

# ~THATCH COTTAGE~

POND LANE, DURRINGTON, WEST SUSSEX BN13 2RH

Restoration of an existing fire damaged Listed building. Erection of 2 no. semi-detached dwellings to the west side of the existing property.  
Provision of car parking via an existing access on land to the east of the existing property.

## HERITAGE STATEMENT



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

April 2025

## 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.

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## 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Guy Crabb MSc in support of planning application to construct two new dwellings in the setting of a listed building. This follows on from pre-application correspondence (PREAPP/0076/23) with Adur & Worthing Councils since summer 2023.
- 1.2 Thatch Cottage was severely damaged by fire on 1<sup>st</sup> February 2023 suffering complete loss of the roof and first floor building fabric and further damage by water throughout.
- 1.3 The owner's insurance company has declined a claim to repair, citing their reasons as a lack of reasonable care and that the clauses relating to chimney condition had been breached.
- 1.4 The owner has no financial means of funding their legal requirement to repair the cottage, nor their desire to rebuild and move back into their home. They hope to agree a scheme with Adur & Worthing Councils, whereby funds would be generated through the development of the site, to reinstate the house and return it to its optimum viable use.
- 1.5 The owner has been in discussions with a local developer to establish the minimum level of development of the site that would be necessary to subsidise the reinstatement of the listed building.
- 1.6 The building has remained in a state of ruin since the fire and the site has become completely overgrown, vandalised and used for fly tipping. The building fabric has suffered progressive serious deterioration during more than 2 years since the incident and this continues without an urgent financing solution.
- 1.7 Manorwood has undertaken preliminary photographic surveys of the condition of the building and from these a scope of works and outline specification has been compiled with which to assess the likely cost of work.
- 1.8 The proposal is for the division of the site and the construction of two modest dwellings for private sale. Manorwood has been engaged to assess the minimum development feasible on the site that balances the acknowledged harm of the development on the building and its setting, with the public benefit of providing sufficient funds for the repair/restoration works, so securing the building's future.
- 1.9 This document illustrates the proposed new development along with the condition of the listed building during summer 2023, updated in Spring 2025 and outlines the work required to reinstate the listed building to its former condition. *Please refer also to pages 7-9, Proposals (Condition Summer 2023 & Spring 2025).*
- 1.10 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.
- 1.11 Historic mapping has been consulted to help understand the development of the site and its immediate surrounding environment.



*Location plan.*



*Google Maps aerial image, 2024.*

## 2 HERITAGE ASSETS & DESIGNATIONS

### 2.1 Listed Building

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

#### THATCHED COTTAGE

**Location:** Durrington, West Sussex BN13 2RH

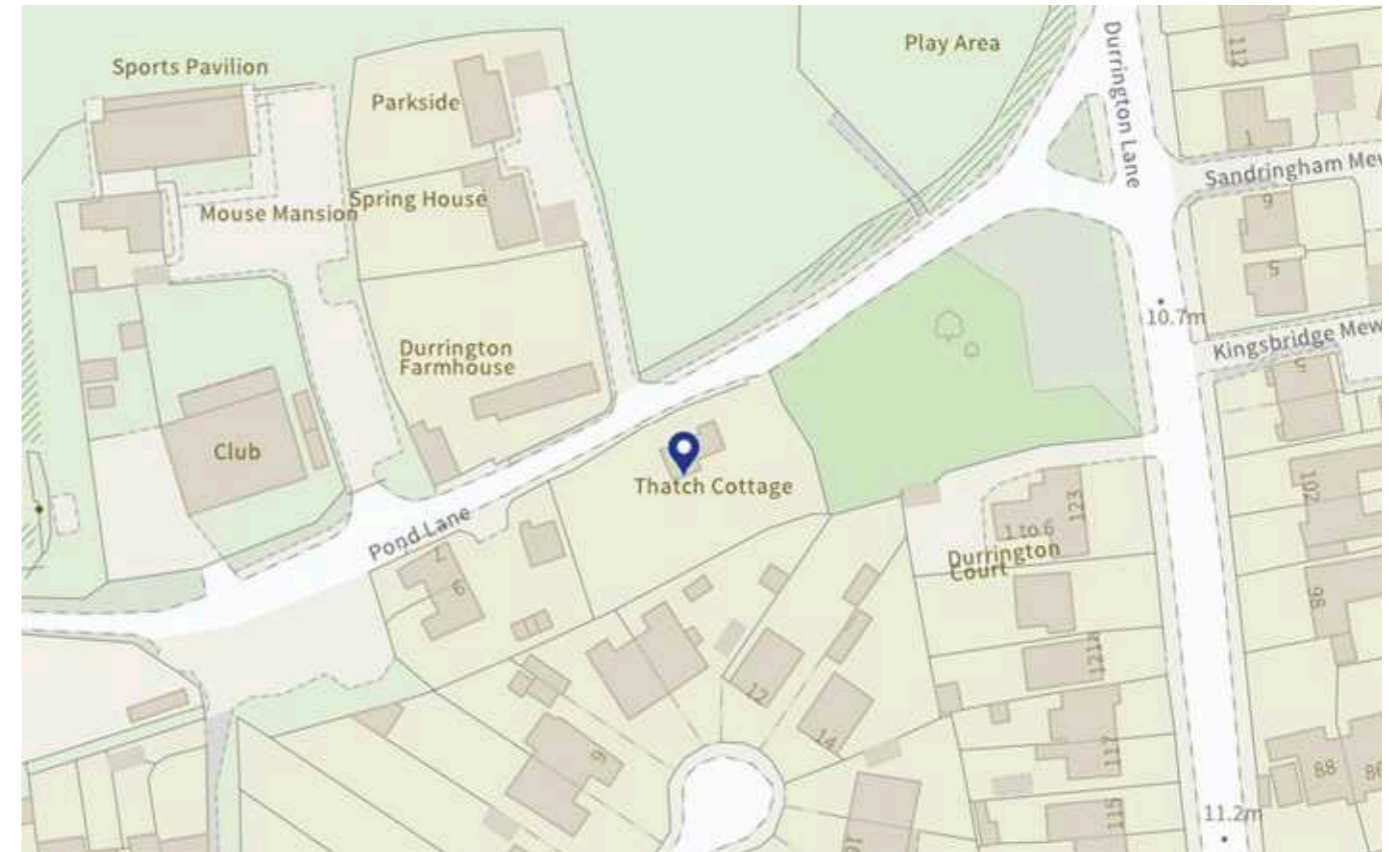
**District:** Worthing (District Authority)

**First Listed:** 20<sup>th</sup> May 1976

**List Entry No:** 1250474

**Grade II**

**Description** *Probably C18, possibly with earlier interior features. Painted flint with brick dressings. Thatched, hipped at west end. 2 stories. Irregular fenestration. One window in east end. North front: left-hand porch with thatched gable and small windows in sides. One window in upper floor, 4 below (including to extension under roof slope at right end). Small chimney at top of hip. All windows are modern casements.*



