~FLAT 2, 7 PARK CRESCENT ~

WORTHING, WEST SUSSEX BN11 4AH

Alterations to internal wall and door location, raising of kitchen and bathroom floor (retrospective).

DESIGN & ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



Prepared by Guy Crabb, MSc ~ Reviewed by Ben Kirk MSc, IHBC

April 2025

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Conservator, Guy Crabb and reviewed by Managing Director, Ben Kirk. Guy holds a MSc in Historic Building Conservation, awarded with Distinction by Kingston University, London and is a Supporter member of the Institute of Historic Building Conservation (IHBC).

Guy has over 30 years' experience in the construction industry, designing and managing multi-disciplinary fit out projects in buildings of all types in London and the South East. He has a wide-ranging role with Manorwood, handling projects through feasibility, consent and implementation.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

TABLE OF CONTENTS

1. Introduction 3
2. Heritage Assets & Designations 4
3. Proposals 5
4. Historic Context 6
5. Assessment of Significance 8
6. Impact Assessment & Conclusion 9

Appendix: Legislation, Policy Context & Sources 10

1 INTRODUCTION & DESCRIPTION

1.1 This Heritage Statement has been prepared by Guy Crabb MSc in support of a listed building application to regularise alterations made to the ground floor, Flat 2, 7 Park Crescent, Worthing BN11 4AH.

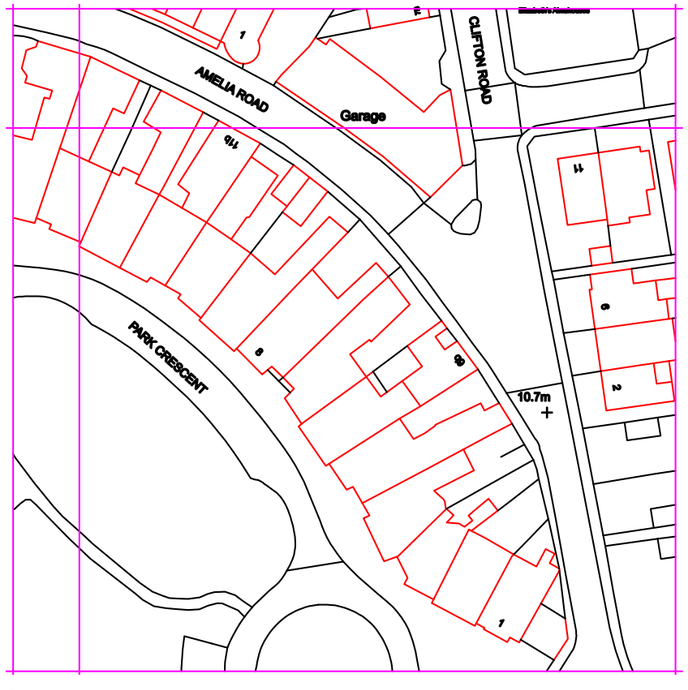
1.2 The Grade II*listed building was built in the early 1830s as a statement response to the prolific Regency development of nearby Brighton and Hove.

1.3 The ground floor flat that is the subject of this application was previously modified in the mid 1990s under application *94/05562/LBC,* carrying out a number of alterations to its plan form in conversion to flats. The recent works which have been undertaken represent minor changes to the arrangement approved at that time.

