

HERITAGE STATEMENT

ADDENDUM

Tuesday, 18th February 2026

Project Proposal:	Application to seek listed building consent to remove historic chimney & install rear door to provide access to rear courtyard
Revision:	A
Project Reference:	037
Site Address:	Rose Cottage, 202 Salvington Road, Worthing, BN13 2JS
Applicant:	Mrs Elshof

1.0 – INTRODUCTION

1.1 – Purpose of Statement

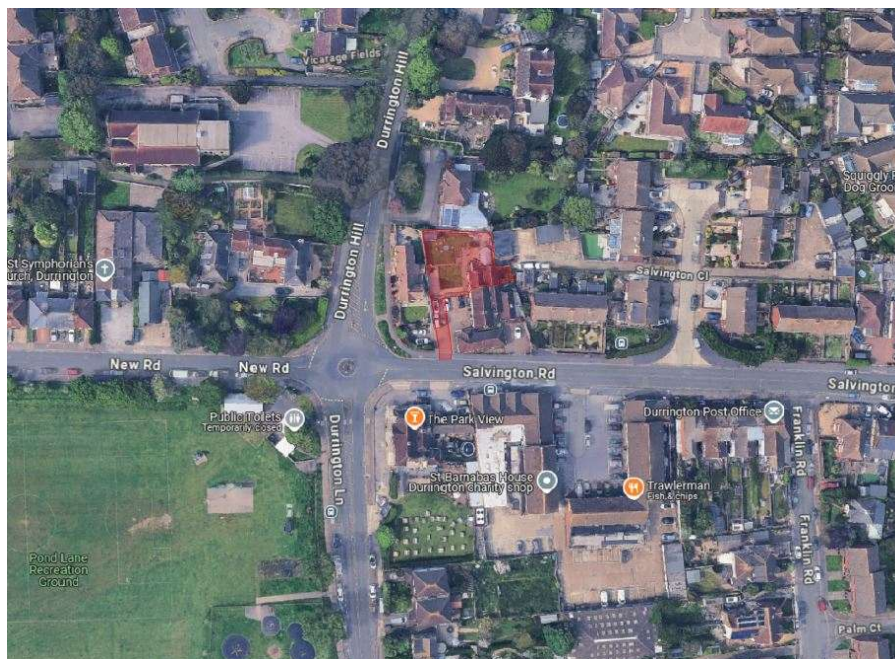
This statement supports the application to gain Listed Building Consent to regularise the removal of a chimney to the east elevation of Rose Cottage and to seek consent for the insertion of a rear access door.

It is acknowledged that an enforcement notice has been issued in relation to the removal of the chimney without listed building consent. This application is submitted in order to regularise the current situation and ensure that the property is fully compliant moving forward.

The current owners did not undertake the removal of the chimney. Based on available evidence and correspondence, the works appear to have occurred between 2019 and 2022, prior to the applicant's ownership. This application is therefore made in good faith to regularise the position and secure the long-term conservation of the listed building.

1.2 – Location

Rose Cottage is located on Salvington Road in the Durrington area of Worthing. The site is roughly 0.0472 Hectares and is accessed via Salvington Road. The property is a residential property and is privately owned.



1.3 – The Applicant

The applications are Mr & Mrs Elshof who are the freehold owners of the application site.

2.0 – INTRODUCTION

2.1 – Statutory Duty

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

2.2 – National Planning Policy Framework (NPPF)

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal. Relevant historic record should be consulted.

Paragraphs 205–210 of the NPPF require that where impact to a designated heritage asset is identified, this impact must be clearly justified and weighed against the desirability and positive contribution where applicable.

The level of detail within this Heritage Statement is proportionate to the Grade II status of the building and to the scale and location of the works, which relate solely to a secondary rear elevation and do not affect the principal elevation or primary architectural features of the building.

3.0 – Proposed Works

3.1 – Proposal Description

This application seeks to regularise the current condition of the property 202 Salvington Road and to seek consent for “works” already undertaken to retain the building as existing without mitigation.

Further to this, there is an in accessible parcel of land to the east of the property which is owned by the applicant. It is proposed that a new set of patio doors are to be installed on the east elevation to enable access to this parcel of land & allow the applicant to use and maintain it. Seeking approval for work granted previously as part of application AWDM/2178/21.

3.2 – Use of Proposed Accommodation

The proposal does not change the current use of the property.

3.3 – Access Considerations

The proposed works do not alter the existing access arrangements to the property and do not impact on public access or rights of way.

3.4 – Existing Layout

The existing layout of the property is to remain the same.

3.5 – Proposed Layout

The proposed drawings show the property without the chimney to reflect the onsite condition and the doors installed within the east flank wall as shown on drawings 037.020 & 037.021.

4.0 – HISTORICAL CONTEXT

4.1 – Description of Existing Property and Historical Background

Rose Cottage is an attractive 2 storey, end of terrace property forming part of the original cottage. Constructed circa 1723, and extended in 1808, the modest property is formed of knapped flint with red brick dressings. It boasts, 4 brick chimney stacks and a tiled roof. The 1808 wing is inscribed with the initials “O.T.A” (the “O” standing for Overington).

The left side addition of 1 bay which is rendered with 2 gables to the rear elevations. Red brick quoins mark each corner of the property, and each first-floor window has decorative brick aprons. The 19th century casement windows are timber construction and white painted.

Internally, surviving historic features include a large central timber beam and original fireplace. Notably, one room contains a traditional brick hearth with carved wooden lintel (bressummer) sporting a lamb’s-tongue stop and built in spice cupboard contributing to the cottage’s authentic period character. ([r. Historic England](#))



(Map of listed assets at Salvington Road, Worthing)

It is worth clarifying that in 2002 the property was sub divided into what is now, 202 Rose Cottage (the applicant site) & 202a The Old School House. The original structure 202a has the date stone of 1808 & Rose Cottage has a date stone of 1810. The fireplace described within the listing, the flint work

& red brick detailing described also relates to the Old School House, now 202a Salvington Road and not the applicant site Rose Cottage. Which is instead, a rendered property.

For the avoidance of doubt, it is acknowledged that both properties are contained under the same listing and should not be measured differently in respect of assessing a historical asset. But it can be said that the listing presents some confusion as to where the described historical assets lie.

4.2 – Historical Context

Rose Cottage is included within the Durrington conservation area which has a long history of settlement, the parish church of St Symphorian incorporates the remains of an 11th century chapel. Other buildings of significant historic interest in this settlement date from the 18th century or early 19th century.

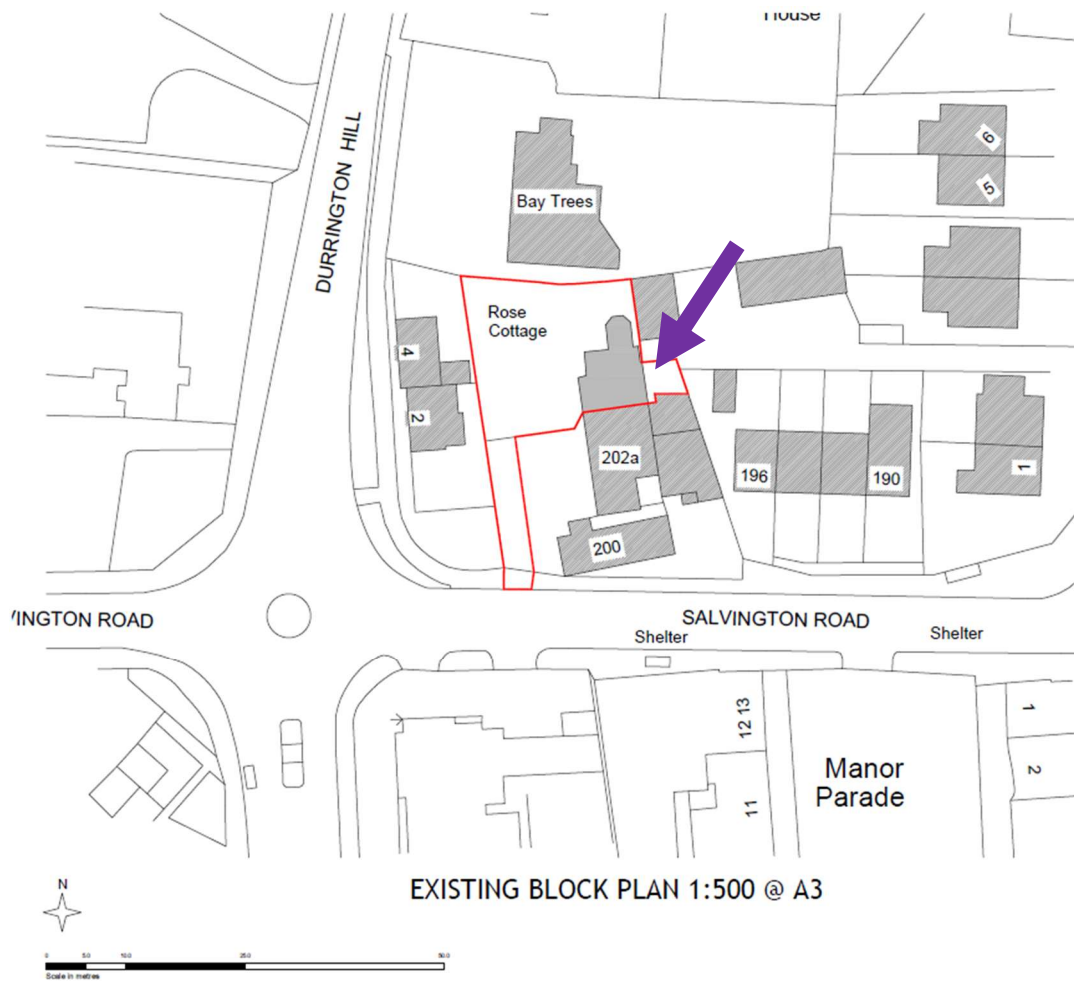
Rose Cottage dates in part from 1723 and was extended in 1808. There was a forge on the site adjacent to Rose Cottage from at least 1768 and this appears to have been a key component of the economic development of the area.