*Identification of the Listed Building (Historic England, 2024)*



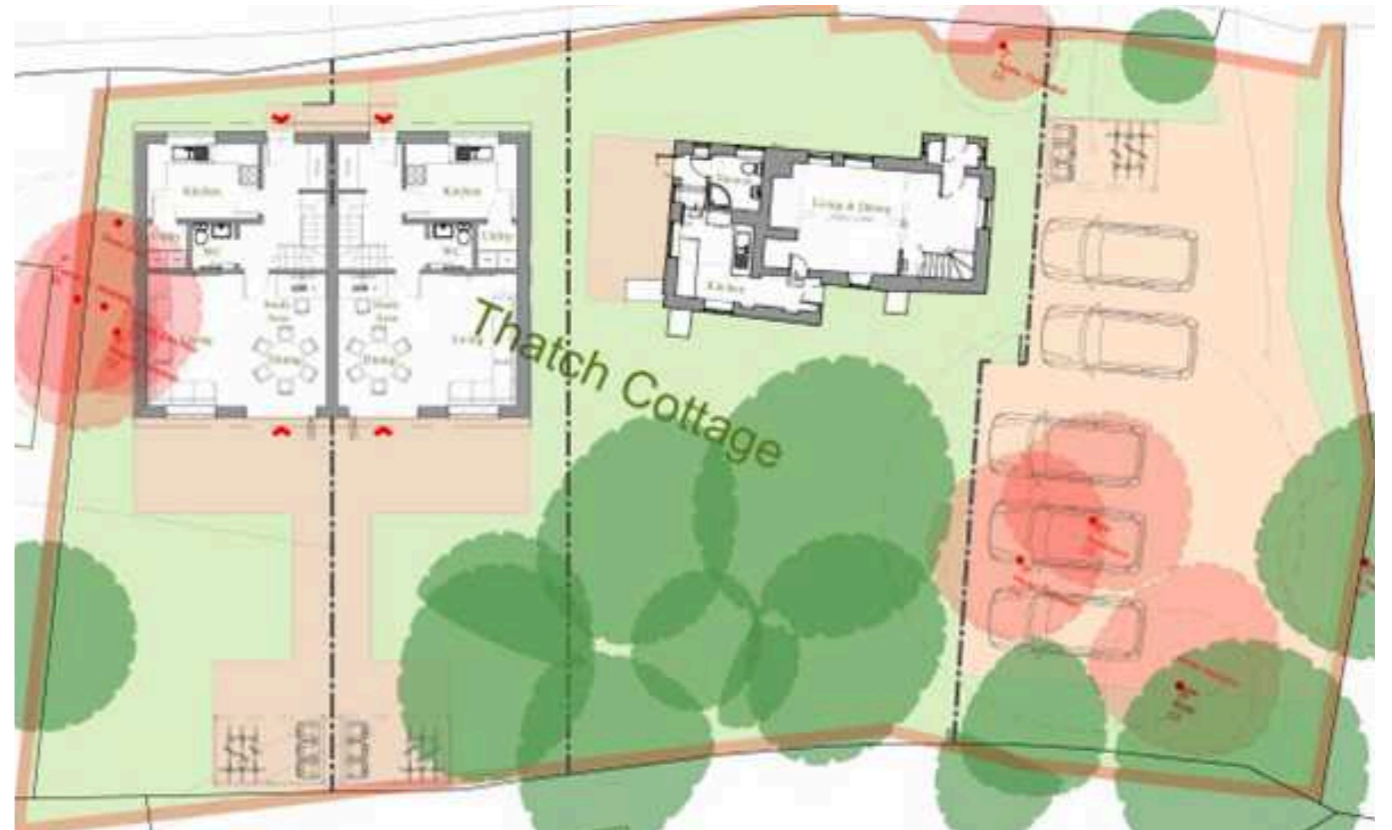
*The building in 2003, viewed from the southwest (Mr Robin Earl. Source: Historic England Archive, 2025)*

### 3 PROPOSALS

- 3.1 This scheme follows the advice offered in PREAPP/0076/23, adding modest dwellings within the existing curtilage. The character of the street scene in the immediate vicinity and the relationship with the other residential buildings in Pond Lane has been carefully considered, with further opening of the low flint boundary wall minimised and discrete arrangements having been made for parking.
- 3.2 Whilst we believe that the scheme objective (i.e. to cross fund the repair and reinstatement of the listed building in the absence of any alternative financial means) may not meet the requirements of an enabling development as set out in *Historic England 2020 GPA 4: Enabling Development and Heritage Assets*, the seven step plan set out in the guidance is useful in parts to communicate a pathway to secure the future of the designated heritage asset.
- 3.3 Please refer to page x *Proposals - Case for Development*, which summarises the conservation need, the consideration of sources of funding, restoration costs, market appraisal, design and controlled delivery.
- 3.4 Irrespective of the name used to describe it, the Case for Development illustrates the realistic minimum development necessary on the site in order to generate sufficient funds to save the listed building and return it to its optimum viable and beneficial use.
- 3.5 It is difficult to envisage a successful, publicly beneficial future for the listed building, should there be immovable opposition to a pragmatic, admittedly compromising solution.
- 3.6 The accompanying drawings illustrate the proposed construction of a pair of 3-bedroom semi-detached cottages in the grounds to the west of the listed building and to rebuild the listed building to its former internal plan form and external appearance. This may include leaving its flint and brick elevations unpainted, dependent on the condition of remaining masonry once cleaned and/or evidence of early lime wash.

The plot will be divided into three sections (*please refer to site plan extract and Google Street View illustrations opposite*): -

- 3.7 The central section will contain Thatch Cottage, which will be completely restored as per the schedule in 'Appendix: Listed Building Repair & Restoration' at the end of this document, with its mature, treed garden remaining to the southern plot boundary. *Please refer also to pages 7-9, Proposal (Condition Summer 2023 & Spring 2025).*
- 3.8 The slightly larger section to the west will contain the new houses which have been designed to blend with the local building character of historic Durrington Farmhouse opposite, in a similar way to the recent development of nos. 7 & 9 a little further to the west. These will be set back from the existing front boundary wall, respecting the building line of Thatch Cottage.
- 3.9 The elevations will be in coursed flint with red brick quoins and dressings, traditionally styled casement windows and doors, under a steep pitched clay tile roof.
- 3.10 The smallest section to the east will be opened up a little from the eastern approach to provide parking spaces for the three houses in front of the existing vegetation to the south and west.



*Extract from site plan showing the proposed subdivision of the plot.*



*Google Street View 2009 - an earlier open approach from the east on Pond Lane.*



*Google Street View 2012 - an earlier, more mature approach from the east on Pond Lane.*

### 3 PROPOSALS - CASE FOR DEVELOPMENT

#### Conservation Needs

- Substantial repair and reinstatement work is required to save the listed building. The current condition is illustrated in this document and a schedule of the anticipated work is appended.
- The building's significance and its setting is discussed and assessed against policy, in this document.

#### Consideration of Funding Options

- The owner has no personal funds available and insurers have declined the claim.
- Historic England funding is ruled out by insurance inadequacy, Architectural Heritage Funding does not apply to private individuals and National Lottery Grants for Heritage does not apply as public benefit does not outweigh private gain.
- The scheme does not meet criteria set out by numerous other smaller bodies listed in the Heritage Alliance Directory.

