

Application Number:	AWDM/0393/26
Location:	Southwold House 13 Park Crescent Worthing West Sussex
Proposal:	Listed Building Consent to remove the existing hidden gutter behind the parapet wall at top floor. A new gulley is to be created in the same location as the existing, using the existing outlet and downpipe; reinstatement of slate tiles with new ones to match existing; new felt and timber battens, lead flashing and soakers; replacement single glazed windows and leadwork; render repair and parapet wall repainted.
Case Officer:	Finlay Gardner

	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
✓	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	Southwold House sits within the distinguished Park Crescent development, a sweeping Georgian terrace conceived by architect Amon Henry Wilds in the early 1830s. The crescent's defining architectural feature is its serpentine curvature, which creates a rhythmic, flowing façade overlooking the landscaped grounds of Amelia Park. Houses in the terrace, including No. 13, were originally built with three principal storeys and basement servants' quarters, finished in stucco and arranged to evoke the grand crescents of Bath. The setting on a slight ridge would historically have offered long views across open fields toward the parish churches of Tarring and Goring, reinforcing the intended sense of genteel suburban retreat. As part of this unified composition, Southwold House shares the terrace's hallmark classical proportions, tall sash windows, and refined ornamentation typical of early 19th-century seaside architecture. The approach to Park Crescent is marked by a triumphal arch featuring Coade-stone busts acting as atlantes and caryatids, underscoring the architectural ambition of the development. The proposal seeks listed building consent to remove the existing hidden gutter behind the parapet wall at top floor. A new gulley is to be created in the same location as the existing, using the existing outlet and downpipe; reinstatement of slate tiles with new ones to match existing; new felt and timber battens, lead flashing and soakers; replacement single glazed windows and leadwork; render repair and parapet wall repainted. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have
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	special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. 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.
Drawing Errors:	
Comments:	The proposal in principle is supportable but lacks any specific details in terms of methodology or large scale drawings. The applicant should be invited to provide further information such as a specification and any alterations in terms of fall that may be required. Section drawings at a greater scale with annotations relating to build up and material specification may be the most suitable approach. Specification of replacement lead should accord with the lead sheet association recommendations and be fully detailed in respect of both the dormer and the gutter It its current guise the proposal in principle is supportable, but the quality of the overall scheme is not evident and as such amendments should be sought

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment