Heritage Statement in support of Planning Application for alterations to:

4 Park Crescent,
Worthing,
West Sussex,
BN11 4AH



Figure 1 – Front Elevation of 4 Park Crescent

May 2023

saville jones · architects

4 Park Crescent, Worthing, West Sussex, BN11 4AH

Heritage Statement

1.0 Introduction

1.1 This report has been prepared in support of a full Planning Application and Listed Building Consent to Adur & Worthing Borough Council for the following works at 4 Park Crescent, Worthing, West Sussex, BN11 4AH:
- replacement of 3no Crittall windows in the basement at the front of the house;
- the extension of an existing Utility Room to the rear of the house
- the reinstatement of an existing opening to the side of the house and installation of a new sash window;

1.2 This building is listed Grade II* and located within the Park Crescent Conservation Area of Worthing Borough.

1.3 The site of this proposal is bounded by No.5 to the north and No.3 Park Crescent to the south and Amelia Road to the north.

1.4 There is a small yard garden at the rear with an external stair that leads to a sunken yard to the north of the house.

1.5 The existing building is a Four Storey House that comprises the following accommodation: kitchen, bathroom, WC, 2no. bedrooms and 2no. stores at basement floor; hallway, drawing room, dining room, kitchen, WC and store at Ground Floor; landing, sitting room, bedroom, shower room and WC at First Floor; landing and 3no bedrooms at Second Floor; landing, 1no. bedroom and bathroom at Third Floor.

1.6 The proposal to the ground floor is to reinstate an existing opening in the Kitchen and install a sash window that would match the existing windows and extend the existing outrigger to form additional utility area.

1.7 In the basement 3 no. Crittall windows should be replaced with new Crittall windows to match the existing

1.8 Reference should be made to the following Submission Drawings:

SK01 Basement floor plan as existing
SK02 Ground floor plan as existing
SK03 First floor plan as existing
SK04 Second floor plan as existing
SK05 Third floor plan as existing
SK06 Elevations as existing sheet 1
SK07 Elevations as existing sheet 2
SK08 Location and Block plans as existing
SK09 Site plan as existing
SK10 Basement floor plan as proposed
SK11A Ground floor plan as proposed
SK12 First floor plan as proposed
SK13 Second floor plan as proposed
SK14 Third floor plan as proposed
SK15A Elevations as proposed sheet 1
SK16 Elevations as proposed sheet 2
SK17 Location and Block plans as proposed
SK18 Site plan as proposed
SK19 Plan of ground floor extension
SK21 Doors and window details sheet 1

SK22 Doors and window details sheet 2
SWR-PCW D.01 New sash window as proposed

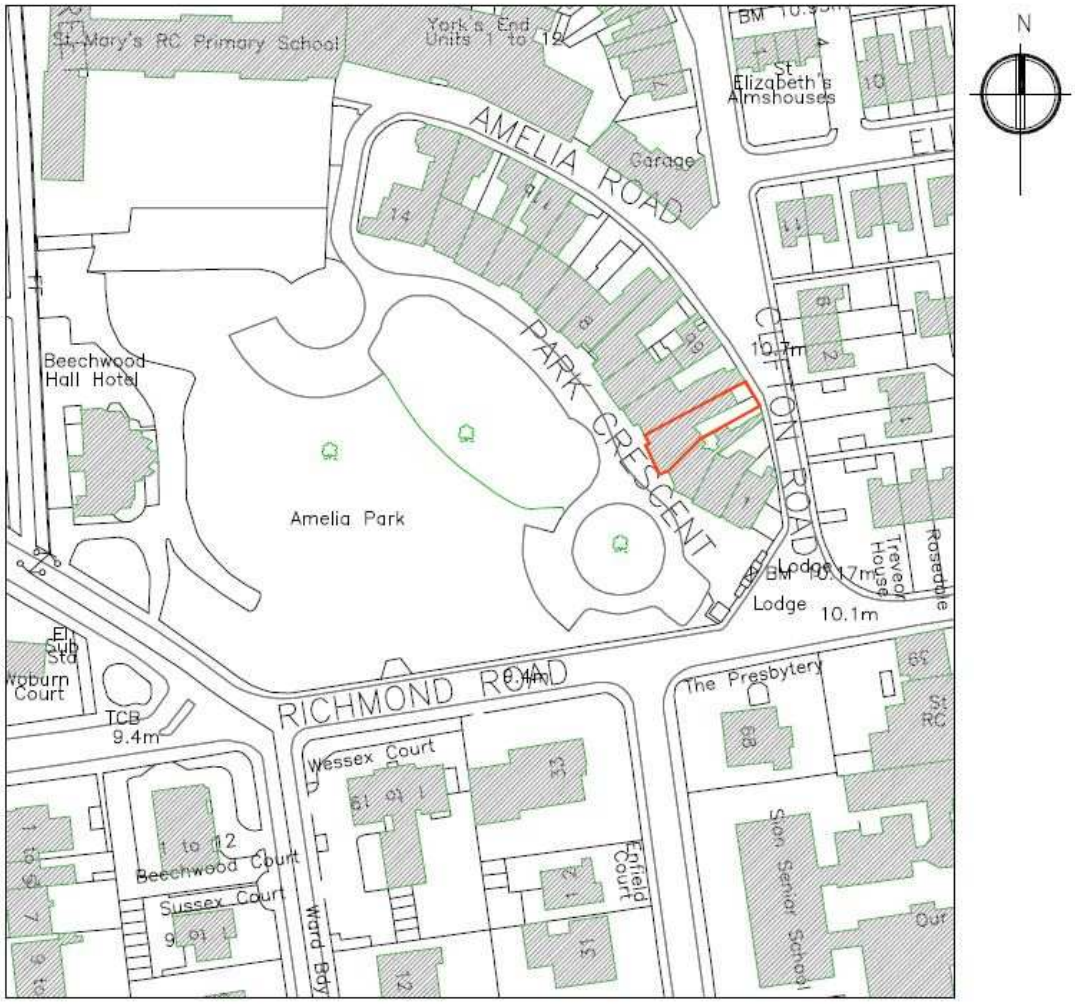


Fig 2 – Location Plan of 4 Park Crescent, Worthing (not to scale)

2.0 Heritage Policy and Guidance Summary

Legislation

2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. 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.*"

2.2 Section 72(1) reads:

> "*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*

2.3 The Courts have determined that "preserve" in the context of the Planning Acts, means the minimum requirements of the Act would be met if there is an absence of harm. This statutory requirement relates to designated heritage assets.

2.4 The NPPF and Historic England's Good Practice Guide in Planning No. 3 - The Setting of Heritage Assets (Historic England) [GPA3] makes it clear that the setting of a heritage asset in the surroundings in which a heritage asset is experienced is a material consideration.

"The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting."1

And

"In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance."

Revised National Planning Policy Framework

2.5 A revised National Planning Policy Framework (NPPF) was published in July 2021 and embodies national policies and objectives.

2.6 Under the heading 'Achieving sustainable development' we are advised in paragraph 8 that

"*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways."*

2.7 Under an "*economic objective*" this is defined as:

"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"

2.8 Under "*a social objective*" we are advised that this involves:

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;"

2.9 Under "*an environmental objective*" this is referred to as:

" to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

2.10 Although there is a presumption in favour of sustainable development, set out in paragraph 11, makes it clear that it is not an automatic presumption where designated heritage assets are concerned. Paragraph 126 sets out that "*good*

design is a key aspect of sustainable development" and that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; encourage the effective use of land by re-using land that has been previously developed (brownfield), provided it is not of high environmental value, conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

2.11 Chapter 16 relates specifically to 'Conserving and enhancing the historic environment' with paragraphs 189 – 207 being relevant to the consideration of proposals affecting heritage assets. Paragraph 194 indicates that:
" .... local planning authorities should require an applicant 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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2.12 The definition of a heritage asset as set out in the NPPF Glossary includes:
"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

2.13 Attention is drawn to paragraph 190 which requires, inter alia:
"the desirability of sustaining and enhancing the significance of heritage assets ... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place."

2.14 Paragraph 199 states that:
" When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

2.15 Paragraph 201 indicates that where a development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should 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, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

2.16 Paragraph 202 refers to cases that will lead to less than substantial harm to the significance of a designated heritage asset, this harm is to be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use.

2.17 Paragraph 204 specifically states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.18 It is noted that Paragraph 206 indicates development is not prohibited within the setting of heritage assets where proposals would enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the asset are to be treated favourably. The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to assess the impact of development proposals in that context.

Planning Practice Guidance (PPG)

2.19 The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing many foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

2.20 The PPG also notes the following in relation to the setting of heritage asset:
"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it." (Ref I D: 18a-014-20140306)

Historic England Conservation Principles: Policies and Guidance 2008

2.21 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:
"New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future" (page 59).

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

2.22 This advice note provides information on repair, restoration, addition, and alteration works to
heritage assets. It advises that:

> *"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

2.23 This advice note sets out clear information to assist all relevant stake holders in implementing
historic environment policy in the National Planning Policy Framework (NPPF) and the related
guidance given in the Planning Practice Guidance (PPG). These include:
"assessing the significance of heritage assets, using appropriate expertise, historic environment
records, recording and furthering understanding, neglect and unauthorised works, marketing and
design and distinctiveness." (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) in Planning Note 3 (July 2015)

2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that:
"Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to consideration of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account."

2.25 Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across or including that asset, and views of the surroundings from or through the asset.3 At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.4

2.26 GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:
- Step 1 - identify which heritage assets and their settings are affected;
- Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4 - explore the way of maximizing enhancement and avoiding or minimizing harm;
- Step 5 - make and document the decision and monitor outcomes.

2.27 It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.

Local Policy

2.29 The Development Plan for this application currently comprises the Worthing Core Strategy 2011 and the saved policies of the Local Plan 2003.
The most relevant policies are:
CS Policy 16 - Built Environment and Design
CS Policy 17 Sustainable Construction
LP BE1: Building Design

2.30 The new Worthing Local Plan was submitted to the Secretary of State in June 2021 and underwent an independent examination by an appointed Inspector. The Inspectors' Report was received on 14th October 2022 and the Plan was found to be sound with the recommended main modifications. Worthing Borough Council formally adopted the Worthing Local Plan 2020-2036 at Full Council on 28th March 2023.

The most relevant policies are:
DM5 – Quality of the Built Environment –
DM16 – Sustainable Design
DM17 – Energy
DM23 – Strategic Approach to the Historic Environment
DM24 - The Historic Environment

Other material considerations

2.31 Other documents of relevance are:
Park Crescent Conservation Area Appraisal
Worthing Conservation and Heritage Guide May 2023

3.0 Methodology

3.1 The aim of this Statement is to assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets to accommodate change.

3.2 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value derives from the potential of a place to yield evidence about past human activity…Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them…The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement

Aesthetic Value Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects… Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'

Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative… Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'

Communal Value Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it**…** Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them…They may relate to an activity that is associated with the place, rather than with its physical fabric… Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there

3.3 In summary, Evidential value relates to the physical remains of a building/structure and its setting; Aesthetic value relates to the visual qualities and characteristics of an asset; Historic values to the age and history of the asset and/or the strength of its tie to a particular architectural period, person, place or event; Communal value relates to the role an asset plays in a historic setting, and what it means to that place or community. It can be also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

3.4 Historic England's Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.

Setting *is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape*.

Context *embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will*

normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places"

3.5 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

3.6 Once the value and significance of an asset has been assessed, the next stage is to determine the 'magnitude' of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.