The house & forge was occupied by the Overington family who were associated with these building for over 250 years. Henry Overington came to Durrington from Hampshire in 1740 to run the local blacksmiths. The family continued to run a business from the property well into the twentieth century where Overington's held the important offices of the parish including the Overseer of the Poor, Highway Surveyor, Churchwarden and Parish Constable (Worthing Heritage Alliance Org c2014)

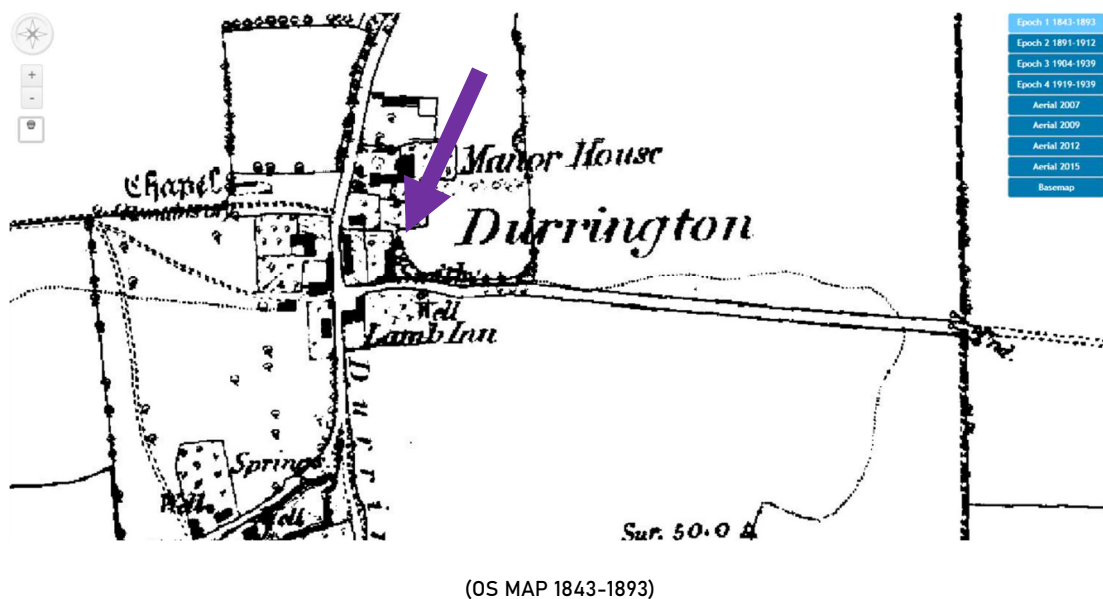
200 Salvington Road which fronts the road was part of the development is seen in this image below and clearly shows the significance these buildings had in establishing the area known today.



The chimney to which this application relates to was positioned at the rear of the property within a small courtyard within the properties demise as shown in the location plan over page.