#### Repair Costs Assessment

- An assessment and specification of the works required to reinstate the building has developed a budget figure of £205,960 - *as detailed in Appendix 1 - Listed Building Repair & Reinstatement*.
- This assessment has been carried out by Manorwood by way of visual survey where safe access permits and from drone photography. The schedule of works has been priced by specialist, experienced craftsmen ensuring suitable materials and skills are used in the building's repair and reinstatement.

#### Market Value Assessment

- Please refer to *Appendix 2 - Case for Development Financial Model*. This includes figures for the residual land value of the listed building as well as for the new build houses which have been obtained through consultation with local residential estate agents.
- The same estate agents have also been investigated the sale of the house and plot in its current condition, although this has been unsuccessful.
- The objective of the financial model is to illustrate the minimum development necessary to generate the funds required to ensure the security of the heritage asset and return it to its optimum viable use.

#### Scheme Design

- Please refer to the accompanying planning drawings package which illustrates a scheme designed in simple local vernacular, in character with Durrington Farmhouse opposite and recent developments immediately to the west in 2012.

#### Delivery/Implementation

- A fixed price programme of development will prevent cost overrun risk eating into the funds generated for the conservation need.
- A proposed Section 106 Agreement will link and control the funds generated by the development directly to addressing the conservation needs.
- Construction will be in accordance with a detailed and approved heritage specification.

#### Recommendation

- Whilst it is acknowledged that this development proposal does constitute less than substantial harm to the setting of the designated asset (please refer to page 14 *Impact Assessment*), it is considered that this harm is at the lower end of less than substantial and is outweighed by the public benefit in saving the heritage asset.
- Furthermore, whilst the scale of the proposed new dwellings presents a challenge from a planning perspective (one reason for a previously refused application in 2008), and garden amenity spaces are less than is typically required by local guidance, the need to find a scale of development that presents the minimum viable release of capital to save the heritage asset is considered to outweigh these challenges.
- The proposed development should be permitted to fully fund the necessary repair works and secure the listed building because the dis-benefits of departing from some normal planning policies are outweighed by the benefits of conserving the asset.



*Aerial view from the east, summer 2023.*



*Frontage looking east, summer 2023.*



*To the rear looking northeast, summer 2023.*



*Aerial view from the west, summer 2023.*



*Frontage looking west, summer 2023.*



*To the rear looking northwest, summer 2023.*



*West elevation, summer 2023.*



*Shower room looking east, summer 2023.*



*Living room looking southwest, summer 2023.*



*North elevation, summer 2023.*



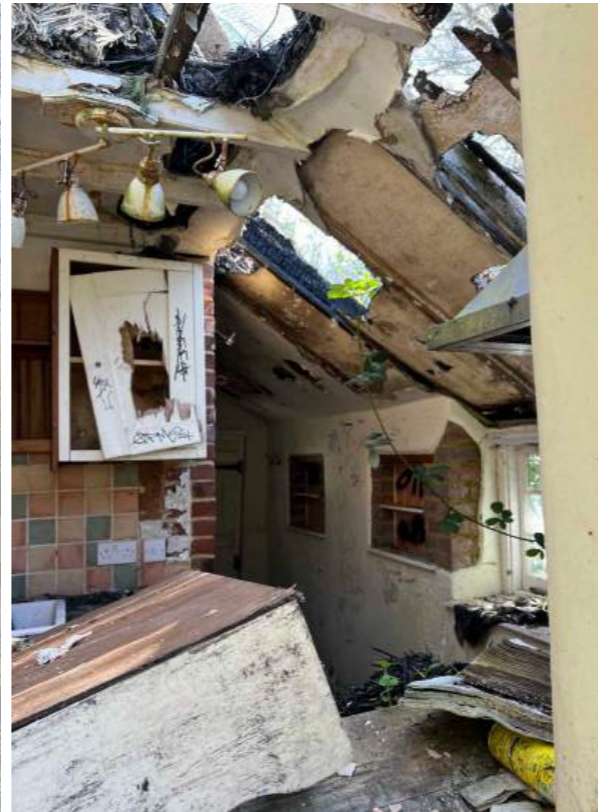
*Kitchen looking south, summer 2023.*



*Living room looking northeast, summer 2023.*



*Southwest view, spring 2025.*



*Kitchen looking southeast, spring 2025.*



*Living room looking north, spring 2025.*



*Front elevation from northwest, spring 2025*



*Stairwell looking south, spring 2025.*



*North elevation flint coursing revealed through the effects of weather, spring 2025.*

## 4 HISTORIC CONTEXT

- 4.1 Thatch Cottage, previously known until the 1960s as Durringmere, was likely constructed during the C18<sup>th</sup> probably as a modest dwelling for agricultural workers. Figures 1 & 2 appear to identify the building in the same location as today.
- 4.2 The tithe apportionment record of 1839 describes a 'House and Garden' owned by Charles Street and occupied by a John Gringer. Figure 3 shows the tithe map with the building surrounded by ponds from which the lane derives its name.
- 4.3 Figures 4-8 record the building unchanged in plan form over 180 years and the gradual development of the surrounding area to support the nursery industry.
- 4.4 The original rectangular building was probably altered, adding its single storey lean-to extension, to the western elevation and wrapping around the southwestern corner, in the early to mid C19<sup>th</sup>.
- 4.5 Figure 9 shows the setting in Pond Lane approaching from the east and the eastern elevation of the building at around the turn of the C20<sup>th</sup>.
- 4.6 There are historic brick buttresses supporting the south and west elevations and in June 1997, listed building consent was granted for partial underpinning including the rebuilding of the east elevation wall and the installation of an internal ring beam and ties. Some of this recent reconstruction (using modern concrete block) has been revealed by the complete loss of first floor and roof structure.
- 4.7 There is now no direct physical evidence of the pond(s) which have been filled in and grassed over and modern housing development has left very little of the building's wider setting remaining.

