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BOROUGH OF WORTHING
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TP. REF. No.
WB/ / .

Heritage Statement
Change of Use
For Suite 3, Tudor Court
From Office (B1) to Chiropractor (D1)

Prepared by PlanRight
December 2010
On behalf of
Matthew George

PLAN RIGHT

Heritage Statement

Planning Background – Suite 3, 52 Richmond Road, Worthing

1. **Scheduled Ancient Monument (SAM)**
   Do the proposals affect a Scheduled Ancient Monument or its setting?

   NO

2. **Archaeologically Sensitive Area (ASA)**
   Do the proposals affect an archaeologically Sensitive Area?

   NO

3. **Listed Building(s)**
   Does the site boundary contain a Listed Building or does the site form part of the setting of a Listed Building lying outside the site boundary?

   YES – the extract from Worthing BC Listed Builidngs Register reads:

   RICHMOND ROAD 1. 5406 No 52, 52A and 52B TQ 1402 NE 3/27 II G.V. House. 1843, by Charles Hide (1810-1876) architect and town surveyor of Worthing. Whitewashed stone rubble, cement render and pebbledash, old tiled roofs. Tudor Gothic style. 2 storeys with attics. Entrance front has 2 4-centred windows at west, one 3 light mullioned and transomed battlemented bay window at east. 2 first floor 2 light casements, one central 2 light casement, one gabled 2 light casement. Central 4-centred arched door with above jettied first floor part timber part painted plaster to imitate studwork bay projection with barge boarded gable. Prominent external chimney breast, corbelled out at first floor 2 twisted stacks. West returned gable has ground floor rectangular bay window, first floor jettied upper gable with painted stud work and elaborate barge boarded gable. Roof hipped at east with battlemented parapet and twisted stacks. 2 storeys wing at canted angle at east has ground floor cross window, first floor 3-light casement, jettied east gable, barge boards. Garden front (north) has returned gable wing at west, large ground floor bay windows. Pebble dashed, slate roofed, 2 storey service wing at rear (No 52A). INTERIOR: 'L' plan ground floor hall with dog-leg staircase with Gothic newels and classical iron balusters. Walls scored for stucco lining, now painted. Doorcases with rusticated surrounds, plaster labels and heads, 3 panel doors with 2 upper 4- centred arches and lower quatrefoil panel tracery. Front door same details with 2 leaded side-lights. Panelled and ribbed ground floor and first floor landing ceiling. Labelled and rusticated opening on half landing. 2 reception rooms of hall with Gothic plaster ceilings, with frieze and cornices, panelled window embrasures. Fireplaces missing throughout. Details in service wing suggest build of same date as house (c1840). An ambitious villa antedating the main development of Worthing, remarkably in a Tudor-Gothic style, picturesquely contrasting with the neighbouring neoclassical villas. Called Gothic Lodge and Tudor Court at various periods. See H Smail Worthing Map Story (1949) p 129 and Edward Snewin and H Smail Glimpses of Old Worthing (1945) p 87; Builder XXXIV, 1876, p 645. Listing NGR: TQ1456502872

4. **Conservation Area(s)**
   Does the site/building lie within a designated Conservation area? Or do the proposals for the site affect the setting of a Conservation Area?

   YES

   If yes to either question, please describe or illustrate how the proposals will preserve or enhance the appearance and character of the Conservation area or its setting, having regard where appropriate to any published Conservation Area Appraisal, national planning policy (PPG15), regional planning policy and local planning policy (including Supplementary Planning Documents and Supplementary Planning Guidance notes).

The recently published PPS5 – Planning for the Historic Environment sets out the Government's planning policies on the conservation of the historic environment and policies HE7.1 –HE7.7 and HE8.1 are the most relevant. These require LPAs taking into account the desirability of sustaining and enhancing the significance of historic assets (which include areas – see Annex 2 of PPS5) and of utilising their positive role in place shaping ; and the positive contribution that the historic assets and environment make to the establishment and maintenance of sustainable communities by virtue of factors set out in HE.3.1, as well as the desirability of new development making a positive contribution to the character and distinctiveness of the historical environment (HE7.5). Policy HE3.1 talks about regeneration, re-use and the inspiration of new and high quality design.

The proposal is purely for a change of use which has no internal or external alterations intended. The effect the change of use will have on the LB or the CA will be de-minimus and the proposed change of use can be allowed without any impact on the LB or CA. The proposed use will make a positive contribution to the on-going regeneration of the town centre and the re-use of the small unit within this important building will contribute to its evolving historical purpose.

If the proposals involve demolition or part demolition of a building that contributes positively to the Conservation area, has a structural survey been carried out? If yes, please provide a copy of the application.

N/A

Have the proposals been discussed with one of the council's Conservation team prior to submission of the application? If so please provide details, including details of how the proposals have been amended to take account of the comments of the Conservation team.

NO

5. Historic Parks and Gardens

Does the site lie within a Registered Park of Garden of Special Historic Interest? Or do the proposals for the site affect the setting of such a Historic Park or Garden?

NO