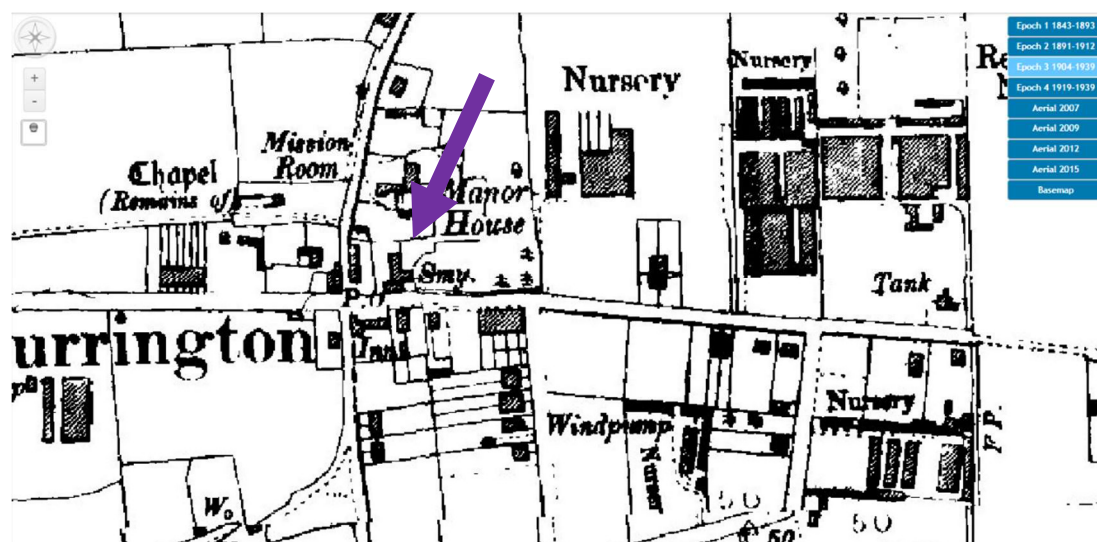


The rear courtyard is not accessible from the property nor the external curtilage. It can be seen from the historic OS maps of the area that there may have been a structure in this area. Maps between 1891 & 1912 indicate this area may have contained a historic structure however, a subsequent OS map dated between 1904 & 1939 clearly show no structure but do clearly outline Rose Cottage, 200 Salvington Road & Wheelwrights Cottage 198 Salvington Road.





(OS MAP 1891-1912)



(OS MAP 1904-1939)

Whilst the earlier OS Maps indicate possible structures it is unclear due to their clarity. What can be identified is the development of the area over time with the settlement forming between Durrington Hill & Salvington Road with further progression evolving to the East. In the OS extract above dated 1904-1939 it is the Rose Cottage, extension (applicants property), Forge/ Old School House, now 202a Salvington Road, 200 Salvington Road & 198 Salvington Road (Wheelwrights Cottage) are clearly define with no structure indicated to the rear of 198 Salvington Road. Later maps including OS Map extract dated 1951-1975 clearly show further evolution of the site and massing is depicted to the rear of 198 Salvington Road. Further housing and car parking has also evolved during this time period.



(fig.1)

4.3 – Planning History

Previously the property has had applications to extend and alter the existing footprint and façade. Application AWDM/0285/25 (approved) the most recent application which sought after permission to install a new combination boiler & flue. AWDM/2178/21 is a previous application which proposed to demolish the existing conservatory and lean-to extension and construct a two-storey extension, including minor internal alterations to enlarge the family home. This application was approved in Jun 2022.

Other notable applications include AWDM/0714/14 a listed building consent to erect and attached 2-bedroom dwelling to the north side of the property including associated alterations to the existing cottage. Within this application, it can be seen on the existing drawings that the chimney is still in place (Ref: 21/140/SK03). There is no reference to a lean to or workshop in this part of the garden nor a detailed heritage statement provided to detail or acknowledge this element of the property. This application was approved in 2015 but the work not undertaken.

It is noted that within the application AWDM/2178/21 the officers report acknowledges the introduction of a rear door into Rose Cottage allowing access into the existing courtyard on the east side (Ref: AWDM.2178.21 – Officer Report).

Another application of relevance is WB/96/0829. Within the decision notice, condition 6 appears to be of consideration, noting *“The dwelling hereby approved shall not be occupied until the proposed rear garden shown on the deposited plan (following the entire demolition of the rear part of the store) has been provided to the satisfaction of the Local Planning Authority.”*

Reason: To provide a satisfactory environment for the occupiers of the dwelling and to safeguard the setting of the adjacent listed building.”

There are no supporting drawings depicting the area, store or chimney and the chimney was not referenced. However, the statement does indicate that as part of the application to convert the existing store into a dwellinghouse required removal of structures abutting Rose Cottage.