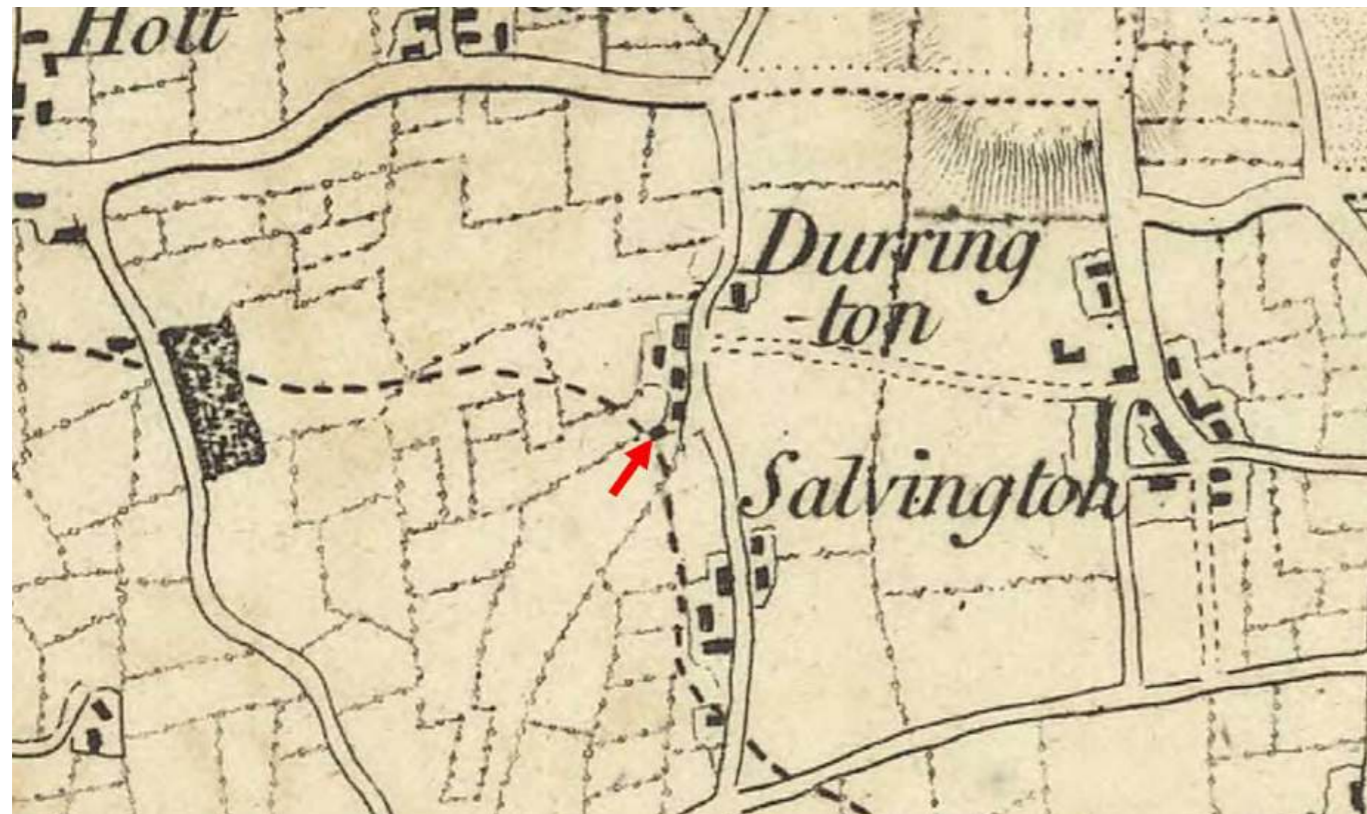


Figure 1 - Extract from 1795 map of Sussex, begun by Gardner & Yeakell, completed by Thomas Gream, with Thatch Cottage likely identified. (digitalarchive.mcmaster.ca, 2025)



Figure 2 - Extract from 1806 Ordnance Survey Drawings: Steyning (OSD 92), by Charles Budgen, with Thatch Cottage likely identified. (Wikimedia Commons, 2025)

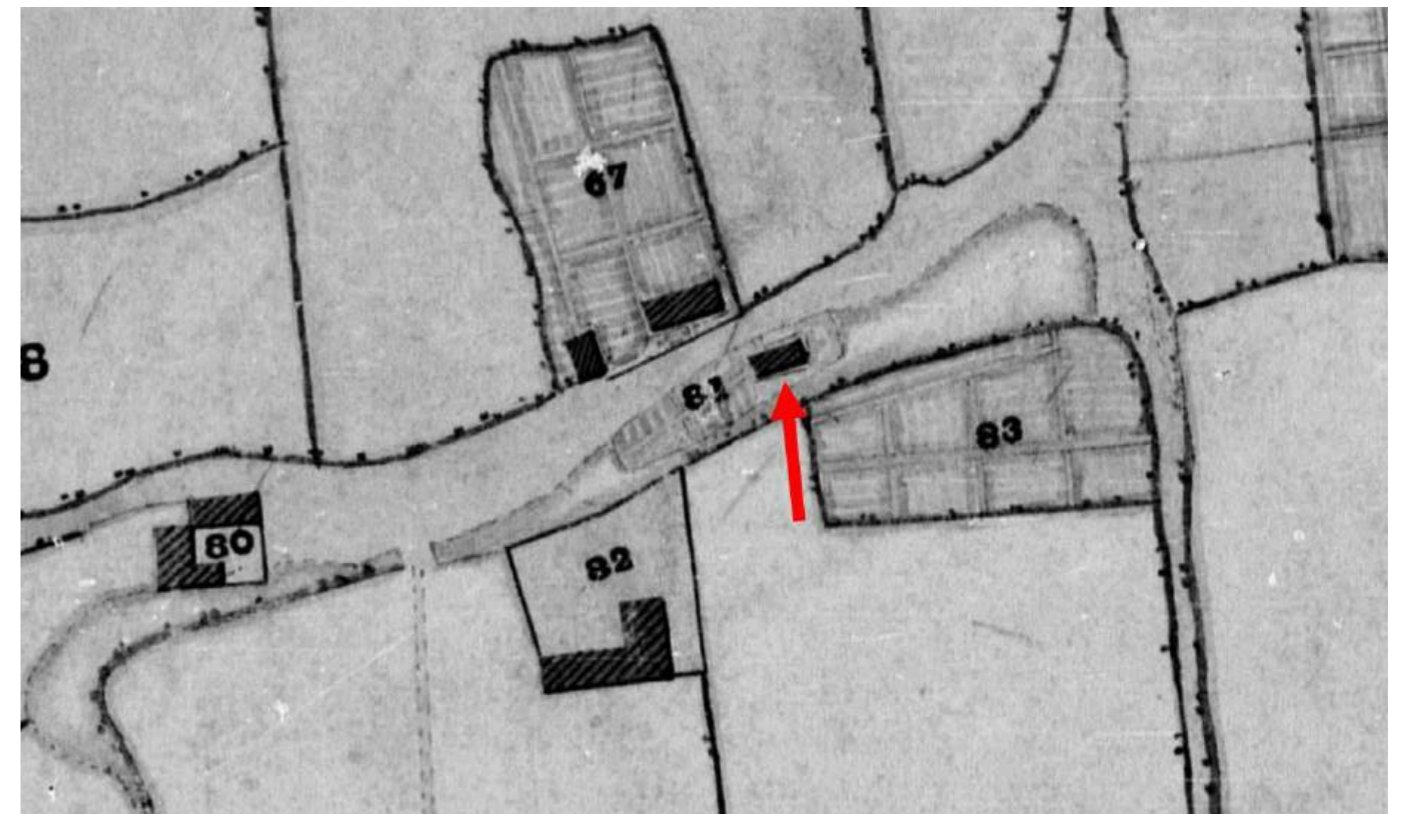


Figure 3 - Extract from 1839 Tithe map showing Plot 81, and the house known as 'Thatched Cottage' today with the adjacent ponds. (TheGenealogist.co.uk 2025)

