Conservation Officer Comments
Amended Plans or Further Details

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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
Further comment 7/10/26	The amended information has been reviewed. The additional construction details are welcomed and respond positively to the matters previously raised. In particular, the amended drawing and specification provide clearer information on the proposed gutter and gulley arrangement, including retention of the existing outlet and downpipe, and confirm the use of traditionally detailed leadwork. The proposals also provide for the careful removal and reinstatement of the existing mansard slates, with any replacement natural slates selected to match and dispersed across the roof, together with lime-render repairs and the use of a breathable silicate paint. The confirmation that the existing dormer windows will be overhauled and retained is also welcomed. Collectively, these measures represent a conservation-led approach that prioritises repair, retention and compatible materials and should preserve the special architectural and historic interest

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	of the listed building. Notwithstanding these positive amendments, the submitted Heritage Statement contains a significant error: the statutory list entry reproduced at page 5 relates to No. 12 Powis Square, Brighton, rather than Southwold House, 13 Park Crescent, Worthing. The statement must therefore be corrected so that its assessment is based upon the proper listed building, its significance and the correct site address. The variation in the parting beads and staff beads identified within the window refurbishment specification is considered acceptable. In accordance with Historic England Advice Note 16, these minor works of repair and refurbishment would not affect the special architectural or historic interest of the listed building and would not require listed building consent. Subject to the Heritage Statement being amended to correct the erroneous statutory list entry and to assess the significance of the correct listed building, a recommendation for approval could be made.
Further comment 5/11/26	The revised Heritage Statement has been reviewed. The inclusion of the correct statutory list entry for 1–14 Park Crescent is welcomed and addresses the principal error previously identified. However, further inaccuracies and inconsistencies remain. The document title refers to the “repair of bay structure and additional investigation”, which does not accurately describe the proposed works. The drawings show no repair to any bay. More significantly, the statement specifies a relocated gulley, a new penetration through the parapet wall, and a new hopper and downpipe which is similar in descriptive terms to the previously refused application. This conflicts with the application description and previously submitted information, which indicate that the existing outlet and downpipe would be retained. The applicant should therefore clarify precisely which drainage arrangement is proposed and ensure that the Heritage Statement, application description, specification and drawings are consistent. The Heritage Statement should also clearly assess the effect of the confirmed works upon the significance and historic fabric of this Grade II* listed building. Until these matters are resolved, it is not possible to confirm that the proposal would preserve the building’s special architectural and historic interest

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 5/11/26