

Schedule of Retained Historic Fabric

11 Montague Place – Worthing
January 2026

1. Internal Doors

Description:

Original timber panelled internal doors, including doors currently overboarded or altered during later commercial use.

Existing Condition:

Many doors remain in situ but are obscured by later boarding, finishes or non-original fittings.

Proposed Treatment:

- Doors to be retained and refurbished wherever present.
- Overboarding to be removed where feasible to reveal original fabric.
- If the doors do not meet the fire rating, to be replaced like for like

Heritage Rationale:

Retention preserves original circulation hierarchy, craftsmanship and legibility of the historic plan form.

2. Door Architraves and Joinery

Description:

Original or early joinery including architraves, door surrounds and associated trim.

Existing Condition:

Largely intact but partially concealed by later finishes in places.

Proposed Treatment:

- Architraves and historic joinery to be retained and protected during works.
- Localised repair only where necessary, using matching profiles and materials.

Heritage Rationale:

These elements contribute to the building's architectural detailing and internal character.

3. Principal Staircase and Stair Enclosure

Description:

Main internal stair serving upper floors, including balustrade, handrail and stairwell enclosure.

Existing Condition:

Retained and readable as the primary vertical circulation element.

Proposed Treatment:

- Stair and enclosure to be fully retained.
- Any fire or acoustic upgrades to be achieved through lightweight, reversible measures that avoid harm to historic fabric.

Heritage Rationale:

The stair is a key organizing element of the building and central to its historic spatial hierarchy.

4. Ceilings and Floor-to-Ceiling Heights

Description:

Historic ceiling heights and profiles, including areas where original ceiling form survives.

Existing Condition:

Some ceilings remain intact; others have been altered as part of previous commercial fit-outs.

Proposed Treatment:

- Retention of existing ceiling heights and profiles where historic fabric survives.
- New ceilings limited to areas already compromised by later alterations.

- First floor ceiling to be retained. Any work necessary to be undertaken through the floor in the second floor.

Heritage Rationale:

Ceiling proportions are fundamental to the scale and character of historic rooms and to the legibility of the original plan form.

5. Internal Plan Form and Circulation

Description:

Historic room arrangement and circulation pattern, particularly at principal floors.

Existing Condition:

Partially altered by previous commercial use, but overall hierarchy remains legible.

Proposed Treatment:

- Plan form to be respected and reinforced through layout refinement.
- New openings minimised and located primarily within previously altered fabric.

Heritage Rationale:

Maintaining plan legibility supports understanding of the building's original domestic use and evolution.

6. Areas of Prior Alteration

Description:

Later partitions, openings and service routes associated with historic commercial use.

Existing Condition:

Modern or non-original fabric with limited heritage value.

Proposed Treatment:

- These areas provide the primary locations for new interventions, services and necessary upgrades.

Heritage Rationale:

Focusing change within already altered areas reduces harm to significant historic fabric.

Summary Statement

The revised scheme prioritises the retention and repair of historic fabric wherever it survives, with new interventions carefully located and designed to minimise impact on the architectural and historic interest of the listed building. The approach ensures that the proposal results in less than substantial harm, appropriately mitigated through design-led conservation principles.