

**Conservation Officer Comments  
Amended Plans or Further Details**

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<b>Application Number:</b>	AWDM/1494/25
<b>Location:</b>	Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD
<b>Proposal:</b>	Alterations and extensions to existing care home to provide additional bed spaces, including construction of single storey glazed link extension to southwest elevation, three storey extension to southeast elevation and installation of solar panels to existing flat roof and south west roofslopes.
<b>Case Officer:</b>	Rebekah Hincke

<input type="checkbox"/>	Further Information Required
<input type="checkbox"/>	Design Review Required
<input type="checkbox"/>	No objection - no harm
<input type="checkbox"/>	No objection - harm is negligible or mitigated
<input checked="" type="checkbox"/>	Objection - less than substantial harm
<input type="checkbox"/>	Objection - substantial harm
<input type="checkbox"/>	Objection – Total Loss

<b>Site and Surroundings:</b>	<p>Linfield Care Home is a modern purpose built care home that was designed as two architecturally different buildings with a subservient glazed link element between affording connectivity between the two elements. The materiality of both elements represents a local vernacular including mock tudor detailing to the first floor and dormer gables with black painted timbers and white infill panels, brick ground floor with contrasting red brick dressings to the windows; the second design has red brick to the ground floor with red gauged brick dressings to the windows openings; to the first floor plain and scalloped vertical tile hanging creating a banding effect. Both properties have plain tile covering to the roof slopes vertical hanging tiles with brick chimney stacks providing a pleasing addition to the roofscape.</p> <p>Whilst modern both elements possess a reference to the local vernacular and typology.</p> <p>The link is contemporary in its appearance with glass and rendered façade, glass and metal balustrade to the flat roof, set well back from the adjacent buildings and notably the chimney stack of the southeastern block it serves as a lightweight infill that facilitates visual separation of the adjoining elements in the approaches along Wykeham Road.</p> <p>The buildings are contained within Shakespeare Conservation Area and from the recreation grounds to the north and north east, glimpsed views between the canopy of the matures trees that line the boundary are visible. This visibility is applied in the winter months.</p>
<b>Drawing Errors:</b>	
<b>Comments:</b>	Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions,

to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

As such, 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. Other elements held within Section 16 will also be considered as will Local Policy.

The proposed development is of two parts, the first affecting the principal elevation viewed from the approaches along Wykeham Road and comprising an extension to the single storey glazed link that subsumes the chimney stack at ground floor level of the south easter element and resulting in a negligible recess to the north western element. The extension retains the materiality and contemporary detail of the existing link; the second element is the construction of a thee storey extension to the rear, comprising a hipped roof (in the views from the rear) with a flat roof element connecting the pitched roofs of new and old. Taking each element of development in turn:

#### Single Storey Extension to front elevation

The proposed extension to the front elevation whilst of contrasting typology and materiality is not considered supportable on the basis that it subsumes the existing architecturally distinct chimney stack of the south eastern element at ground floor level and that it results in a visual prominence by way of infilling the current existing recess which serves to visually separate the two distinct architectural forms of the care home, which are very successful in lessening the overall mass and scale of the building in the approaches along Wykeham Road.

This aspect of the proposal is not considered to comply with policy DM24, part e) which requires: *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.*

Looking at the proposed floor plans, the purpose of the extension appears simply to provide a corridor separate the community dining room to facilitate internal flow. However it is cosndiered that this corridor could be formed within the existing dining hall in the locality of the sets of doors on opposing sides without affecting the useability of the dining hall. The

formation of a bedroom separated from the reception area could still be accommodated should a corridor be formed in the way suggested.

As such it is considered that there is no justification for the harm to the streetscene and thus the conservation area that would arise by the extension of the link element.

It is recommended therefore that this aspect of the proposed development is revisited and the extension omitted.

#### Proposed three storey rear extension

The proposed rear extension is located at the eastern corner of the south eastern block where there is currently a natural recess within the existing plan form. The proposal seeks to reference the existing typology and materiality presenting a cohesive architectural design that will be visually discernible in the glimpsed views from the recreation park will be seen. Given that the proposed development albeit three storeys in contained within a current recess, it is considered that the perceived increase of mass and scale will be modest. The proposal does introduce a flat roof element which is not considered to be as successful in terms of its interface details with the existing building but this element due to its position will be screened from all public views and as such will not affect the special character of the conservation area.

This aspect of the proposed development is considered on balance to accord with part e) of policy DM24 and successfully presents a high standard of design that reflect the architectural detail and form of the host building and that the proposed materiality presents a cohesive palette that harmonises with the existing structure.

In addition to the proposed extension, further alterations are proposed by way of the blocking up of existing windows, the installation of solar panels on both the flat roof elements of the existing built form and the front facing roof slopes. Whilst the infilling of former window openings could be could in principle be supported it would have to achieve the appearance of a blind window to retain the diminishing hierarchy of the existing windows and the articulation of the openings by way of contrasting brick dressings.

The installation of solar panels on the principle roof slopes will visually detract from the architectural contribution that the building makes to the special character of the conservation area. Given that there are flat roof areas to both the aesthetically distinct elements, it is considered that solar panels should be restricted to these only.

Should the single storey element be removed from the application, it is considered that the proposed three storey extension by way of its typology and materiality would compliment the architectural appearance of the host building and thus preserve the special character of the conservation area from public views. As such the proposal would accord with policy DM24, Section 16 of the NPPF, particularly para 210 and section 72 of the PLBCAA.

	Should it be decided that the proposed single storey element should be retained, the recommendation is to refuse the application on the basis of the unacceptable level of harm identified to the principle front elevation.
<b>Further comment:</b>	
<b>Amended Plans / Additional Information Required:</b> <i>[List the amended plans/additional information you are requesting, if any]</i>	1. 2. 3.
<b>Conditions Required:</b> <i>[List the conditions you are requesting, if any]</i>	<ol style="list-style-type: none"> <li>1. Samples of materials and external finishes, including rainwater goods</li> <li>2. Joinery detail – 1:10 elevation with 1:1 / 1:2 vertical and horizontal sections showing the relationship to the surrounding form.</li> <li>3. Where windows are to be removed and the opening infilled with bricks, large scale details should be submitted at a scale of 1:5 to show the proposed construction to form a blind window detail and its compliance with current building regulations</li> </ol>

Deborah Gardner  
 Conservation Consultant – for Worthing and Adur District Council  
 Date of Comment: 29<sup>th</sup> January 2026