4.0 Statement of Significance

4.1 Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory) (Historic England, formerly English Heritage, Conservation Principles, Policies and Guidance 2008).

5.0 Historic Context and Listing

5.1 The property is part of a listed grade II* building of national importance and it belongs to a period in Worthing's history when it started to grow as a coastal town and seaside resort. Prior to this period (pre 1800) the town comprised mostly of small scale buildings developed by individuals with an eclectic mix of architectural styles. Park Crescent represents one of the first examples of large scale architectural composition.

5.2 Our research has looked at historic data in order to understand the development of the house and phasing

- Local Authority listings and conservation area descriptions
- Historic Maps
- Local Studies

This is not an exhaustive search but commensurate with the scale of alterations.

5.3 The Property is located within the Park Crescent Conservation Area of Worthing. The Park Crescent Conservation Area Appraisal as stated on Worthing Borough Council website:

Excerpt from Worthing Borough Council website & conservation areas:

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Heritage Statement

Location and Topography
Park Crescent is located about 1/2 mile west of Worthing Town Centre. It is set back from the seafront about 1/2 mile, being directly on the north side of Richmond Road. The land slopes gently down towards the seafront. Richmond Road Conservation Area is about 100 metres to the east and there is a clear visual link between the two Conservation Areas. Shakespeare Road and Winchester Road Conservation Areas are about 100 metres to the west, but Park Crescent is quite distinct from these.

Origins and Development of Area
Worthing's emergence as a seaside resort from the early 19th century is supposed to have been popularized by the visit of Princess Amelia. Park Crescent is a result of attempts to provide Worthing with grand Regency architectural compositions to rival Brighton and Hove. Amon Henry Wilds, a prominent Regency architect is credited with the design for the 14 terraced residences of Park Crescent (listed grade II) and the Swiss Cottages now known as Beechwood Hall (listed grade II) during the late 1820s.*
The Crescent remains incomplete, having been originally conceived as 22 units in a sinuous curve. If it had been completed, its western end would have lined up approximately with the east elevation of Beechwood Hall. One version of the original design drawings indicates that a formal arrangement of substantial classical villas in the parkland setting of the Crescent was being contemplated. This, however, never materialized, and instead Wilds designed a semi-detached pair of houses in a supposed rustic alpine style - the Swiss Cottages. It seems likely that this was intended to be a 'discovery' on walks into the woods where the well manicured parkland close to the Crescent gave way to a less formal wooded landscape at its fringes.
Access to the park and the properties therein, was originally only possible through the entrance gateway. In more recent times, this access has been closed to vehicular traffic and a new access created in Amelia Road. The layout of the park was altered to provide sympathetic parking areas during the 1980s.

Architectural and Landscape Qualities
This area's special architectural or historic interest stems from its composition as a group of buildings set in their own landscaped grounds complete with entrance gateway and lodges.
The properties forming the Crescent are of three-storeys, embellished with classical details and finished in stucco. Most of the residences are expressed in groups of three, the central units encompassing two-storey Corinthian pilasters to express their dominance. The groups of three units are linked by recessed porches with balconies above, supported by caryatid columns.
Beechwood Hall in contrast, is a 'rustic' building in the park with roughcast walls and a sweeping red clay-tiled roof. It is of two-storeys, with attic rooms and a pointed turret. The east front has projecting porches with rustic wooden balconies above. Its hipped gables are finished with scalloped bargeboards.
Situated at the junction between Amelia Road and Clifton Road, there exists a small single-storey garage complex. Careful examination of these buildings, together with the 1852 Ordnance Survey maps, reveals the continued existence of the original stables and coach house buildings which once served numbers 5 - 7 Park Crescent. Although this complex of buildings are presently externally painted, it is sti ll possible to distinguish the stable and coach house blocks by looking at the Clifton Road elevation. Although much altered and disfigured, these buildings represent an historically important element of Park Crescent.

