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Heritage Statement

In support of the full planning application for extension and alterations to Burlington Hotel

Marine Parade, Worthing

MCP JN : 0880/AJ

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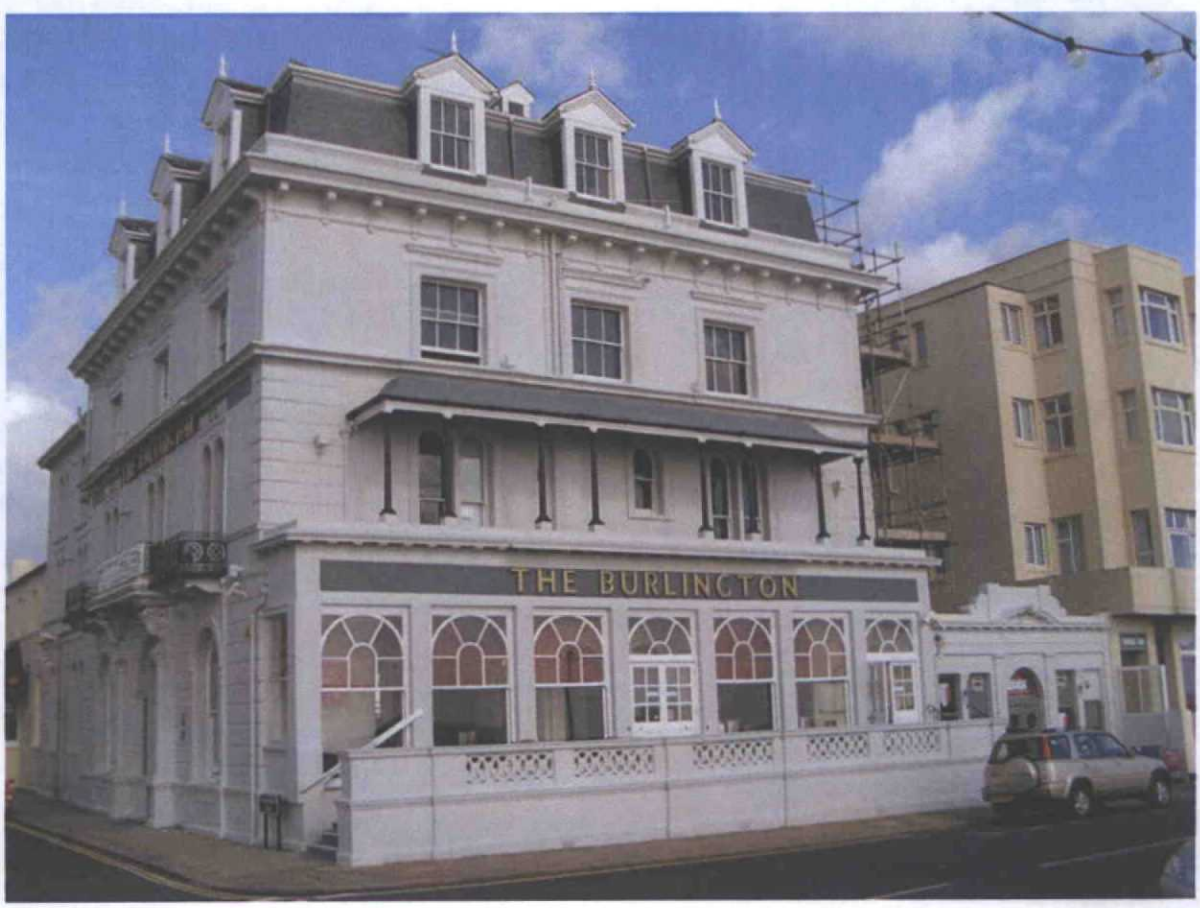

INTRODUCTION

This application relates to a proposal for the construction of an extension and alteration to the Burlington Hotel, Marine Parade, Worthing, West Sussex.

1. Scheduled Ancient Monument (SAM)

The proposals do not affect a scheduled ancient monument or it's setting.

2. Archaeologically Sensitive Area (ASA)

The proposals do not affect an Archeologically Sensitive Area.

3. Listed Building(s)

The site boundary for the proposals includes The Burlington Hotel, a Grade II listed building in an Italianate style dating from 1865 by G.A. Dean. The listed building occupies a prominent corner site on the seafront and forms part of a cohesive urban set piece together with the adjacent Heene Terrace. The main features of the building are concentrated on the south and west elevations but the bracketed cornice returns along to the east elevation that faces the Beach Hotel.

The building has in recent years undergone major restoration with the aim of meeting the council's objective of restoring it to its former glory.

4. Conservation Area(s)

The site lies within the Marine Parade and Hinterland Conservation Area. The character and appearance of this part of the conservation area, as described in the local Authority Character Statement, is derived from its original 19th century form of development in grand Victorian interpretation of Regency architecture. The main feature of this part of the conservation area is the wide seafront promenade and the urban square created by the setting back of Heene Terrace from the highway. The Burlington Hotel sits on the eastern corner of this urban set piece with a gap before the large mass of the Beach Hotel which is not a building of architectural merit.

This gap in the elevations facing the seafront and the nature of the Beach Hotel have served to inspire the designers to create a shadow building that will allow the original form of the listed building to be easily read. The contrast in architectural approach sets up an interesting juxtaposition between the listed building and the more modern Beach Hotel. This results in a solution that enhances the conservation area while consolidating the long term future of the listed building by allowing it to continue functioning in the manner that it was originally intended.

5. Historic Parks and Gardens

The site does not sit within a Registered Park or garden of Special Historic Interest and does not affect the setting of such a Historic Park or Garden.

CONCLUSION

These proposals seek to enhance the listed building and conservation area by providing an extension that is carefully integrated with the existing building while infilling a gap in the urban fabric. The proposals will increase the economic viability of the listed building in a manner that respects the listed building and its context while making a positive contribution to the conservation area.