4.4 – Chimney History

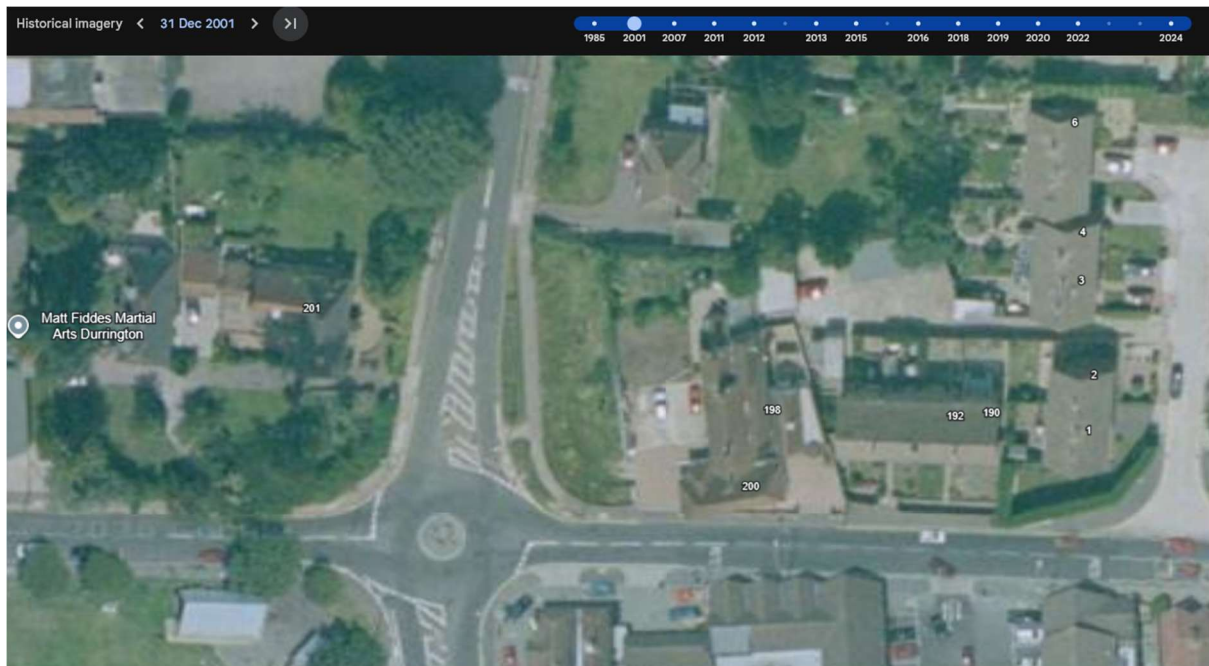
Further information gathered in respect of the chimney indicate that the structure was independent of the main property despite being attached. It was not integrated into the building as a typical internal fireplace flue may be, as can be seen elsewhere on the property. The chimney built in brickwork is a straight single column, with a single brick stepped crown, flaunching and a single pot. It was lower than the main ridgeline of the listed property & could not be seen from Salvington Road. The brickwork used is of mixed type generally red in colour and is not entirely consistent with the listed building.

The chimney has access from inside the listed building, Rose Cottage and prior to its removal had a connection at high level from the aga serving the property.

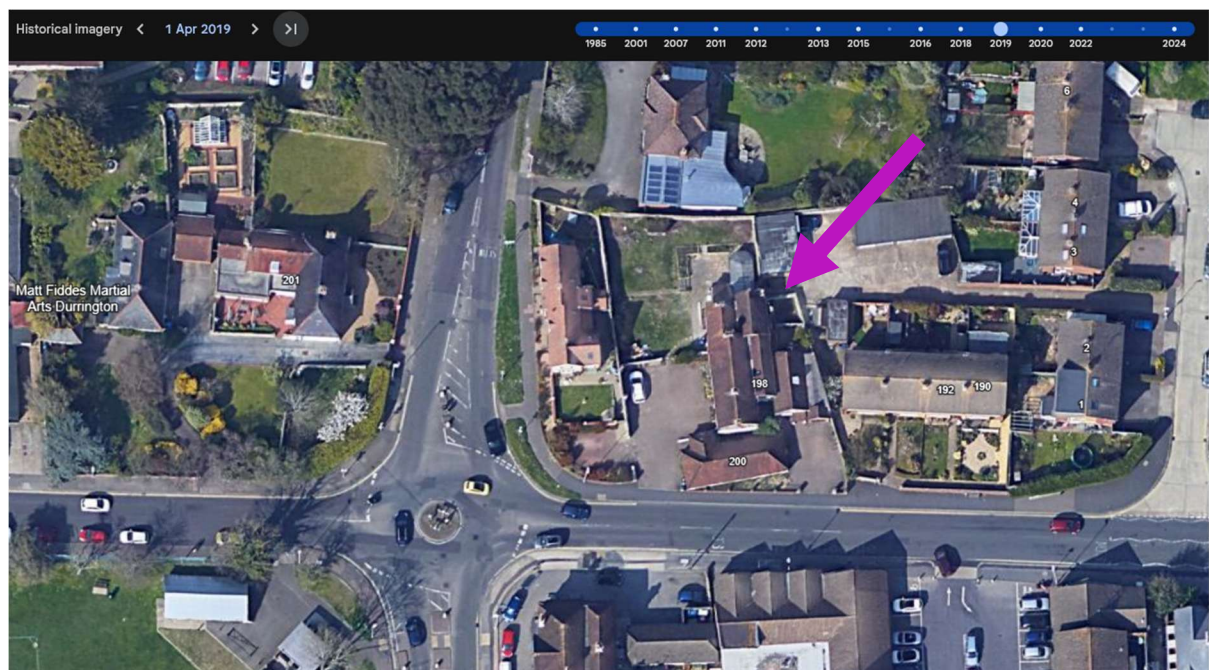
The image below taken circa 2012 can be found below for context.