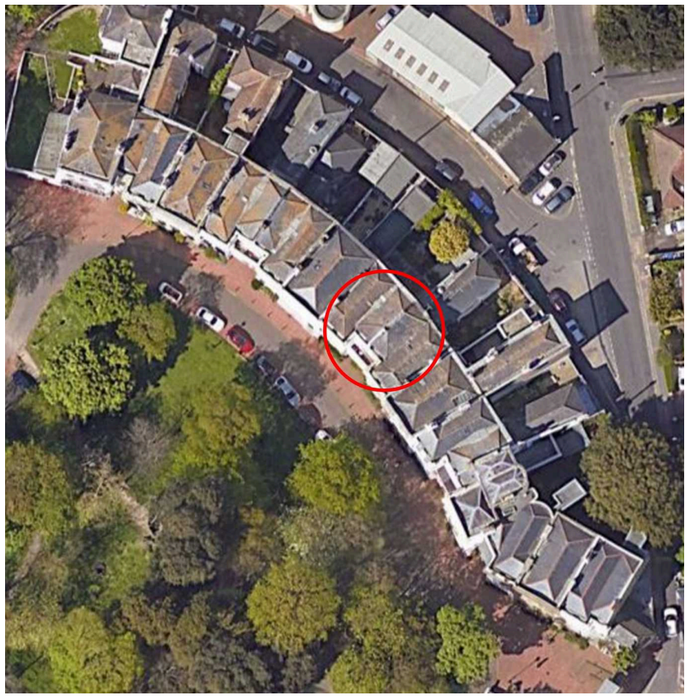
1.4 The owners have made these sympathetic and appropriate alterations to the layout, fully respectful of the building's special interest.

1.5 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed works on the significance of the heritage assets identified, including the contribution made by their setting. This approach to impact-assessment is required to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

1.6 Historic mapping has been consulted to help understand the development of the site and its immediate surrounding environment.



Location plan.



Aerial view. (Google Maps, 2025)

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Listed Building

2.1 The subject building is listed by Historic England, on The National Heritage List for England, as follows: -

1-14, PARK CRESCENT

Location: Worthing, West Sussex BN11 4AH

District: Worthing (District Authority)

National Park: South Downs

First Listed: 11th October 1949

List Entry No: 1250470

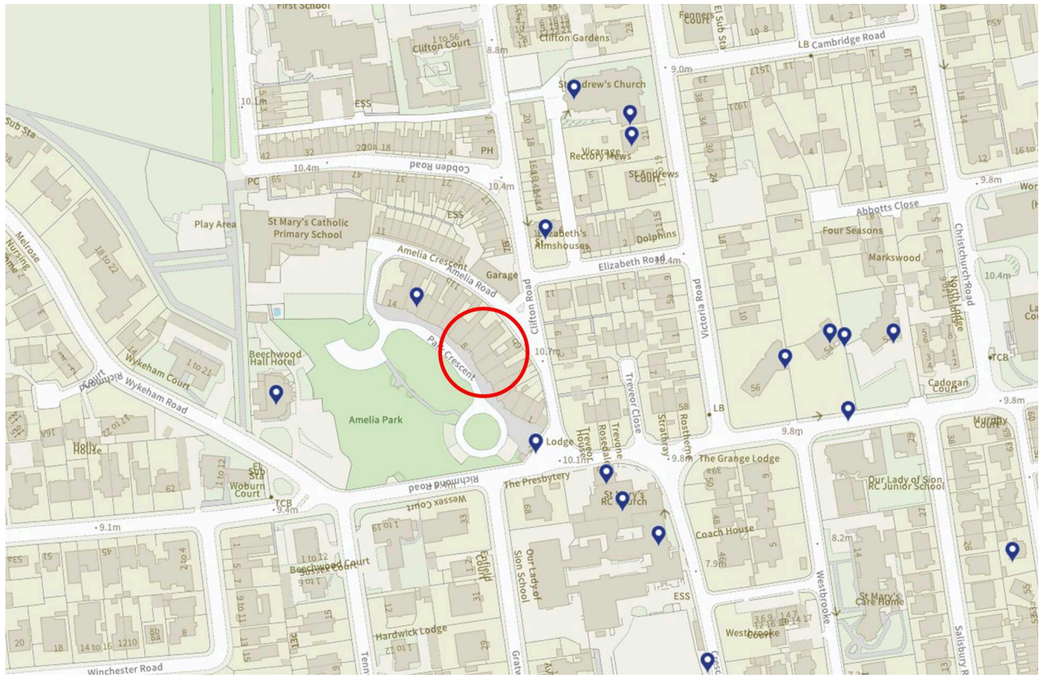
Grade II*

Description: *PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II* GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.*

Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.