Roads and Surfaces

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Park Crescent is set off well by a pavement of traditional red brick. A metalled road following the shape of the Crescent gives access to the front of the property and the parking areas. Beyond the roadway is parkland open space which is managed as a public park. Paths across the park are informal in character.

<u>Greenery and Open Spaces</u>
Park Crescent and the Swiss Cottages enjoy an essential relationship with the landscape in which they are placed. This is an important element in the original design concept and forms part of the special architectural and historic interest. The density of tree planting increases towards the edge of the parkland area. This effect needs enhancement so that the formal grounds have the appearance of receding into wooded surrounds. The Swiss Cottages should nestle discretely in this rustic setting. Other, more recent, development should be screened from view if the illusion is to be complete.

<u>Enhancement Opportunities</u>
• Single householder occupancy or minimum sub-division into high quality apartments is to be encouraged in Park Crescent, and high levels of multiple occupation or bedsit type occupancy discouraged.
• Permit development of original stables and coach house buildings on Amelia Road to more appropriate use relating well or ancillary to Park Crescent itself eg. garaging.
• Plant trees to screen St. Mary's R.C. School from Amelia Park.
• Replace the chain-link fencing on the eastern boundary of the school by extending the black iron railings that mark the southern boundary.
• Widen the road at the vehicular entrance by removing the cobbled patch just east of the school's chain-link fence. This is heavily parked, despite the fact that it is clearly not intended as a parking area.
• Remove the 1 metre high grey poles carrying parking instructions. Introduce a revised parking scheme, perhaps placing more heritage-style bollards along the pavement in front of the Crescent to prevent people from parking on it. Signs to go on plinths or posts of special design.
• Relocate television aerials away from the front roofscape.
• Reinstate the liner bin near the school.
• Clean the graffiti from the rear wall of the Crescent and from the Gate.
• Repair the door of the south lodge.
• Paint the facade of No. 4 white.
• Replace the red pooper-bin with one of special design.
• Resite the lighting unit currently attached to the north-east elevation of the Gate. It could probably be better placed behind the balustrade.
• Replace the modern road name sign with one of special design.
• Re-face the caryatid at No. 10 and repair the windows and stonework of the facade.
• Repair the balcony of Nos. 7 and 8 .
• Remove or repaint in a dark colour, the grilles in front of the basement windows of No. 1.
• Remove the (now defunct) telegraph wires hanging from the western corner of No. 2's third-storey.
• Replace the modern metal-framed windows of the third-storey of No. 6 with timber-framed sashes similar to its neighbours.
• Reseed grass opposite No. 4.
• Remove the strip metal flower-trough holder at No. 11 and the rotting trough at No. 10 (replace them with sturdy new plant troughs filled with flowers).

<u>The back of park Crescent</u>

• Replace the hand-rail of the basement stairs at No. 14 with one of special design.
• Extend the brick paving at the front of the Crescent right around the back, replacing the tarmac. Resurface the tarmac road with block paving.
• Remove the telegraph pole and wires.
• Paint the entire rear elevation, excepting the flint walls. white.
• Remove paint and inappropriate render from all brick and cobble-panelled walls (eg. No. 8). Repaint them where necessary. This includes the walls of Park Crescent Motors (currently painted grey).
• Render and paint the modern stock brick rear wall of No. 9.
• Replace modern casement windows (eg. of the ground floor of No. 11 S) with timber sashes similar to the others at the rear· of the Crescent.
• Remove or redesign fire escapes where possible.
• Replace the modern tiles of No. 1 m Rear roof with slates.
• Remove the east wall of the garage premises or replace the block work infill with brick and repaint it.
• Remove the corrugated iron roofs of the garage premises and replace them with slates.
• Repair the gate posts at the rear of No. 3. Seechwood Hall
• Repaint the large black chimney on the front elevation.
• Protect from traffic the flint wall in the forecourt.
• Rationalise signing, removing any unnecessary or unauthorised signs.
• Remove overhead line poles.

<u>Setting</u>
• Permit demolition and appropriate redevelopment of Sion Senior School (main building), Wessex Court and Woburn Court.