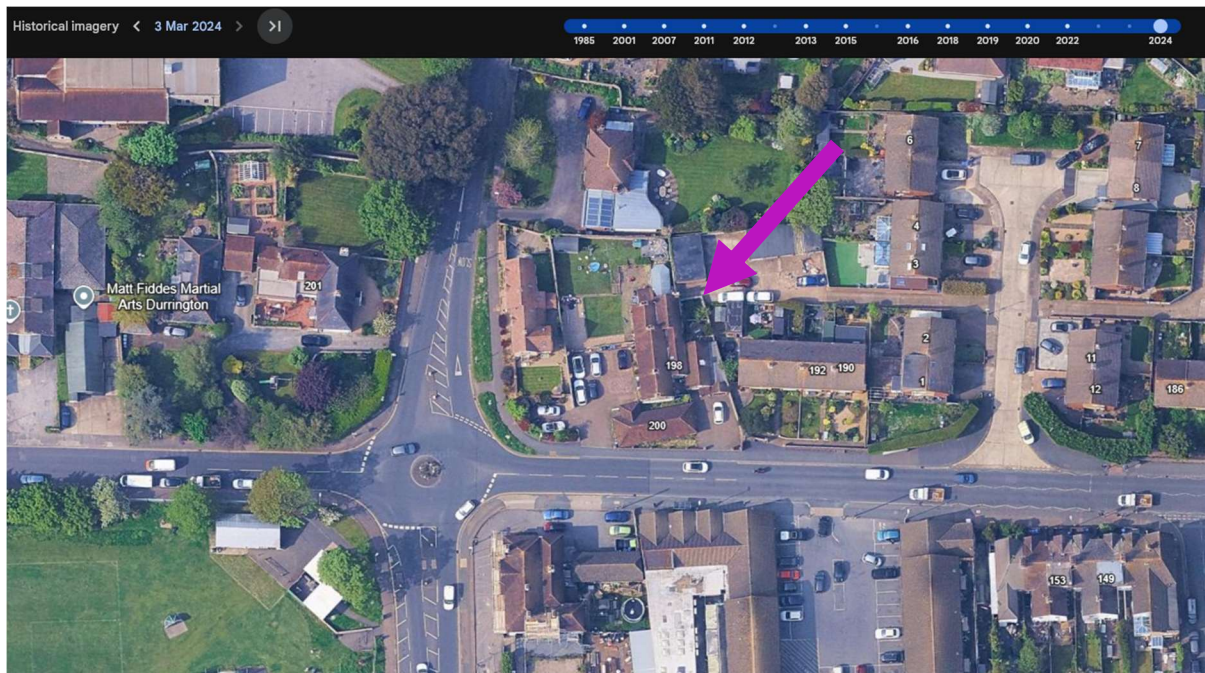
When identifying the timeline of events, it is unclear from the findings of this document when the chimney was removed. Aerial imagery indicates the chimney was in place as late as 2019 where it can be seen consistent with earlier images. The same white flaunching not visible in the most recent aerial image 2024. The structure referenced to the rear appearing to surround the chimney referenced in application WB/96/0829 is not visible in any accessible aerial images.



(Dec 2001 – Google Earth)



(Apr 2019 – Google Earth)



