THE DOWNES PLANNING PARTNERSHIP

S. DOWNES Dip TP MRTPI
21 Westmount Road
Eltham
London SE9 1JB

Telephone: 020 8294 1743
Mobile: 07850 182992
Fax: 020 8294 1745
e-mail: sdownes@downesplanning.fsnet.co.uk

T.P. OFFICE COPY

BOROUGH OF WORTHING
DEPOSITED 22/12/08
TP. REF. No.
WB/ 08/1223/LBC

LISTED BUILDING APPRAISAL

11 Liverpool Terrace
Worthing

WORTHING BOROUGH COUNCIL
16 FEB 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS

1. Procedural Matters

The application involves certain internal alterations to a Grade II Listed Building, and as part of those submissions to the Planning Authority, a Listed Building Appraisal is necessary to ensure validation.

What therefore follows is an assessment of the impact of the works on the significance of the Listed Building and an explanation as to why the works are desirable. There is no need for an archaeological assessment or field evaluation and any mitigation strategy as there is unlikely to be any archaeological remains found with the minor works proposed. Similarly, there are no significant elements of demolition or rebuilding and therefore a structural report by an engineer is not necessary.

2. Description of Listing

The following description is taken from the statutory list of buildings of architectural or historic interest:

"LIVERPOOL TERRACE 1.5406 Nos. 1 to 12 (consec.) TQ 1402 NE 3/20 TQ 1402 SE 4/20 11.10.49 II GV 2.1830-1835. Possibly designed by Amon Henry Wilds of Brighton, but Edward Snewin's "Glimpses of Old Worthing" gives the Architect as Henry Cotton. 4 storeys and basement with area (an extra storey added to Nos. 8 and 10), 4 windows each. Stuccoed, the ground floor rusticated. Curved bay of 3 windows each on all floors including the basement. Cornice and parapet. Stringcourse above 1st floor. Iron balconies on 1st floor (replaced at Nos. 8, 11 and 12). Instead of an iron balcony No. 10 has a narthex or colonnade of 5 large Doric columns over the pavement with a wide stuccoed balcony above having a balustrade supporting urns. Nearly all glazing bars intact. Rectangular fanlights to doorways and 8 panelled moulded doors. Railings to basement areas and front steps, with finials in form of spears impaling crescents. Nos. 1 to 12 (consec.) form a group. Listing NGR:TQ1477102551."

3. The Proposals

It is clear that this building which is used for office purposes and has been for many years, is listed more for its group value in relation to the adjoining terrace Nos. 1-12 (consecutively). There are no descriptions of any internal features that are specifically noteworthy, although it is accepted that internal alterations also require careful consideration so as not to affect the integrity of the Listed Building. With this in mind the proposals fall within two main parts which I describe below.

(a) The Alterations to the Third Floor Landing

Drawing LT208/06 shows the existing third floor plan, and shows the staircase winding up through the building to serve the top level. It is on the half landing that a new shower room will be configured and I draw attention to drawing number 07. The details of these alterations are shown on drawing 04 and 05, and show a new stud wall being erected together with a new door a shower cubicle and hand basin being provided internally together with the existing window being re-glazed with obscure glazing.

The various elevations shown on drawing 05 indicate skirting boards to match the existing which will be prepared and moulded in timber, and the doorway to be a soft wood panelled door to match existing throughout the building.

There are no cornices or coving that require retention as none exist and therefore these alterations do not affect the integrity of the Listed Building whatsoever.

The provision of the show cubicle is an additional facility which is desirable for the occupants of the offices, who sometimes work late into the evening or early morning and require these facilities.

In line with Government advice to use other methods of transport to work other than the motor vehicle, it is becoming increasingly necessary to provide shower facilities for cyclists etc. This scheme therefore is driven by those needs.

(b) The Ground Floor

The existing ground floor layout is shown on drawing number 06 and shows an office extending from the front bow window through to the rear face. This would originally have been two rooms, but at some stage in the past has been opened up into one larger room. The main features here are the two pillars with ornate pilasters under an arch.

Drawing 01 and 02 show the opening being infilled with a stud wall. The pilasters will be retained, and new skirting will be added to match the

existing in both rooms. A new picture rail will also be added to match the existing.

The effect of this separation into two smaller rooms will be that the building will be returned to its former glory while retaining the pilasters. The skirtings and picture rails will be moulded to match existing and the existing cornice will not be affected in any way.

It is desirable to provide two smaller offices for privacy, bearing in mind the nature of the office use.

4. Conclusions

This is minor intervention work to a Grade II Listed Building with the internal alterations not affecting the integrity of the building whatsoever.

S D Downes Dip TP MRTPI
Downes Planning Partnership