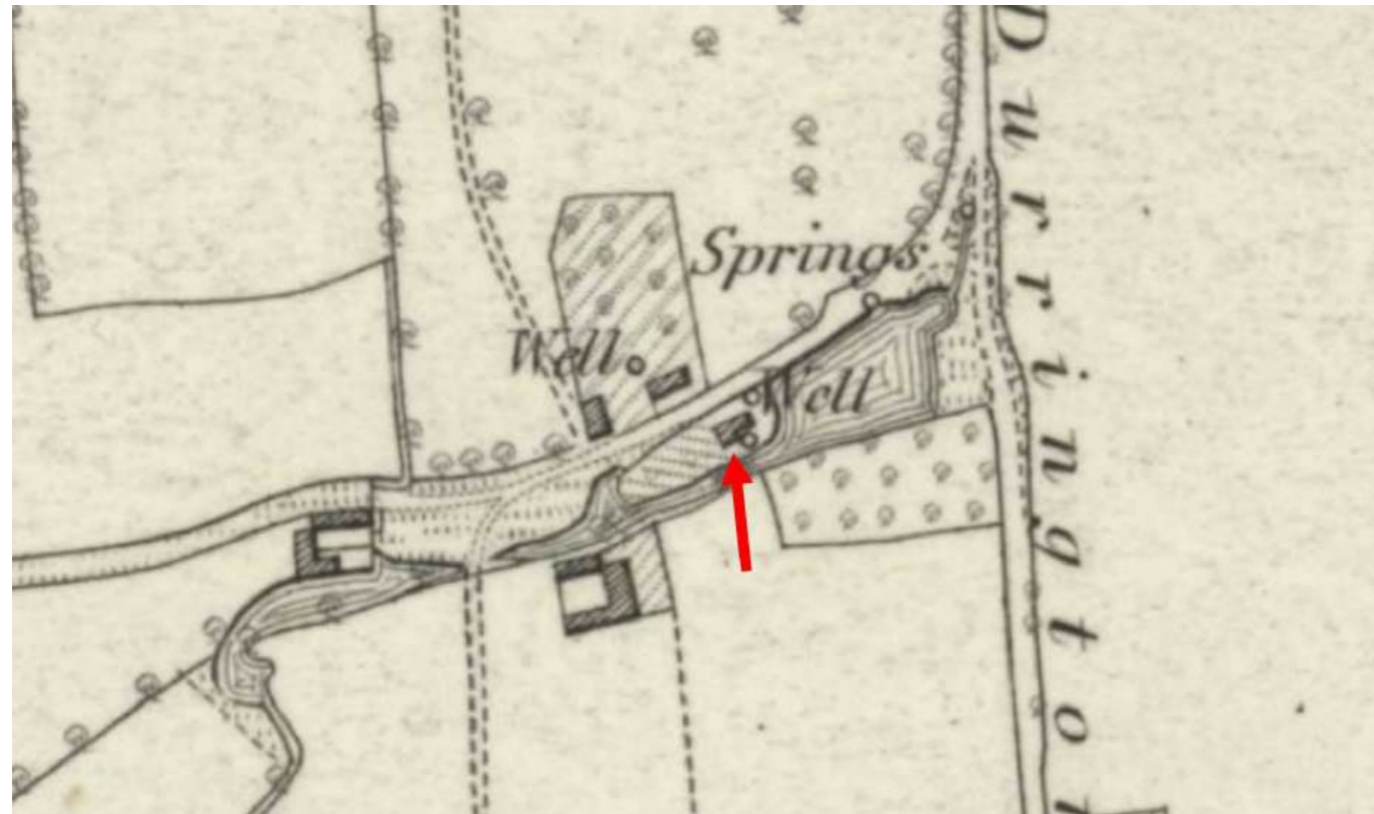


Figure 4 - Extract from OS Sussex Sheet LXIV, Surveyed 1875, Published 1879 showing the house known as 'Thatched Cottage' today and the adjacent ponds. (National Library of Scotland 2025)

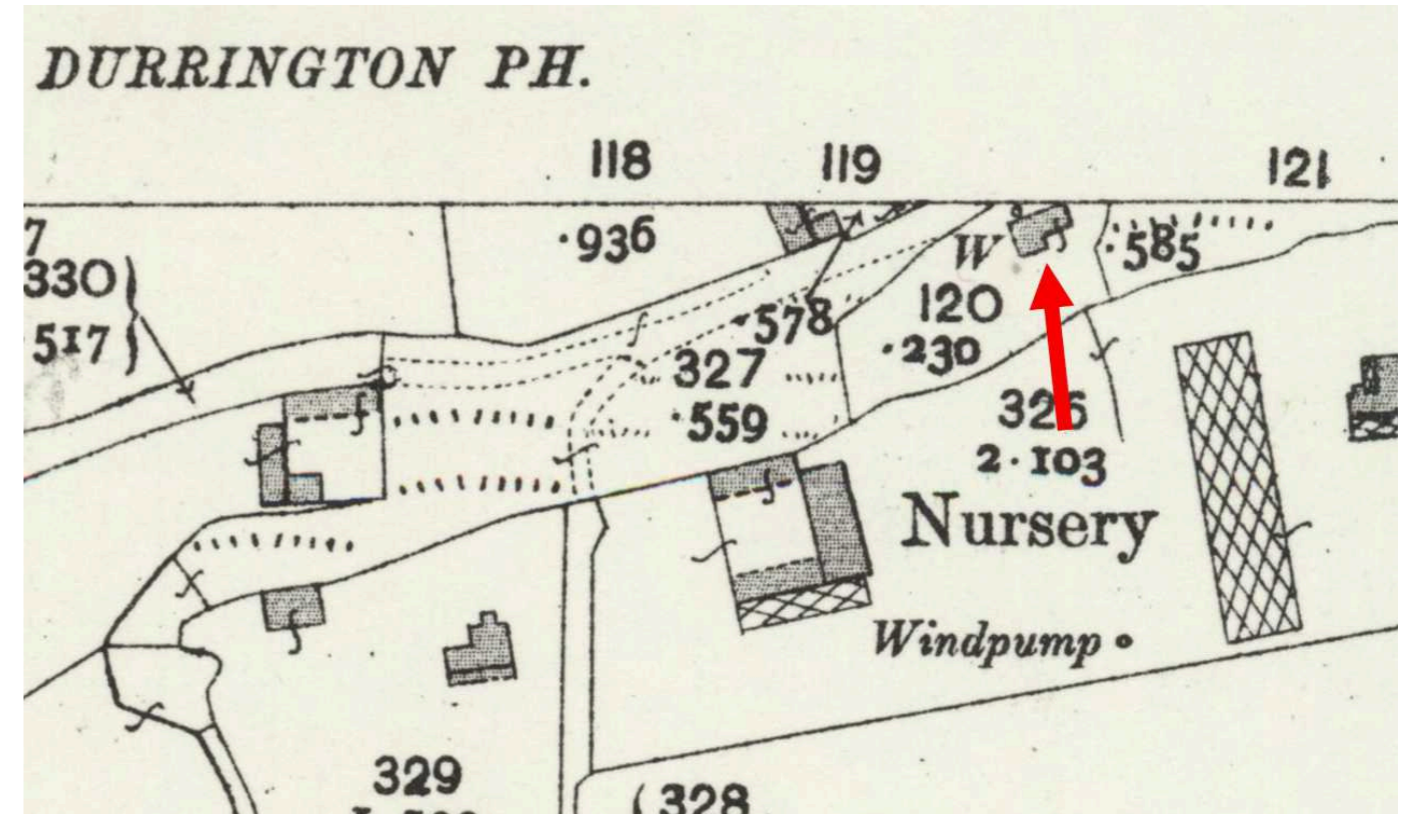


Figure 6 - Extract from OS Sussex Sheet LXIV.SW, Revised: 1909, Published: 1913 showing 'Thatched Cottage', adjacent marshland and local development. (National Library of Scotland 2025)