Conservation Area

2.2 The listed building is the main subject in its own Park Crescent Conservation Area, originally designated in 1975 (revised 1997).



Location plan showing subject building in relation to other listed buildings. (Historic England 2025).



Park Crescent Conservation Area. (Worthing Borough Council, 2009)

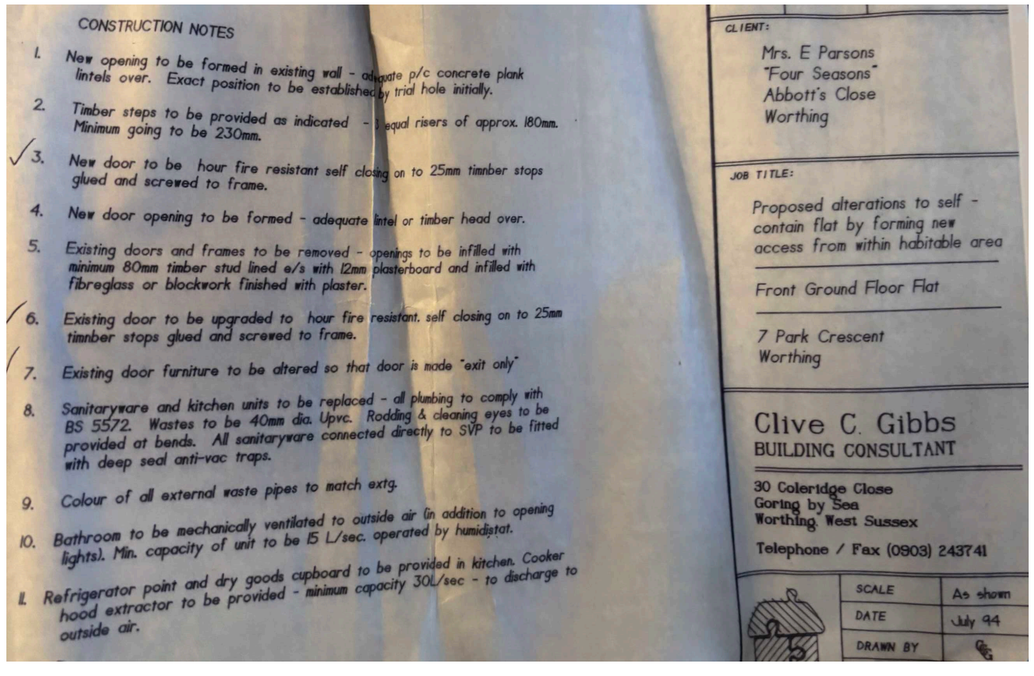
3 PROPOSAL (UNDERTAKEN)

3.1 The accompanying drawings describe the recent works undertaken to reconfigure the bathroom, fitting it out as a shower room instead, in order to re-plan and enlarge the kitchen.

3.2 The alterations are summarised as follows;

- A new softwood suspended sub-floor has been inserted approximately 170mm above the existing level, in order to create a void for service runs.
- The dog-leg in the existing light-weight, modern, timber-stud partition has been slightly relocated for space planning purposes.
- The existing doorway has been relocated, in the new partition, re-using the existing joinery and fittings.
- The new kitchen and shower room has been fitted out using existing service penetrations and causing no damage or further alterations to the existing building fabric.
- A lowered, MF ceiling with access hatch has been installed in the bathroom.

3.3 For reference and comparison, the photos below are of the drawing submitted in 1994 to accompany application ref. '*94/05562/LBC | APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATIONS TO SELF CONTAIN FLAT BY FORMING NEW ACCESS FROM WITHIN HABITABLE AREA*'



Photograph of 1994 hard copy drawings held by the owner.



Photograph of 1994 hard copy drawings held by the owner.

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4.1 Park Crescent is a result of attempts to provide Worthing with grand Regency architectural compositions to rival those in Brighton and Hove. It was designed in 1829 by Amon Henry Wilds and built between 1831 and 1833. Along with his father Amon Wilds and Charles Busby, he had played a major role in the boom in residential construction and development in early C19th Brighton.

