HERITAGE STATEMENT

Tuesday, 29th April 2025

Project Proposal:	Proposed installation of upgrade boiler system and external flue
Revision:	/
Project Reference:	032
Site Address:	Rose Cottage, 202 Salvington Road, Worthing, BN13 2JS
Applicant:	Mrs Elshof

1.0 – INTRODUCTION

1.1 – Pre-face

This statement supports the application to install a boiler flue at Rose Cottage, 202 Salvington Road, a Grade II listed property. The proposal aims to enhance the property's efficiency while preserving its historical and architectural significance.

1.2 - Location

Rose Cottage is located on Salvington Road in the Durrington area of Worthing. The site is roughly 0.0472 Hectares and is accessed via Salvington Road. The property is a residential property and is privately owned.



1.3 - The Applicant

The applications are Mr & Mrs Elshof who are the freehold owners of the application site.

1.4 - Description of Existing Property and Historical Background

Rose Cottage is an attractive 2 storey, end of terrace property forming part of the original cottage. Constructed circa 1723, and extended in 1808 the modest property is formed of knapped flint with red brick dressings. It boasts, 4 brick chimney stacks and a tiled roof. The 1808 wing is inscribed with the initials "O.T.A" (the "O" standing for Overington).

The left side addition of 1 bay which is rendered with 2 gables to the rear elevations. Red brick quoins mark each corner of the property, and each first-floor window has decorative brick aprons. The 19th century casement windows are timber construction and white painted.

Internally, surviving historic features include a large central timber beam and original fireplace. Notably, one room contains a traditional brick hearth with carved wooden lintel (bressummer) sporting a lamb's-tongue stop and built in spice cupboard contributing to the cottage's authentic period character. (r. Historic England)

1.5 – Planning History

Previously the property has had applications to extend and alter the existing footprint and façade. Application AWDM/2178/21 was the most recent application which proposed to demolish the existing conservatory and lean-to extension and construct a two-storey extension, including minor internal alterations to enlarge the family home. This application was approved in Jun 2022.

Other notable applications include AWDM/0714/14 a listed building consent to erect and attached 2-bedroom dwelling to the north side of the property including associated alterations to the existing cottage. This application was approved in 2015.

Neither of these applications have been carried out.

2.0 – Proposed Works

2.1 – Proposal Description

This application seeks approval for the installation of a new boiler and associated boiler flue. A new boiler flue is to be installed through the external wall to accommodate a modern, energy efficient boiler system. The flue will be positioned to minimise visual impact to the principal elevations and is chosen to match existing materials preserving the buildings aesthetic integrity.

2.2 - Use of Proposed Accommodation

The proposal does not change the current use of the property.

2.3 – Access Considerations

The proposed works do not alter the existing access arrangements to the property and do not impact on public access or rights of way.

2.4 – Existing Layout

The existing layout of the property is to remain the same. The current heating system is supplied by an AGA boiler system located within the kitchen and is demonstrated on drawing 032.002.

2.5 – Proposed Layout

The proposed boiler system is to be located on the east wall within the kitchen and the flue installed within the east flank wall as shown on drawings 032. 010 & 032.020.

3.0 – Design Justification

1.1 - Necessity

The current heating system is outdated and inefficient. Upgrading to a modern boiler requires the installation of a flue to meet current energy requirements and improve cost efficiency.

1.2 - Location

The flue will be installed on the rear elevation, a less prominent aspect of the building to reduce visual impact.

1.3 - Alterations

The existing cabinetry will be altered to accommodate the boiler and will be provided to match the existing kitchen. The flue will require a small 100mm diameter hole to be drilled within the external wall, will be white uPVC and covered with a black metal termination cover. The boiler is to be a Valliant combination boiler specified per the below:

Vaillant EcoFIT Pure Combination Boiler

Vaillant EcoFIT Pure Flue

This demonstrates minimal alterations to the existing fabric of the building and more notably the historic and aesthetic features of the property. Minimal alterations such as this can be seen as reversable due to the nature of installation when considering they do not look to demolish, alter or extend the existing fabric, material or scale of the existing property.

1.4 – Policy

When considering the Worthing Local Plan (2023), policies DM23 & DM24 contain policy relevant to the proposed application. DM24 (d) notes *"Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected."*

It is considered that this proposal does not adversely affect the buildings appearance, significance or historic character.

4.0- Heritage Impact Assessment

4.1 - Significance

Rose Cottage holds historical significance as a representation of local architectural styles and residential development in Worthing, confirmed by its Grade II listing.

4.2 - Impact of Proposed Works

The installation of the boiler and flue is a minor alteration carefully considered to minimise the impact on the buildings character. By situating the flue on the rear elevation protecting the buildings heritage.

4.3 – Mitigation Measures

- Use of simple materials and finishes
- Positioning of flue relative to the principal elevations of the property
- Ensuring the installation is of minimum impact to the scale and fabric of the property ensuring it can be reversed at a later date

5.0- Conclusion

The proposed installation of a boiler flue at Rose Cottage is a necessary upgrade to improve energy efficiency. The design has been considered carefully to respect the properties historical significance and ensures minimal visual impact.