6 Windmill Parade
173 Old Shoreham Road
Southwick
West Sussex
BN42 4QB

HERITAGE STATEMENT

Planning Application Details

- **Application Reference:** AWDM/0016/25
- **Planning Officer:** Dawn Anthony-Unsted
- **Email:** Dawn.Anthony-Unsted@adur-worthing.gov.uk
- **Address:** Greenstede House, Durrington Hill, Worthing, West Sussex

1. Introduction

This Heritage Statement has been prepared in support of an application for **Listed Building Consent** for the installation of a **5.88kW solar photovoltaic (PV) system** at **Greenstede House, Durrington Hill, Worthing, West Sussex (Listed Building Number: 1025820)**. The proposal involves the installation of **14 solar panels** on a **modern part of the property and the detached garage**, facing south.

The property is **Grade II listed** and located within the **Durrington Conservation Area**. This statement evaluates the significance of the heritage asset, the potential impact of the proposed works, and the justification for the installation, in accordance with national and local planning policy.

2. Site Description and Heritage Context

2.1 Site Location

- **Address:** Greenstede House, Durrington Hill, Worthing, West Sussex.
- **Heritage Designation:** Grade II Listed Building (Listed on **21st May 1976**).
- **Conservation Area:** Durrington Conservation Area.
- **Local Authority:** Adur & Worthing Councils.

Greenstede House, formerly known as **Hebron House**, is a **two-storey detached house** with **early 18th-century origins**. It features a **steep slated roof, wooden eaves, casement windows, and a ridge chimney**, elements characteristic of traditional vernacular architecture. The property is surrounded by **mature trees and hedges**, providing significant screening from the public domain.

2.2 Historical Significance

Greenstede House is a **heritage asset** that contributes to the architectural and historical character of the Durrington Conservation Area. The **Listing Description** highlights the property's **historic roof structure, window arrangements, and traditional materials** as key aspects of its significance.

2.3 Planning History

A review of **previous planning applications** at Greenstede House has been undertaken. The relevant applications include:

- **1999:** Alterations to existing dormer and provision of a new dormer window to the south elevation; new window to north elevation of kitchen; and demolition of kitchen chimney stack.
- **1991:** Erection of a dwelling and garage, along with a double garage to serve Greenstede House.
- **1986:** Construction of a **brick wall** at the southeastern corner of the site to replace an existing chain-link fence.
- **1977:** Single-storey **extension** to provide a dining room.
- **1964: Carport** construction and entrance porch reconstruction.

These previous applications demonstrate that the property has undergone **modifications over time**, while maintaining its **heritage character**.

2.4 Planning Policy Context

The proposal is assessed against the following planning policies:

- **National Planning Policy Framework (NPPF 2023)** - Section 16: Conserving and Enhancing the Historic Environment.
- **Worthing Local Plan (2023)** - Policies DM5 (Quality of the Built Environment) and DM23 & DM24 (The Historic Environment).
- **Planning (Listed Buildings and Conservation Areas) Act 1990** - Duty to preserve and enhance the character and appearance of listed buildings and conservation areas.

3. Proposed Works

3.1 Summary of the Proposal

The proposed **solar PV system** consists of **14 panels**, installed as follows:

- **7 panels** on the **flat roof extension** (south side of the property).
- **1 panel** on the **stepped-down southerly pitched roof** (labelled panel '07').
- **6 panels** on the **southerly pitched roof of the detached garage**.

The system has been carefully designed to **minimise visual impact** and maintain the **architectural integrity of the property**. The panels will be mounted using **black anodized clamps** to match the **black-framed panels**, ensuring a cohesive aesthetic.

4. Schedule of Works

4.1 General Information

- **Estimated Duration:** No longer than 5 days.

- **Contractor:** DW Renewable Energy Ltd.
- **Working Hours:** Monday to Friday, 8 AM to 5 PM.
- **Start Date:** Within 2 weeks of planning approval.

4.2 Work Phases and Tasks

- **Preliminary Works:**
    - Load calculations completed (submitted with planning application).
    - Scaffolding erected to **garage only**, with ladder access to the single-storey flat roof.
    - Scaffolding to be erected 1 day before work and removed within 2 days of completion.
- **Installation Process:**
    - **Roof Hook Installation:** Rafters located, two tiles temporarily removed for installation of **Schletter roof hooks**, secured using **80mm stainless steel screws**.
    - **Hook Stops:** Placed under roof hooks for added protection.
    - **Flat Roof Installation:** Van Der Valk system surface-mounted on **rubber feet**, with a **maximum ballast of 252kg spread load**.
    - **Panel Installation:** Panels manually lifted and positioned, secured with **black anodized clamps**, torqued as per manufacturer recommendations.
    - **Cable Routing:** Copex-protected cables routed inside **roof voids** to eliminate external visibility.
    - **Main Feed Cable:** External high-run to the **north side of the property**, as per **rear elevation drawing**.
    - **Testing & Commissioning:** System tested per **MCS specifications** and **NICEIC regulations**.
- **Post-Installation Works:**
    - System commissioning and compliance verification.
    - Removal of scaffolding and site cleanup.
    - **All waste recycled** where appropriate, managed by DW Renewable Energy Ltd.

5. Conclusion

The proposed solar PV installation at **Greenstede House** has been **carefully designed** to respect the **historical significance** of the property and the **Durrington Conservation Area**.

Given the **reversible nature** of the installation and the **negligible impact** on the architectural fabric, the proposal should be considered **acceptable** under planning policy guidelines.

Prepared by: Simon Youngman
Company: DW Renewable Energy Ltd
Date: 23/01/2025