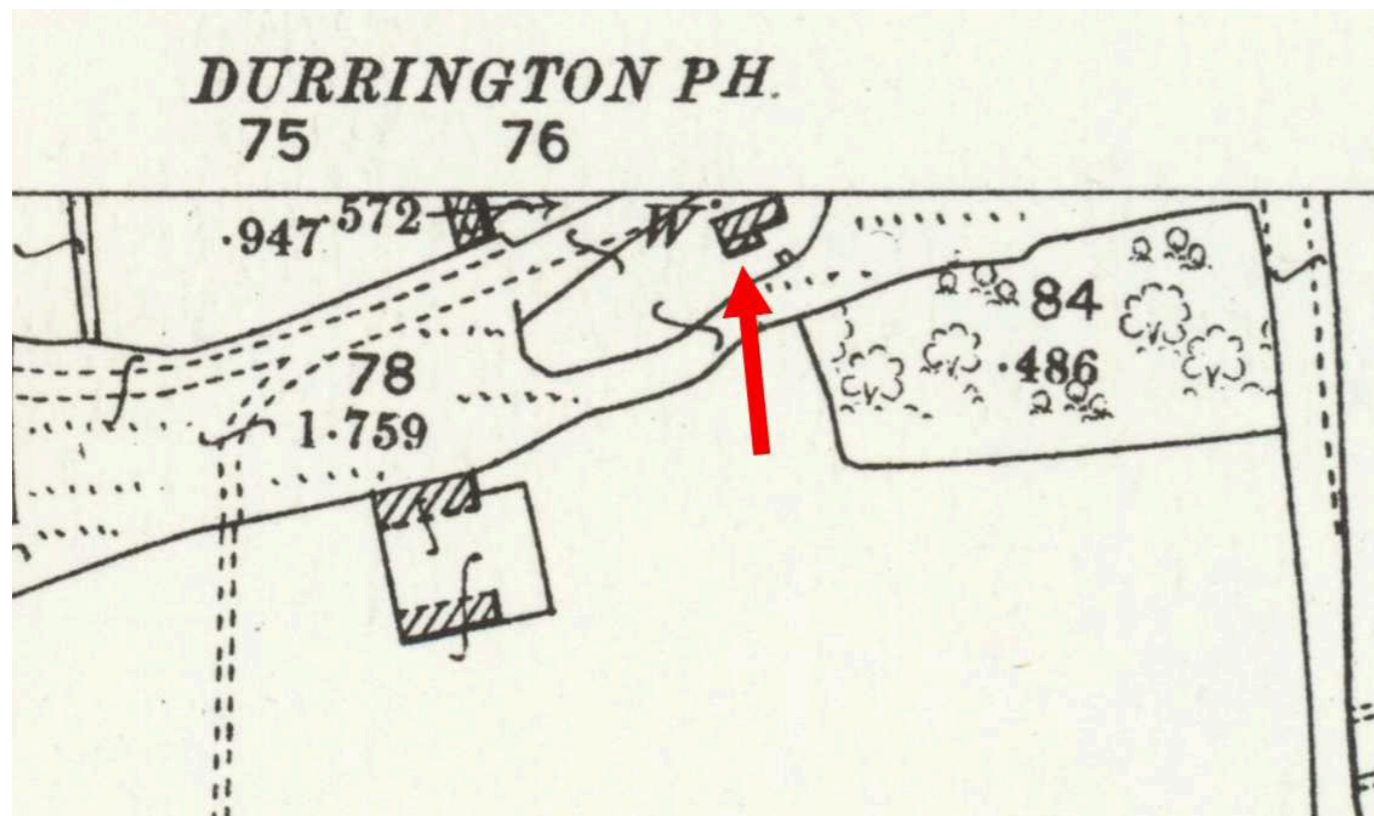


Figure 5 - Extract from OS Sussex Sheet LXIV.SW, Revised 1896, Published 1899 showing 'Thatched Cottage' and by now adjacent marshland. (National Library of Scotland 2025)