4.2 The crescent was arranged in a serpentine form, overlooking Amelia Park, built close to the edge of the town boundary of the time, with views extending to the parish churches of Tarring and Goring. It comprised 14 houses, each having three storeys embellished with classical details and finished in stucco, above servants' quarters in the basement. The properties were expressed in groups of three with the central units encompassing two-storey Corinthian pilasters to express their dominance. The groups were linked by recessed porches with balconies above, supported by caryatid columns.

4.3 The 1848 Tithe Map of the Parish of Broadwater shows the building 15 years after its construction, looking as it was, incomplete, in the context of Wilds' original plans to continue the building, curving to the west with a further 8 units.

4.4 Larger scale Ordnance Survey mapping records Park Crescent as very little changed in plan form, until and beyond its listing in 1949.

4.5 Internally, the units which were designed as single householder dwellings have become sub-divided into flats, although this is now discouraged by Worthing District Council in the Park Crescent Conservation Area Appraisal.

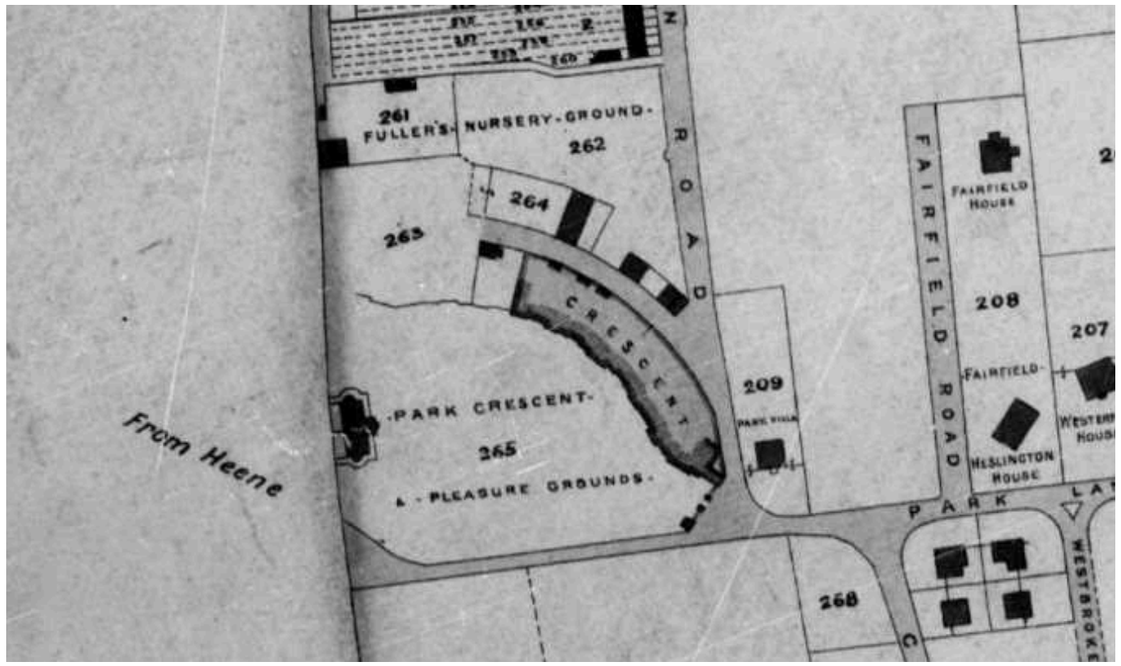

Figure 1 - Extract from the Tithe Map of the Parish of Broadwater, 1848 (The Genealogist, 2025)



Figure 2 - Combined extracts from Worthing - Sussex LXIV.14.10 & LXIV.14.15 Surveyed 1875, Published 1877. (National Library of Scotland, 2025)