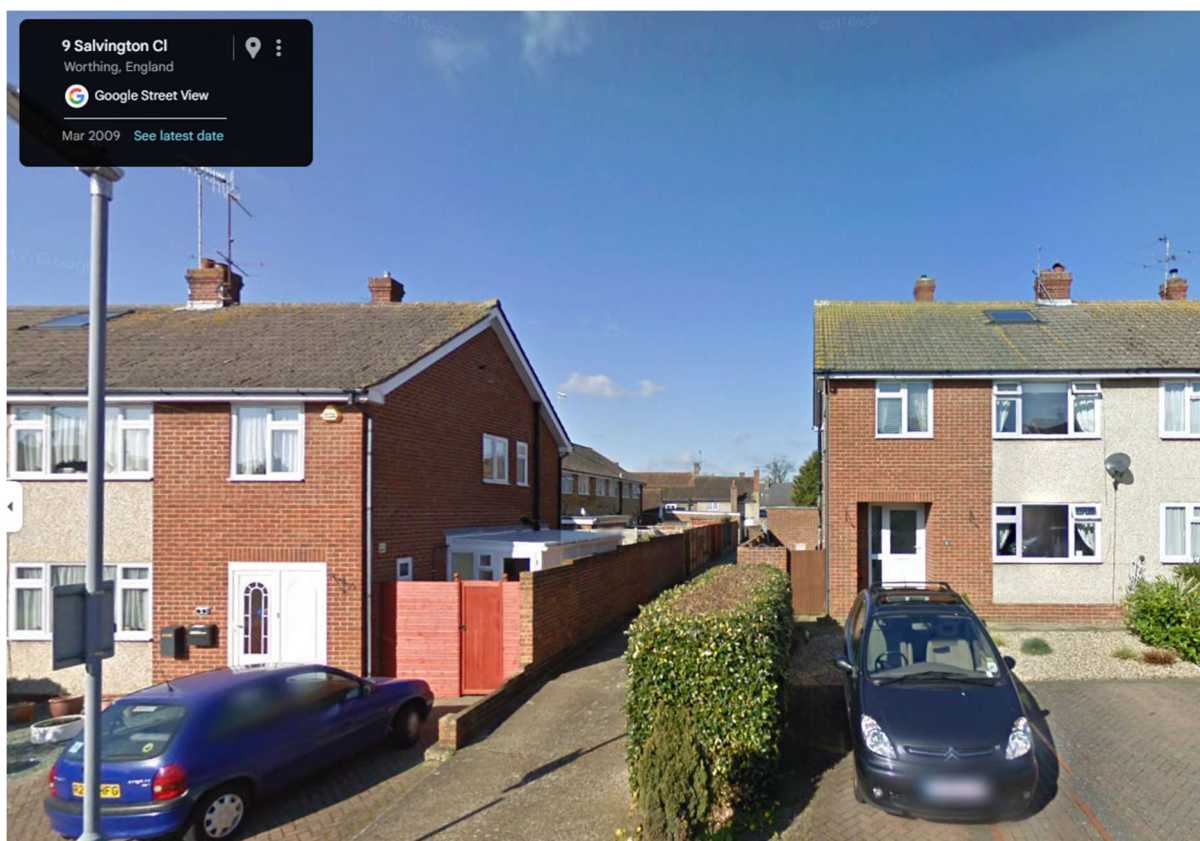
(Mar 2024 - Google Earth)

When looking for evidence of the chimney from the street scene, it cannot be seen from Salvington Road due to its height. Referencing the image from 2001 & 2019 where it can be seen in place from the aerial images, it can not be seen from the road.



(Jul 2012 - Google Street View)

The chimney can be viewed from Salvington Close to the east as seen in the image below consistent with early photographs.



(Mar 2009 – Google Street View)

Following from application AWD/0285/25, images of from inside the listed property indicate that the chimney was accessible from inside the property.



Other evidence included, within the application to further extend the property under AWD/2178/21 is a drawing was submitted which depicts what could be an opening to the exterior side of the chimney. This could indicate the use of the chimney could have been part of the workshop.



It is unclear whether or not this is an opening or a structural design part of the base of the chimney.

5.0 – HERITAGE IMPACT ASSESSMENT

5.1 – Description

The chimney subject to this retrospective application was located on the east (rear) elevation of Rose Cottage within the enclosed rear courtyard area.

Historic drawings and photographic evidence indicate that the chimney comprised a single brick stack serving a ground floor fireplace. In later years, the chimney appears to have been utilised to serve an Aga appliance. At some point between 2019 and 2022 the chimney was removed and replaced with a metal flue.

The chimney was positioned on a secondary rear elevation and was not visible from Salvington Road.

5.2 – Functional Role

The available evidence suggests the chimney originally served a ground floor hearth. The principal historic chimneys of the property remain intact and continue to express the historic domestic function of the building.

There is no evidence to suggest that the removed chimney was architecturally elaborate or that it formed part of the principal architectural composition of the dwelling as described within the listing.

5.3 – Heritage Comments

Whilst the findings of this document cannot clearly determine the use of the chimney, it would indicate that the chimney formed part of the buildings used by the Overington family. The position of the chimney to the rear of the property, 198 Salvington Road, and to the side of Rose Cottage. Looking through the OS Map data, it is clear that at some stage this rear area was covered with specific reference to OS Map 1951-1975 displayed above and is consistent with the scarring seen in the image circa 2012, as suggested in the heritage comments. However, there is no indication of the chimney specifically.

The forge itself is described within the 1975 OS Map as in the front part of the listed property 202a Salvington Road and therefore, the rear section of land is likely to be ancillary to the more prominent listed asset. Again, these structures were ordered to be removed via planning condition within the approval letter from 1996.

Furthermore, the information above including the historic image provided would suggest that the forge forms the central part of the buildings, a workshop or stable building to the roadside as 200 Salvington Road and store and garage area in 198 Salvington Road. It is clear from the OS Map dated 1904-1939 there were no rear buildings beyond the front part of Wheelwrights Cottage. Indicating that the land developed here, and the store areas referenced were a later addition to the original property.