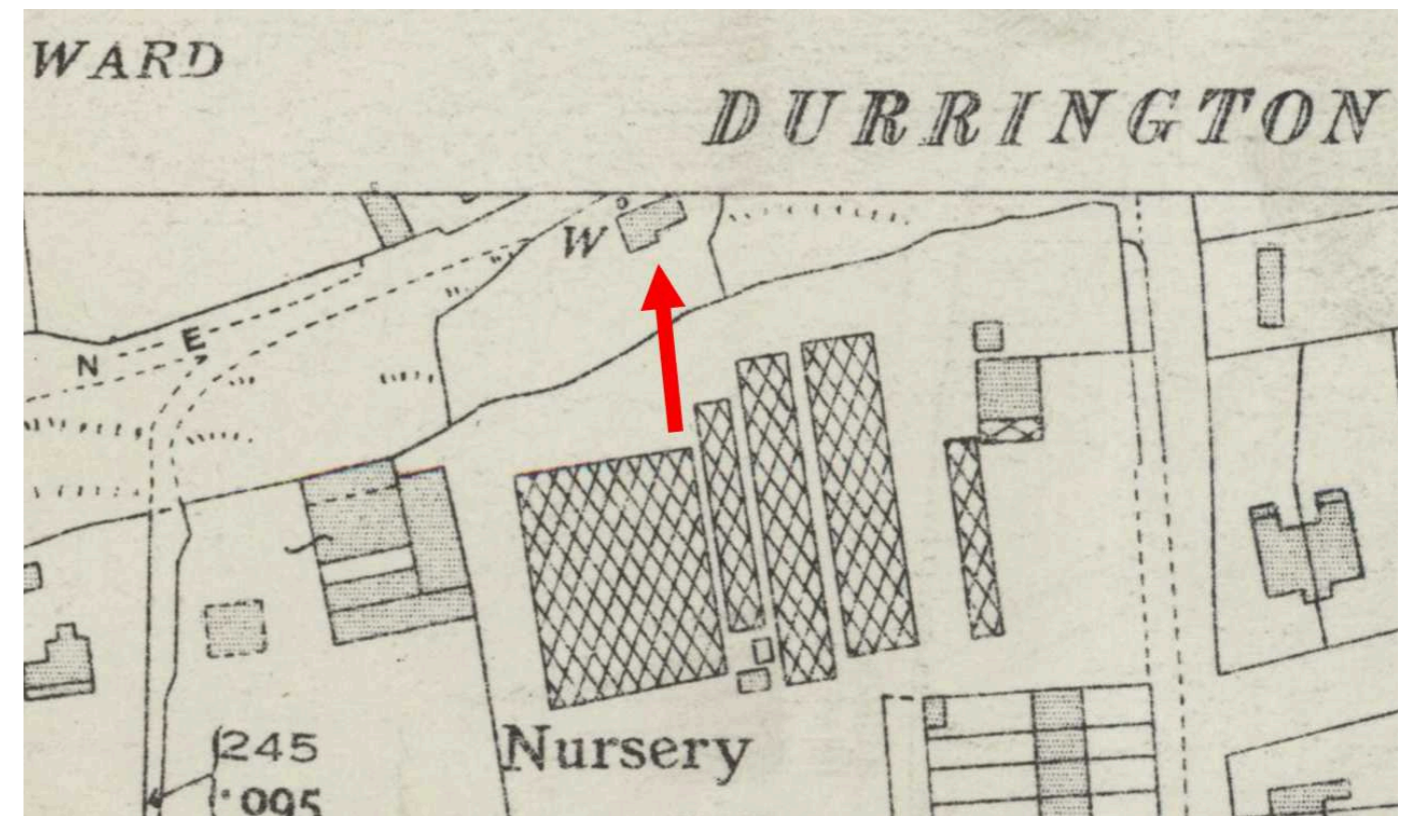


Figure 7 - Extract from OS Sussex Sheet LXIV.SW, Revised 1932 to 1933, Published c.1936 showing 'Thatched Cottage', marshland and more development. (National Library of Scotland 2025)



## 5 ASSESSMENT OF SIGNIFICANCE

5.1 The following is a brief assessment of the significance of Thatched Cottage 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 and consider also the physical and experiential aspects of the asset's setting.

5.2 This assessment of significance has been used to inform the proposals to minimise the impact on the significance of the listed building, including the contribution of its setting to that significance 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 It is clear from historic map records that the house has existed since the at least the C18<sup>th</sup> and that it once stood almost surrounded by pond(s). Small additions since the C19<sup>th</sup> to the original rectangular form have supported its continuing residential use and the remains of the drainage channel, dug in the mid C20<sup>th</sup> is visible along the southern boundary of the plot.

5.5 The boundaries of the plot on which the building stands appears to remain similar to those shown in the tithe map of 1839

### **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 building's relationship with the historic farm buildings opposite and remaining setting tells a little of the history of the area's development from farm and marsh land, through the growth of nursery business, to residential homes and this can be brought to life with visual and descriptive records.

### **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 The appearance of the building seems little changed over a hundred years or so and enduring character is expressed in the traditional, local materials used in its original construction: - painted flint walls with brick quoins and dressings, small timber casement windows, timber lintels and thatch.

### **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 building, the remaining characterful elements of its setting and the relationship with other characterful elements of the street scene, combine to conserve the memories of the area's historic rural evolution and maintain the associated social and emotional benefits.

### **Physical Setting.**

5.12 The land surrounding the building's plot to the west and south has been developed for industry and housing during the 20<sup>th</sup> although to the north and east it remains relatively open (although highly overgrown to the east). There is still a collective relationship with Durrington Farmhouse opposite and historically this was an open, rural and remote setting.

### **Experiential Setting.**

5.13 There is a sense of seclusion and privacy afforded both by the vegetation on the approach from the east and around the boundaries of the plot, although this has been created since the surrounding area became developed through industry and housing in the C20<sup>th</sup>

Impact Assessment

- 6.1 This Heritage Statement has followed a four-step approach as set out in Historic England's 'The Setting of Heritage Assets' Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), 2017, in order to determine the impact that the proposal has on the setting of the heritage asset.
1. *Identify which heritage assets and their settings are affected.*
  2. *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.*
  3. *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.*
  4. *Explore ways to maximise enhancement and avoid or minimise harm.*
- 6.2 It is acknowledged that the two proposed new dwellings in the western section of the plot, sit in the immediate setting of the listed building where nothing has been recorded previously. This has a minor negative impact on the aesthetic value of the building and its setting, although the value of the building's relationship with the mere or pond(s) and the rural nature of the area had already been completely eroded since the pond was drained in the 1985 and the subsequent modern development. Even so, the proposed new dwellings will result in less than substantial harm at the lower end of the scale.
- 6.3 The repair and restoration of the fire-ruined listed building, including the removal of inappropriate modern materials that have been found to have been added over recent years, will clearly have a highly positive impact on the evidential and aesthetic values of the building and its setting. Historic materials will be retained in their original locations where still serviceable and the building will be returned to its former appearance, enhancing the street scene.
- 6.4 Opening up the eastern section of the plot in particular and the frontage in general will have a highly positive impact on the aesthetic and communal values of the building and its setting. The eastern elevation of the building will become more visible in the street scene and the perceivable depth of the plots will be reinstated. Pond Lane will appear far less enclosed here as result and the building's relationship with Durrington Farmhouse opposite will be restored.

Conclusion

- 6.5 The proposal is based on a thorough understanding of the character and appearance of Thatched Cottage, its setting and its significance as a designated heritage asset.
- 6.6 The proposal clearly sets out a positive strategy for the conservation of the heritage asset at great risk as required in Paragraph 203 of the NPPF.
- 6.7 The proposal focuses heavily on the conservation of the heritage asset whilst acknowledging less than substantial harm to its significance as required in Paragraph 212 of the NPPF.
- 6.8 The proposal weighs the less than substantial harm created by the new development against the clear public benefits to the listed building and its setting by restoring it and securing the optimum viable, thereby conserving and enhancing its significance.
- 6.9 It is accepted that proposals specifically designed to facilitate repair of designated heritage assets are permissible only in the interests of the asset rather than of the owner. However where there is no alternative to achieving the long term security of the asset, such schemes must be acceptable in principle.
- 6.10 The impact of the works proposed in this report have been assessed and they are considered overall to conserve the significance of the Listed Building and its setting.
- 6.11 The proposal outlined here is therefore considered to be compliant with the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF), PPG and The Worthing Local Plan (adopted 28<sup>th</sup> March 2023).