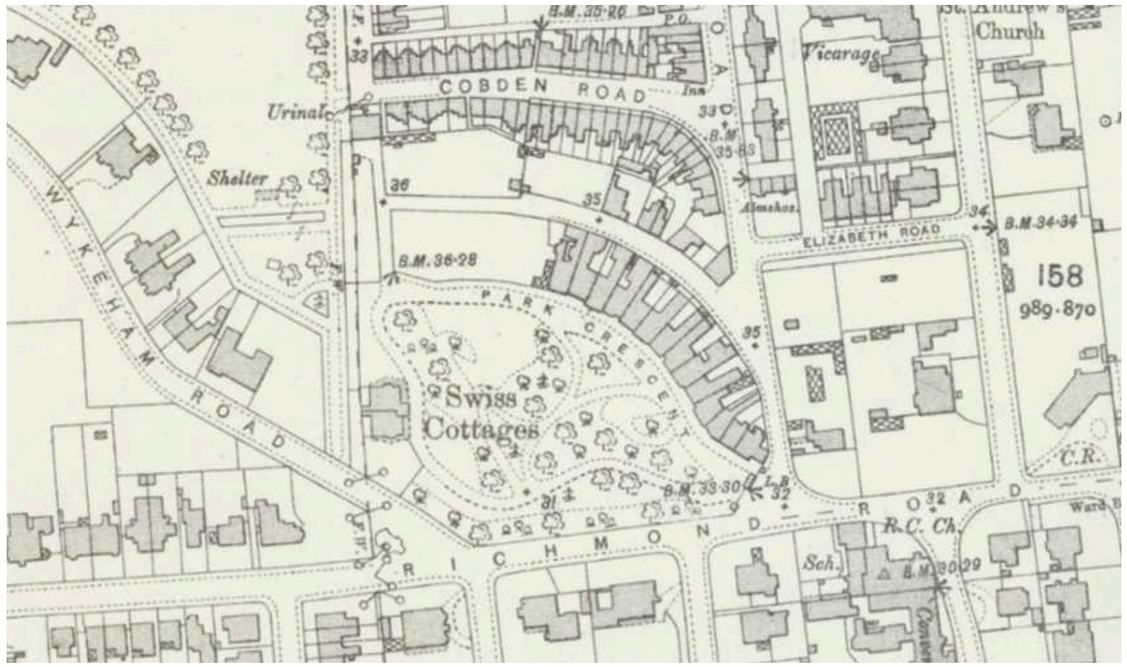

Figure 3 - Extract from Sussex LXIV.14 Revised 1909, Published 1912. (National Library of Scotland, 2025)

