

HERITAGE, DESIGN AND ACCESS STATEMENT

Application for Planning Permission and Listed Building Consent

Retention of Ancillary Garden Storage Unit

13 Ambrose Place

Worthing

BN11 1PZ

1. INTRODUCTION

This Heritage, Design and Access Statement has been prepared in support of applications for Planning Permission and Listed Building Consent for the retention of an ancillary garden storage structure within the grounds of 13 Ambrose Place, Worthing BN11 1PZ.

The application seeks consent for the retention of a Hex Living Weston Double storage unit together with its associated base. The structure provides secure storage for gardening equipment and tools required for the maintenance of the grounds.

The property forms part of the Grade II listed Ambrose Place terrace and is located within a designated Conservation Area.

This statement describes the site and proposal, assesses the design principles adopted and evaluates the impact of the development upon the significance and setting of the designated heritage assets.

2. SITE DESCRIPTION

13 Ambrose Place forms part of a historic terrace of listed properties situated within central Worthing.

The application site comprises the dwelling together with its associated driveway, parking area and landscaped garden. The grounds are characterised by mature trees, established hedges, ornamental planting and areas of hardstanding.

The storage unit is positioned within the rear corner of the front garden area adjacent to the boundary with No. 12 Ambrose Place. The location benefits from substantial screening provided by mature vegetation and tree canopy and is one of the least visually prominent areas of the site.

The structure is situated approximately 30 metres from the principal elevation of the listed building and approximately 17.8 metres from the pavement along Ambrose Place.

3. THE PROPOSAL

The application relates to the retention of a Hex Living Weston Double garden storage unit.

The structure has the following dimensions:

width: 1.45 metres , depth: 0.85 metres, height: 1.85 metres

The storage unit is finished in a muted sage-green colour and is used solely for the storage of gardening equipment and associated maintenance materials. The structure is mounted upon a modest hardcore and concrete base approximately 100mm in depth. No lighting, services or residential accommodation are associated with the proposal.

4. DESIGN AND ACCESS STATEMENT

Amount

The proposal comprises the retention of a single ancillary garden storage structure. The scale of development is limited and reflects the functional requirement for secure storage associated with the ongoing maintenance of the property and grounds.

Layout

The storage unit is positioned within the rear corner of the garden adjacent to the boundary with No. 12 Ambrose Place. The chosen location represents the least visually prominent part of the site and allows the structure to be accommodated within an area enclosed by mature planting and existing landscaping. The siting ensures that the structure remains visually subordinate within the wider site and does not interfere with key views of the listed building.

Scale

The structure is modest in scale and clearly ancillary to the principal building. Its dimensions are the minimum reasonably required to accommodate gardening equipment and maintenance materials and ensure that the structure remains subordinate within the garden setting.

Appearance

The storage unit has a simple and functional appearance appropriate to its intended use. The muted sage-green finish was selected to harmonise with the surrounding vegetation and reduce visual prominence within the landscape. The structure does not incorporate domestic, commercial or visually intrusive features and is read as a minor ancillary garden structure.

Landscaping

Existing mature trees, shrubs and boundary planting provide substantial screening. The landscaping significantly limits visibility from public viewpoints and contributes to integrating the structure into the garden environment. No trees, hedges or significant planting have been removed as part of the development.

Access

The proposal does not alter existing vehicular or pedestrian access arrangements. The storage unit is accessed via existing hardstanding and garden areas and does not affect accessibility within the site.

5. HERITAGE STATEMENT

Significance of the Heritage Asset

13 Ambrose Place forms part of the Grade II listed Ambrose Place terrace. The significance of the listed building derives principally from its architectural quality, historic interest and contribution to the character and appearance of the surrounding townscape.

The setting of the listed building includes its associated grounds and landscaped surroundings, which contribute to the appreciation and understanding of the heritage asset.

The property is also located within a designated Conservation Area, the significance of which derives from its historic development, architectural character and mature landscaped environment.

Assessment of Impact

The storage structure occupies a discreet position within the rear corner of the site. The structure is located beneath mature tree canopy and is screened by established hedges, shrubs and other planting. As a result, visibility from public viewpoints is limited.

The structure is approximately 30 metres from the principal elevation of the listed building and approximately 17.8 metres from the public highway. Due to the degree of enclosure created by existing vegetation, the structure is not a prominent feature within the wider setting of the listed building.

The development does not interrupt or obscure views of the listed terrace, nor does it detract from the architectural qualities for which the building was designated.

The storage unit is modest in scale and remains clearly subordinate to both the listed building and the wider garden setting.

Its muted sage-green finish enables the structure to recede within the surrounding vegetation and reduces visual prominence throughout the year.

The development has not involved any alteration to the listed building itself and no historic fabric has been removed, concealed or affected.

The associated base is limited in extent and occupies a small footprint within the garden. Whilst permanent in nature, it does not adversely affect the significance of the listed building or the appreciation of its setting.

The storage unit remains an ancillary feature associated with the maintenance of the property and can be removed in the future without impact upon the fabric of the listed building.

Impact upon the Conservation Area

The storage structure is screened from public views by existing mature landscaping and does not adversely affect the character or appearance of the Conservation Area.

Its modest size, recessive colouring and discreet location ensure that it remains a minor feature within the wider landscape setting.

The proposal therefore preserves the character and appearance of the Conservation Area.

Planning Balance

The proposal provides secure and practical storage necessary for the management and maintenance of the property's grounds.

The development is modest in scale, visually unobtrusive and located in a heavily screened position.

Any impact upon the significance or setting of the listed building is considered negligible and at the very lowest end of the less-than-substantial-harm spectrum.

The proposal preserves the significance of the designated heritage asset and preserves the character and appearance of the Conservation Area.

6. CONCLUSION

The application seeks consent for the retention of a modest ancillary garden storage structure located within a discreet and heavily screened area of the site.

The development does not affect the fabric of the listed building and has a negligible impact upon its setting.

The structure is of appropriate scale, design and appearance and remains clearly subordinate to the principal building and wider garden environment.

The proposal preserves the significance of the Grade II listed building and preserves the character and appearance of the Conservation Area.

Planning Permission and Listed Building Consent are therefore respectfully sought.