APPENDIX 1 - LISTED BUILDING REPAIR & REINSTATEMENT

Item Description	Unit	Qty	Rate	Total	Item Description	Unit	Qty	Rate	Total	
<b>1.0 Demolition &amp; Clearance</b>					<b>6.0 Mechanical &amp; Electrical</b>					
1.1 Isolate incoming electrical supply and make safe.	man day	1.00	£250.00	£250.00	6.1 Supply and install new water supply pipework and soil waste pipework.	item	1.00	£7,000.00	£7,000.00	
1.2 Access equipment/scaffold.	item	1.00	£4,000.00	£4,000.00	6.2 Plumbing works generally including pipework, radiators etc	item	1.00	£18,000.00	£18,000.00	
1.3 Take down all remaining structures above wall plate, including first floor timbers.	man day	4.00	£250.00	£1,000.00	6.3 Supply and install new electrical consumer unit, power circuits, switched outlets etc.	item	1.00	£5,000.00	£5,000.00	
1.4 Clear debris and collapsed structures from ground floor.	man day	2.00	£250.00	£500.00	6.4 Supply and install new lighting circuits, switches and surface mounted/plain pendant fittings.	item	1.00	£3,000.00	£3,000.00	
1.5 Strip out kitchen and shower room cabinetry, appliances, fittings, tiling etc.	man day	2.00	£250.00	£500.00	6.5 Supply and fit heat, smoke, & CO detection.	item	1.00	£1,000.00	£1,000.00	
1.6 Strip out all existing electrical consumer units, cabling, back boxes and face plates.	man day	2.00	£250.00	£500.00	6.6 Supply and fit TV aerial and cabling.	item	1.00	£500.00	£500.00	
1.7 Strip out all water supply pipework back to incoming main and all soil waste pipework.	man day	2.00	£250.00	£500.00	6.7 Supply and install new solid fuel burning stove with insulated chimney flue liner.	item	1.00	£4,000.00	£4,000.00	
1.8 Strip out staircase, fitted/built-in joinery, windows and doors and frames.	man day	4.00	£100.00	£400.00	<b>7.0 Kitchen</b>					
1.9 Set aside historic bricks, flints, timbers, other salvageable elements for potential re-use.	man day	1.00	£250.00	£250.00	7.1 Supply and fit new Howdens mid-range cabinetry, worktops, sink, taps.	item	1.00	£8,000.00	£8,000.00	
1.10 Remove demolition waste and vegetation to required to clear construction site.	man day	4.00	£250.00	£1,000.00	7.2 Supply and fit mid-range electrical appliances - oven, hob, fridge/freezer, extractor fan.	item	1.00	£2,000.00	£2,000.00	
1.11 Skips / waste away	each	10.00	£300.00	£3,000.00	<b>8.0 WC/Shower Room &amp; Bedroom Vanity</b>					
<b>2.0 Consolidate, Protect</b>					<b>8.1</b>					
2.1 Install props and braces to beams/joists if required.	item	1.00	£500.00	£500.00	Supply and fit new mid-range porcelain close-coupled WC, hand basin on vanity unit, corner shower tray and enclosure.	item	1.00	£4,000.00	£4,000.00	
2.2 Provide temporary roof and general weather protection.	item	1.00	£10,000.00	£10,000.00	<b>8.2</b>					
<b>3.0 Masonry</b>					Supply and fit electric shower heater/mixer unit, extractor fan and heated towel rail.					
3.1 Re-build first floor gable and partition walls in brick/block with flint facing to match prior to demolition, using suitable lime mortar mix and reusing brick & flint.	item	1.00	£6,000.00	£6,000.00	<b>8.3</b>					
3.2 Rebuild chimney stack to match prior to demolition, re-using brick and pots where possible and suitable lime mortar mix.	item	1.00	£5,000.00	£5,000.00	Supply and fit surface mounted bedroom basin on vanity unit.					
3.3 Repair/repoint fire/water damaged walls as required.	m <sup>2</sup>	10.00	£200.00	£2,000.00	<b>9.0 Decorations</b>					
3.4 Hack off weather damaged plaster from ground floor internal masonry walls and repair in lime plaster.	m <sup>2</sup>	50.00	£100.00	£5,000.00	<b>9.1</b>					
<b>4.0 Carpentry &amp; Joinery</b>					Remove external paint from masonry surfaces using DOFF system.					
4.1 Pitch new roof structure to emulate that prior to fire in treated softwood.	item	1.00	£7,000.00	£7,000.00	<b>9.2</b>					
4.2 There is evidence of a close boarded deck remaining on the front porch - allow to reinstate/m <sup>2</sup> .	m <sup>2</sup>	4.00	£50.00	£200.00	Refinish all external previously painted and new masonry surfaces with Keim mineral paint.					
4.3 Reconstruct first floor structure, refitting dismantled timbers in original locations and repairing beams/joists where required.	item	1.00	£5,000.00	£5,000.00	<b>9.3</b>					
4.4 Allow for repairs to existing windows including reglazing as required, re putty and general repairs	item	1.00	£4,000.00	£4,000.00	Paint all internal fitted/built-in joinery, windows, doors, frames and skirtings with water based primer, undercoat and topcoat.					
4.5 Fit new staircase, fitted/built-in joinery, windows, doors, frames and skirtings to match those prior to fire, repairing and re-using historic fabric where possible.	item	1.00	£20,000.00	£20,000.00	<b>9.4</b>					
4.6 Form new softwood timber stud partitions with mineral wool acoustic batts, from floor to underside of new roof structure arrangement.	item	1.00	£2,000.00	£2,000.00	Paint all internal plastered masonry surfaces with 2-3 coats Keim mineral paint or similar. Paint all internal plasterboard surfaces with 2-3 coats Dulux paint or similar.					
4.7 Plasterboard new partitions.	m <sup>2</sup>	20.00	£20.00	£400.00	<b>9.5</b>					
4.8 Skim plaster new plasterboard surfaces.	m <sup>2</sup>	20.00	£25.00	£500.00	Fit tiled ceramic splashbacks and full height in kitchen, shower room and bedroom vanity unit.					
<b>5.0 Roof Covering</b>					<b>9.6</b>					
5.1 Supply and fit new water reed thatch to minimum 500mm thickness to all roof slopes, to 50 x 25 treated batten open frame grid, laid over Dorset Model fire rated board. All ridge, gable, eaves, hip and valley details to match those prior to fire.	m2	66.00	£650.00	£42,900.00	Paint all external previously painted and new woodwork with water based primer, undercoat and topcoat.					
5.2 Supply and fit 120mm PIR insulation between rafters with vapour barrier below.	m <sup>2</sup>	66.00	£30.00	£1,980.00	<b>9.7</b>					
5.3 Plasterboard underside of new rafters	m <sup>2</sup>	54.00	£20.00	£1,080.00	Clean, prepare and oil, all previously bare timber surfaces.					
5.4 Skim plaster new plasterboard surfaces.	m <sup>2</sup>	20.00	£25.00	£500.00	<b>10.0 Floor Coverings</b>					
<b>11.0 Miscellaneous</b>					<b>10.1</b>					
					Clean and seal brick floor to sitting room.					
					<b>10.2</b>					
					Clean and seal quarry tiled floor to kitchen and rear lobby.					
					<b>10.3</b>					
					Take up existing and lay new ceramic floor tiling to WC/shower room.					
					<b>10.4</b>					
					Fit new mid-range carpet to entrance hall, staircase and first floor.					
					<b>11.1</b>					
					Reinstate exterior footpaths, beds, borders and planting.					
									<b>Subtotal</b>	<b>£205,760.00</b>
									OH&P at 0%	£0.00
									VAT	£41,152.00
									<b>TOTAL</b>	<b>£246,912.00</b>



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.

#### **National Planning Policy Framework**

Chapter 16, ‘*Conserving and enhancing the historic environment*’ (Paragraphs 202 to 221) of the NPPF, updated and adopted 12<sup>th</sup> 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 28<sup>th</sup> 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).

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.



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