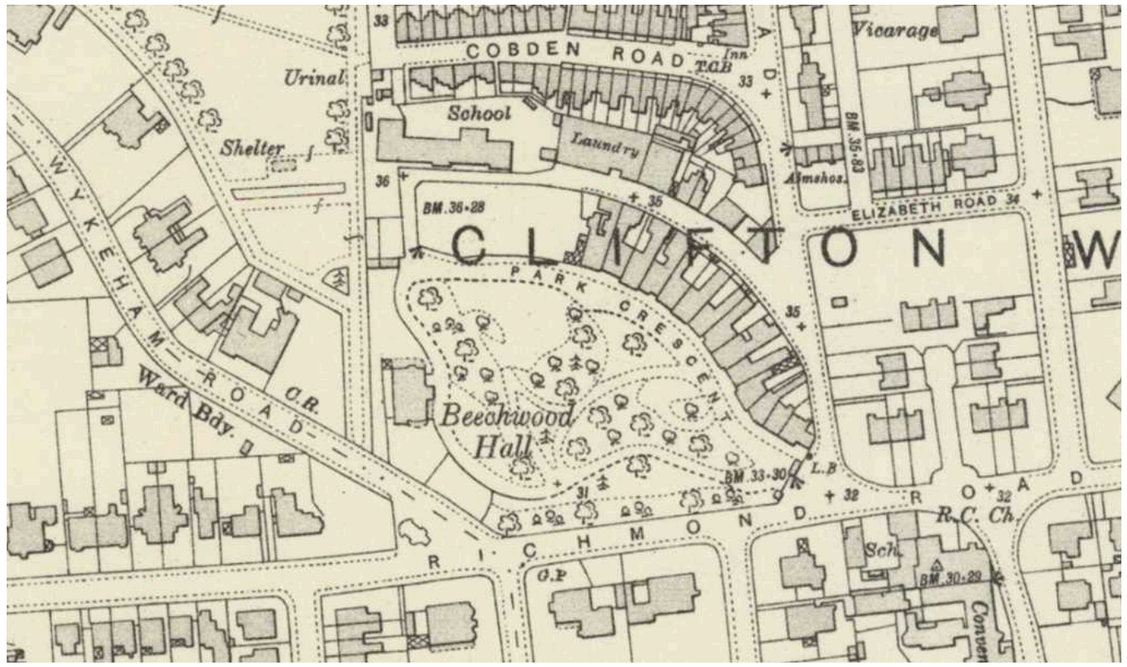

Figure 4 - Extract from Sussex LXIV.14 Revised 1932 to 1933, Published 1934. (National Library of Scotland, 2025)



Figure 5 - Extract from TQ1402NW – A Surveyed 1952, Published 1953. (National Library of Scotland, 2025)



Figure 6 - Extract from TQ1402NW – B Revised 1967, Published 1968. (National Library of Scotland, 2025)

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5 ASSESSMENT OF SIGNIFICANCE

5.1 The following is a brief assessment of the significance of 1-14 Park Crescent and its setting, according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These are distilled into evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals to minimise the impact on the setting of the listed building and where possible to take opportunities to enhance its special interest.

Evidential Value

5.3 Evidential value is described by Historic England as 'physical remains' and 'evidence of past human activity' and is derived from one's ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 The crescent remains largely as it was when constructed, with its relationship with the immediate setting of Amelia Park maintained.

5.5 In general, externally and internally, the period detailing, materials and finishes have been conserved alongside modernising alterations over the years. Internally the ornate decoration and fireplaces mark a notable contrast with the plain accommodation of the rear service wing.

Historical Value

5.6 Historic England considers that historic value 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present'. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

5.7 The Regency crescent is historically valuable as an unmistakably imposing feature in Worthing that provides a direct connection to the early C19th period of competitive development, associated with the fashionable leisure and health benefits of seaside towns.

Aesthetic Value

5.8 Aesthetic value according to Historic England 'derives from the ways in which people draw sensory and intellectual stimulation from a place'. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.

5.9 Park Crescent is an example of late Georgian architecture designed for show and status. Towards the end of his career, Amon Henry Wilds was commissioned to build on his celebrity to create fashionable, highly desirable accommodation in Worthing, for the wealthy classes.

Communal Value

5.10 Communal value 'derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory'. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to a sense of place or social values, where a place can be a form of catalyst for memories associated with it.

5.11 The listed building and setting has formed its own identifiable communities with changing types of owners/occupiers using the site for similar although evolving residential purposes through nearly 200 years.

Impact Assessment

6.1 This section appraises the impact of the recently undertaken works on the significance of the listed building and its setting.

6.2 The alterations described within this application constitute minor alterations to similar, outdated internal layout and fit out and simply modernise the residential accommodation in line with its evolution.

6.3 The small change to room proportions affected by the raising of the floor and ceiling levels in two inferior rooms, has a neutral impact on the significance of the listed building.

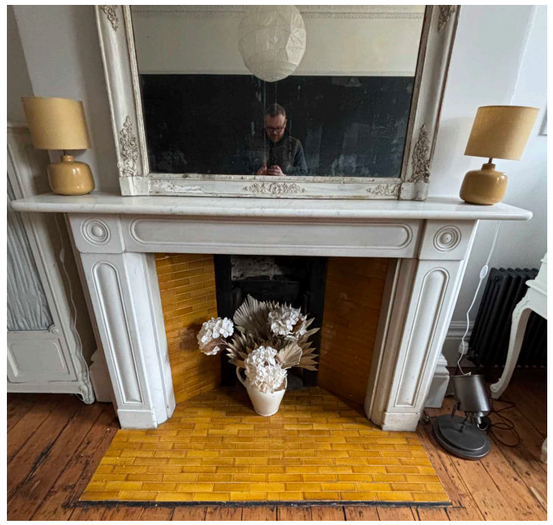
6.4 The use of pre-existing penetrations through historic building fabric has a neutral impact on the significance of the listed building.