Fig 3 – Plan of Park Crescent Conservation Area

5.4 Listing

The property is Grade II* Listed by English Heritage in October 1949 as follows:

"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."

Listing NGR: TQ1430102892

5.5 Historical Maps

The following historical maps were studied:



Figure 4 - Ordnance Survey map 1875-1879 (not to scale)



Figure 5 – 1875-77 1:500 Large Scale Town Plan

5.6 The 1875-77 Large Scale Town Plan indicates a hatched are at the back of property which coincides with the existing extension and suggests that a flat roof extension might have built in the 1870s.

6.0 Significance Assessment

6.1 The property was constructed in circa 1830. The following assessment concentrates on areas which will be affected/altered by the planned proposals and does not describe those area which will not be affected.

6.2 The front elevation (fig. 7) facing the park is built with painted stucco applied to masonry with pilasters to ground and first floor with Corinthian capitals and entablature above with garlands to the frieze, then small pilasters to the 2nd floor and round headed windows and pediment above. The entrance door is set back and on the ground floor there is a porch with caryatid columns and balcony to the first floor and entablature above with garlands.



Figure 7 - Front Elevation

6.3 The windows to the first and second floor of the front elevation are painted wood sliding sash windows, the windows at third floor are painted wood casement windows with rounded top and the windows to the basement are metal Crittall windows (fig 8).



Figure 8 – Crittall window of the central bay

6.4 At the rear of the house there is small extension (fig. 9, 10 and 11) that includes a WC, a Store, a boiler room and a small porch. The extension is covered with a flat roof and has two openings facing the sunken courtyard: the first is fitted with a painted wood sash window, the second with a painted wood screen to the side of the porch.



Figure 9a and 9b – The extension to the rear of the house seen from the back yard and from above.



Figure 10 – side of the extension seen from the sunken courtyard

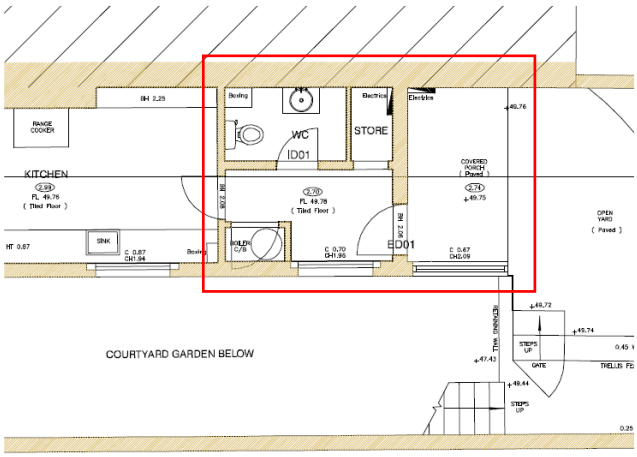


Figure 11 – Plan of the extension as existing

6.5 The side elevation of the house (fig.12) faces the sunken courtyard, and it is surmounted by a terrace with iron balustrade. On this elevation there are several openings which include three windows and one door at basement level, three windows at ground floor, and two windows at first floor.

6.6 It is apparent that one of the openings at ground floor has been blocked up as the window surround is still in place and the wall thickness within the opening is thinner than the surrounding wall.



Figure 12a and 12b – side elevation of the house facing the sunken courtyard

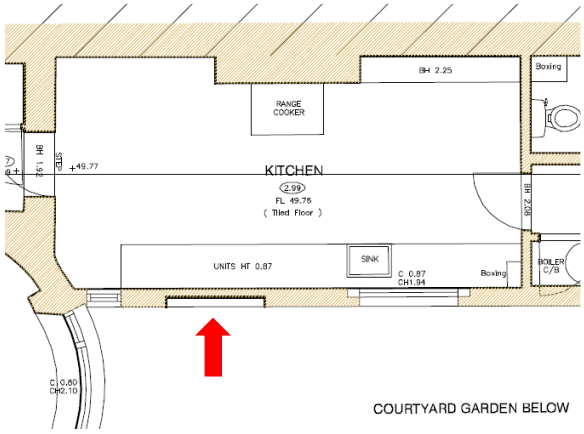


Figure 13 – location of the blocked up window in the kitchen

6.7 **Internal assessment.**
Refer to the Plans as existing: SK01, SK02, SK03, SK04, SK05

