

HERITAGE STATEMENT

JULY 2026

36 SHAKESPEARE ROAD

WORTHING

WEST SUSSEX

BN11 4AS

1. INTRODUCTION

- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Worthing Borough Council for the proposed construction of a single storey rear extensions and associated alterations.
- 1.2. The property lies within the Shakespeare Road Conservation Area, a designated heritage asset. This statement has been prepared in accordance with Chapter 16 of the National Planning Policy Framework (NPPF), which requires applicants to describe the significance of any heritage assets affected by development proposals and assess the likely impact of the proposed works.
- 1.3. Given the modest scale of the proposal, this assessment has been prepared on a proportionate basis.

2. SITE DESCRIPTION

- 2.1. The application property is a traditional two-storey dwelling situated on the eastern side of Shakespeare Road within a predominantly residential area.
- 2.2. The dwelling forms part of a continuous historic streetscape dating from the late nineteenth and early twentieth centuries. Like neighbouring properties, it contributes to the coherent architectural character that justified designation of the conservation area.
- 2.3. The proposal affects only the rear of the property. No alterations are proposed to the principal elevation or other features that contribute directly to the public character of the conservation area.

3. SHAKESPEARE ROAD CONSERVATION AREA

- 3.1. The Shakespeare Road Conservation Area was designated because of its special architectural and historic interest as a well-preserved suburb developed principally between approximately 1890 and 1910.
- 3.2. Worthing Borough Council's Conservation Area Appraisal identifies a number of characteristics which contribute to its significance, including:
 - the cohesive layout of late Victorian and Edwardian residential development;
 - consistent building lines and regular plot widths;
 - traditional architectural detailing, including decorative brickwork, bay windows, gables, chimneys and original roof forms;
 - the survival of mature street trees and historic boundary walls;
 - generous rear gardens which provide an important green setting behind the built frontage;
 - the visual continuity created by groups of buildings of similar scale, proportion and materials.
- 3.3. The Appraisal notes that although individual buildings vary in architectural treatment, the overall quality of the streetscape derives from the consistency of scale, materials, enclosure and rhythm along the street.
- 3.4. Importantly, the significance of the conservation area is experienced principally from the public realm, where front elevations, roofscapes, boundary treatments and the established building line combine to create its distinctive character.

4. SIGNIFICANCE OF THE APPLICATION PROPERTY

- 4.1. The application property contributes positively to the character and appearance of the conservation area through:
 - its traditional form and proportions;
 - its continued contribution to the established building line;
 - its relationship with adjoining historic dwellings;
 - its traditional roof form and front elevation;
 - its contribution to the consistent rhythm of development along Shakespeare Road.
- 4.2. The rear elevation is of considerably lower heritage significance than the principal frontage, having little visibility from public viewpoints within the conservation area.

5. DESCRIPTION OF DEVELOPMENT

- 5.1. Planning permission is sought for the construction of a single-storey rear extension, to replace an existing conservatory structure. As well as the extension, alterations are proposed to the ground floor rear elevation, namely the removal of door and windows, to be replaced with a single aperture of fenestration. The extension will feature a roof lantern, bifold doors, and discreet solar panelling.
- 5.2. The extension will be located wholly to the rear of the existing dwelling and will remain subordinate to the original building through its height, footprint and design.
- 5.3. The proposal does not involve:
- alteration to the principal elevation;
 - alteration to the roofscape visible from the street;
 - removal of architectural detailing visible from the public realm.
 - External materials will be selected to complement the existing dwelling, ensuring the extension reads as a sympathetic addition rather than competing with the historic building.

6. ASSESSMENT OF HERITAGE IMPACT

- 6.1. The proposal has been carefully designed to preserve the character and appearance of the Shakespeare Road Conservation Area.
- 6.2. The extension is confined entirely to the rear of the dwelling where visibility from Shakespeare Road and other public viewpoints is extremely limited.
- 6.3. The proposal therefore does not affect the principal heritage attributes identified within the Conservation Area Appraisal, namely:
- the established building line;
 - the rhythm of historic frontages;
 - architectural detailing of principal elevations;
 - the traditional roofscape;
 - the visual relationship between neighbouring buildings;
 - historic boundary treatments.
- 6.4. The extension will remain clearly subservient to the original dwelling and will not dominate the existing building.
- 6.5. The proposal also preserves the important contribution made by rear gardens to the conservation area. The extension occupies only a modest proportion of the rear curtilage, ensuring that the spacious character of the plots and their green setting remain readily appreciable.
- 6.6. No historic fabric of architectural significance will be lost.
- 6.7. Overall, the proposal results in a negligible level of change to the designated heritage asset.

7. PLANNING POLICY

- 7.1. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.2. Paragraphs 212–215 of the National Planning Policy Framework require decision-makers to give great weight to the conservation of designated heritage assets. Development which preserves the significance of a conservation area should be supported where it accords with the wider development plan.
- 7.3. The proposal accords with these objectives because it preserves the architectural qualities identified within Worthing Borough Council's Conservation Area Appraisal and results in no harm to the significance of the designated heritage asset.

8. CONCLUSION

- 8.1. The proposed single-storey rear extension is a modest, sympathetic and well-contained form of domestic development.
- 8.2. The works are confined entirely to the rear of the dwelling and will not affect those elements identified by Worthing Borough Council as making the greatest contribution to the significance of the Shakespeare Road Conservation Area, including the established streetscape, historic building line, roofscape, architectural detailing and rhythm of development.
- 8.3. The proposal preserves the contribution that the application property makes to the conservation area and maintains the spacious character of the rear gardens.
- 8.4. It is therefore concluded that the proposal preserves the character and appearance of the Shakespeare Road Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the objectives of Worthing Borough Council's adopted Shakespeare Road Conservation Area Appraisal.