6.5 The alterations are lightweight, non-structural and fully reversible and therefore have a neutral impact on the significance of the listed building.

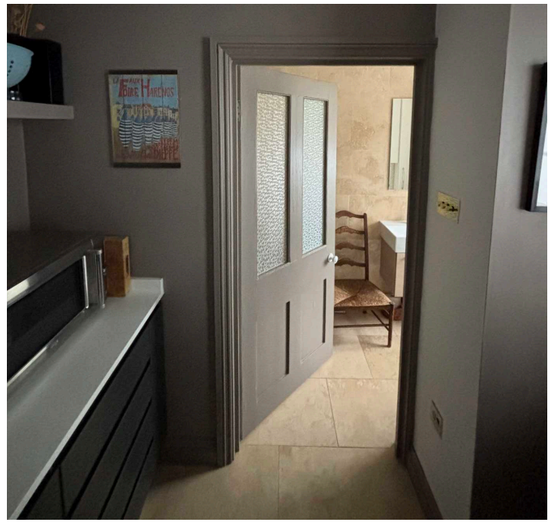
6.6 The legibility of the contrast between the original grand room proportions, ornate decoration and fittings of the primary accommodation at the front of the property and the original smaller, plain form of the service accommodation to the rear, is unaffected, therefore the alterations have a neutral impact on the significance of the listed building *(see photos below)*.

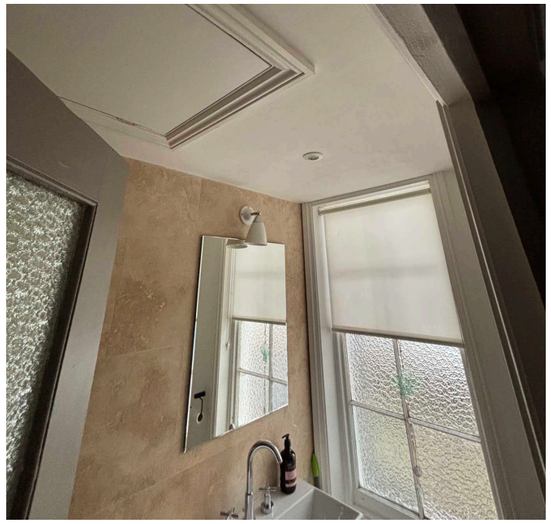


Ornate front living room









Ornate front bedroom, plainer rear kitchen and bathroom to the rear..

Conclusion

6.7 The proposed works are based on a thorough understanding of the character and appearance of 1-14 Park Crescent, its setting and significance as designated heritage asset.

6.8 The proposed alterations are considered to conserve the significance of the listed building and conserve the special historic interest, character and appearance of the conservation area.

6.9 The proposals are, therefore, considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the South Downs Local Plan Adopted 2 July 2019 (2014–33).

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APPENDIX: LEGISLATION, POLICY CONTEXT & SOURCES

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states "In considering whether to grant listed building consent for any works the local planning authority or 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."

Section 66(1) reads: "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."

In relation to development within Conservation Areas, Section 72(1) reads: "Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Worthing Local Plan adopted on the 28th March 2023.

National Planning Policy Framework

Chapter 16, *'Conserving and enhancing the historic environment'* (Paragraphs 202 to 221) of the NPPF, updated and adopted 12th December 2024, constitutes the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on "significance", defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

Setting is defined in Annex 2 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."

Annex 2 defines Conservation (for heritage policy) as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

Local Policy - The Worthing Local Plan (adopted on 28th March 2023)

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).

e significance of the asset. A HIA will be necessary to inform the decision.

Designated Heritage Assets

c) 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.

d) 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. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

e) 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.

f) 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

g) 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.

Sources

- Park Crescent Conservation Area Appraisal - Worthing Borough Council 2010

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