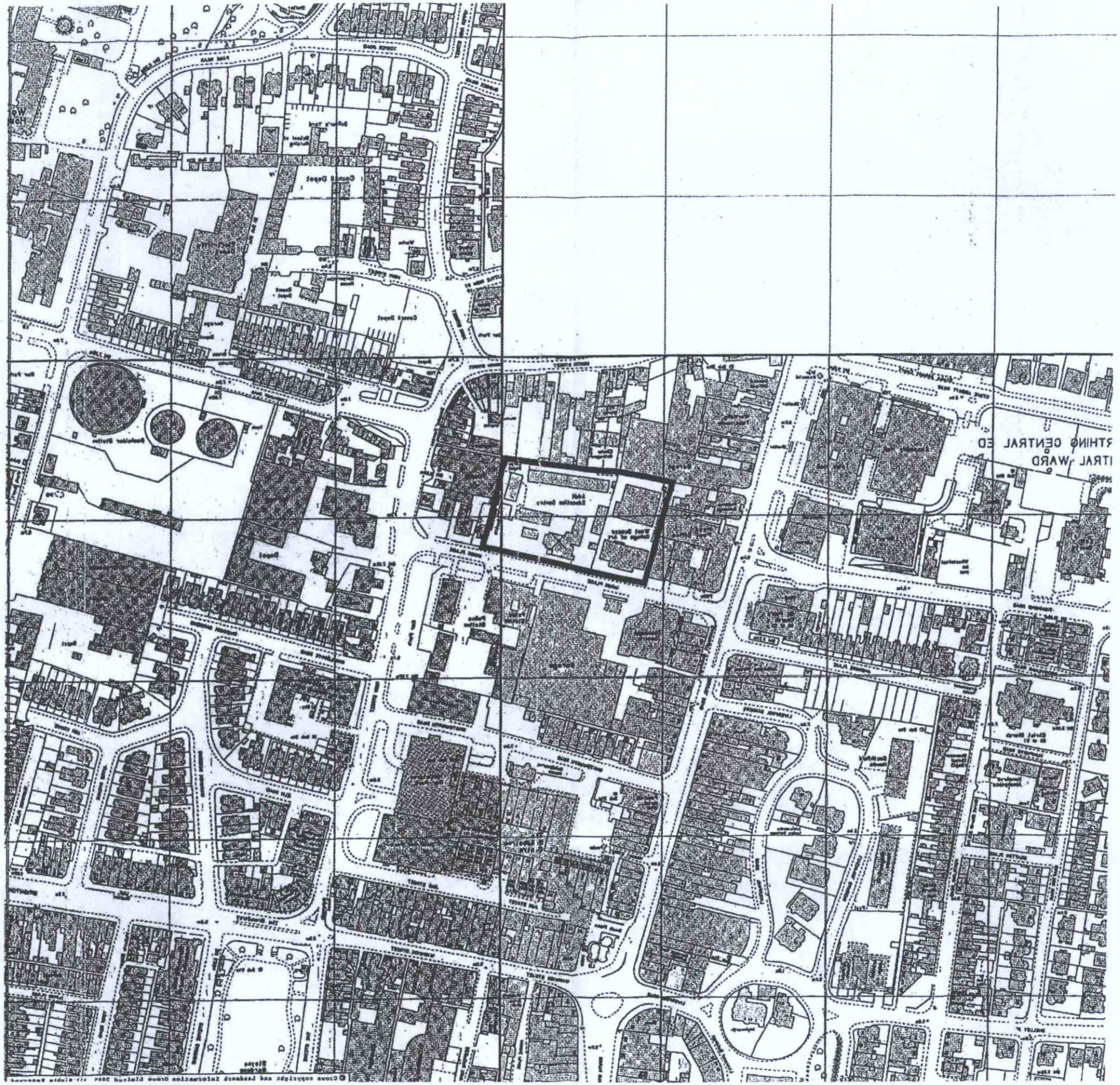


11. O.S. Map 1923.

12. O.S. Map 1969.



13. O.S. Map 1976.





Gas Works
The Cottage
Ward Bdy.
Union Place
Warwick Street
Market Street
Sussex Road
Tower Road
Lennox Road
Stoke Abbott Road
Minton Place
Merryn Road
Hotel
Schools

9.0.S. Map 1898.