Basement level

6.8 The front bedroom at basement floor has three Crittall windows that are in poor condition and need to be replaced.




Figure 14a and 14b – The existing Crittall windows in the basement

6.9 **Ground Floor Extension**

The internal area of the existing extension includes a WC, a Store and a boiler room. The existing partitions are studwork and plasterboard of relatively new construction. All existing doors, including the external door are painted wood panelled doors with moulded wooden frames. The door to the Store is missing, although the frame and architrave are still in place.



Figure 15: internal view of the existing extension towards the back door

6.10 **Ground Floor Kitchen**

The existing kitchen has retained one of the original sash windows. Wall mounted cabinets (fig.16) are currently fixed to a wall where an existing opening had been previously infilled (fig. 12b).



Figure 16: view of the existing kitchen

Upper Floors

6.11 No works are proposed to the upper floor.

7.0 Proposed Works to 4 Park Road and their impact on the heritage asset

7.1 Rear extension

The existing outrigger, as noted above, was a later extension and the proposal looks to further extend the internal area by 1.7m to create additional space for a new Utility Room within the existing porch area currently covered by the flat roof. The proposal would include the following works:

- The area of the existing WC and Utility would be reconfigured and used for a new WC and shower room.
- Door, frame and architrave to the existing WC would be retained.
- The opening to the existing Store would be filled in.
- A new painted wood door to the Utility, including frame and architraves, would match the existing doors.
- The existing external door would be removed, but its frame and architrave would be kept in place.
- The new external door would be a painted wood panelled door with glazed panels, with moulded architrave to match the existing.
- The existing flat roof would be retained and made good as necessary.
- The new external wall would be formed with insulated studwork construction, lined internally with plasterboard and externally with render panels to match the existing render.

7.2 Ground Floor Kitchen

The only proposed work to the existing Kitchen is the reinstatement of an existing blocked-up opening and the installation of a new painted wood sash window that would match the other sash window currently existing in the kitchen.

7.3 Window replacement to front elevation

The proposal is to replace 3no. existing single glazed Crittal windows to the basement floor. These windows would be replaced with new double glazed Crittal windows of identical size to match the existing, which would provide a significant thermal benefit to the property. The existing wall would be protected and made good to match the existing.

8.0 General information regarding internal construction, finishes and details

8.1 The internal partitions of the existing extension are constructed with timber studwork lined up with plasterboard.

8.2 The floor of the existing extension has a non-original wooden painted skirting

8.3 The ceiling of the existing extension is painted plasterboard

8.4 The existing painted timber doors have recessed panels and a painted moulded architrave. The existing back door is a painted wood door with painted recessed panels.

9.0 Proposed internal construction, finishes and details

9.1 It is proposed that new partitions will be constructed in timber studwork with plasterboard and skim finish.

9.2 The new Bathroom and Utility are to receive suitable ceramic tiles - extent and detail to be agreed with client.

9.3 New ceilings will be constructed with plasterboard.

9.4 Any new skirting board profiles are to match existing.

9.4.1 The new internal doors are to be timber doors with recessed panels to match the existing doors.

10.0 Summary

10.1 We consider this proposal to be sympathetic to the architectural characteristics of the Listed Building and Park Crescent Conservation Area of Worthing.

10.2 The external elevations, which are the most significant elements of the listed building, will be largely unaffected by the works. The internal alterations will result in no loss of original fabric. The proposals will not result in 'substantial harm' to the heritage asset, so the tests of the NPPF do not apply.