Other evidence suggests that the chimney served the house where the hearth and opening can be seen from the recent image taken from within Rose Cottage. Being built independently from the cottages building fabric but with an opening into it, it would suggest that the fireplace and chimney were a later addition than the cottage itself. More often than not, chimneys are built within the structure of the external walls. Where this property demonstrates elements of flintwork & brickwork indicating both materials were available at the time, it is a consideration that the chimney may not have been built as part of the original construction but instead as an addition. Moreover, the type of brick used to form the chimney, is not consistent with the brick detailing to the windows, corners or adjacent chimney stack on the northeast of the listed property.

With the above in mind, it could be assumed that the chimney formed part of the workshop buildings that were removed as part of application WB/96/0829 and shown in the OS Map dated 1975 but as an addition to the main dwelling. The buildings to the rear, assumed to be further additions to the property based on the evidence shown in the OS Map dated 1939.

This action would ultimately leave the chimney exposed for a prolonged period of time. Referencing the subsequent aerial images the chimney could have been left exposed for up to 23 years with the last proof of the chimney being visible in 2019.

5.4 – Assessment of Significance

Rose Cottage derives its special architectural and historic interest primarily from:

- Its early 18th century origins
- Its flint and brick construction
- Its principal elevations and roof form
- The survival of its main chimney stacks

- The retained historic internal features

The removed chimney formed part of a secondary rear elevation and did not contribute to the principal street-facing composition of the listed building.

While chimneys are characteristic elements of historic cottages, the building retains multiple original chimney stacks which continue to express this aspect of its historic character. The removal of this particular rear stack does not materially affect the legibility of the building's historic form or development.

Accordingly, the former chimney is considered to have made a limited and secondary contribution to the overall significance of the listed building.

5.6 – Assessment of Harm

The removal of the chimney results in the loss of historic fabric and therefore gives rise to harm in heritage terms.

However, the harm is confined to a secondary elevation and does not affect the principal architectural features, historic plan form, or primary elevations of the listed building.

In accordance with the National Planning Policy Framework, the level of harm is considered to amount to less than substantial harm at the lower end of the spectrum.

6.0– PROPOSED INSERTION OF REAR DOOR

6.1 – Alterations

Further to the regularisation of the demolished chimney the application intends on seeking permission to install a modest glazed patio door to open the kitchen into the existing courtyard area to the rear of the property. This opening is designed to match the existing character of the property by employing a white painted timber door with matching glazing bars, in keeping with the character of the property.

It is considered that the final details of this door are to be provided and that a planning condition may be required to ensure the detailing of the proposed door is to match the existing property elsewhere. The door's location is not on a principal elevation and therefore should not significantly impact the existing appearance or historic character.

It is acknowledged that an opening of a similar nature was granted previously in application AWDM/2178/21.

The installation of the proposed door is carefully considered to minimise the impact on the buildings character.

Mitigation Measures

- Use of simple materials and finishes

- Positioning of door relative to the principal elevations of the property
- Ensuring the material, style and construction techniques are in keeping to the period of the property by utilising the same materials & detail as the rest of the property.

6.2 – Policy

When considering the Worthing Local Plan (2023), policies DM23 & DM24 contain policy relevant to the proposed application. DM24 (d) notes *“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.”*

It is considered that this proposal does not adversely affect the buildings appearance, significance or historic character based on the alteration being away from the principal elevation and will be materially in keeping with the historic character.

7.0 – CONCLUSION

The proposed installation of the rear patio door at Rose Cottage is an appropriate alteration to the property whilst serving the function of providing access to the rear courtyard. The design has been considered carefully to respect the properties historical significance and ensures minimal visual impact.

From the findings of this document in relation to the chimney, it can be reasonable to suggest that the chimney, whilst formed part of an important historical asset, did not form a significant part of the property or principal elevation. It is not clear what the chimney was used for but the evidence of a low hearth set within Rose Cottage could indicate it was once used as a fire place serving the cottage, added to the property at some point. Further development of the site was carried out and various outbuildings or store areas built around the chimney which were subsequently removed as part of the work to convert the adjacent workshop into a single dwellinghouse. It is clear from the listing that the prominent and significant character of the property is held within the property itself, its use and origin and not this asset in particular.

In conclusion, Rose Cottage derives its significance primarily from its historic origins, flint construction, roof form, and surviving principal features.

The removed chimney formed part of a secondary elevation and made a limited contribution to the building's special interest.

Its loss results in less than substantial harm to the more prominent features of the listed building.

The proposed door insertion is modest, reversible, and proportionate.

In accordance with Section 16(2) of the 1990 Act and the NPPF, it is considered that the works preserve the building's overall character and that listed building consent should be granted.