

**25017 Planning Statement &
Heritage Statement
in support of Planning Application
for a garden shed and landscape design to the front
garden of:**

**14 Ambrose Place,
Worthing,
West Sussex,
BN11 1PZ**

January 2026



Figure 1 – Street view of front garden

saville jones | architects



saville jones · architects

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1.0	Introduction and Site																																																																				
1.01	This report has been prepared in support of a householder application and Listed Building Consent to Adur & Worthing Borough Council for the following; Removal of existing structure and replacement with a garden shed and landscape design to the front garden to 14 Ambrose Place, Worthing, West Sussex, BN11 1PZ.																																																																				
1.02	These alterations include: • Formation of a new shed and concrete and base. • Landscaped garden																																																																				
1.03	This statement forms the design and access statement including a Heritage Statement which describes the site and its surroundings, the development in detail and how it responds to its context.																																																																				
1.04	The front garden is within the curtilage of 14 Ambrose Place and is therefore listed Grade II, it is also located within the Chapel Road Conservation Area of Worthing Borough.																																																																				
1.05	The garden is rectangular bounded to the north by Ambrose Place with metal railings supported on a dwarf brick wall and intermediate brick pillars. The western boundary has an original flint wall which separates the garden from Field Row and public right of way. The southern boundary has a solid brick retaining wall between the Car Park of Southfield House a 4-storey office block which overlooks the site. Eastern boundary has a black weld mesh fence separating it from the adjacent garden.																																																																				
1.06	Reference should be made to the following Submission Drawings: <table><tr><td>25017</td><td>SK 101</td><td>Front Garden plan as existing PLANNING</td><td>1:100</td></tr><tr><td>25017</td><td>SK 102</td><td>Location & block plan as existing PLANNING</td><td>1:1250 1:500</td></tr><tr><td>25017</td><td>SK 103</td><td>Elevations as existing PLANNING</td><td>1:100</td></tr><tr><td>25017</td><td>SK 104</td><td>Front Garden plan as proposed PLANNING</td><td>1:100</td></tr><tr><td>25017</td><td>SK 105</td><td>Location & block plan as proposed PLANNING</td><td>1:1250 1:500</td></tr><tr><td>25017</td><td>SK 106</td><td>Elevations as proposed PLANNING</td><td>1:100</td></tr><tr><td colspan="4">Landscape Design Drawings</td></tr><tr><td>0030</td><td></td><td>Planting Specification & Desing Statement</td><td></td></tr><tr><td>0030</td><td>101</td><td>Front Garden Concept Masterplan</td><td>1:50</td></tr><tr><td>0030</td><td>102</td><td>Groundworks Plan</td><td>1:50</td></tr><tr><td>0030</td><td>103</td><td>Setting Out Plan</td><td>1:50</td></tr><tr><td>0030</td><td>401</td><td>Long Sections Through Garden</td><td>1:50</td></tr><tr><td>0030</td><td>402</td><td>Short Section Through Garden</td><td>1:50</td></tr><tr><td>0030</td><td>501</td><td>Planting Strategy</td><td>1:100</td></tr><tr><td>0030</td><td>700</td><td>Maintenance Schedule</td><td></td></tr><tr><td>0030</td><td>800</td><td>Planting Specification</td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	25017	SK 101	Front Garden plan as existing PLANNING	1:100	25017	SK 102	Location & block plan as existing PLANNING	1:1250 1:500	25017	SK 103	Elevations as existing PLANNING	1:100	25017	SK 104	Front Garden plan as proposed PLANNING	1:100	25017	SK 105	Location & block plan as proposed PLANNING	1:1250 1:500	25017	SK 106	Elevations as proposed PLANNING	1:100	Landscape Design Drawings				0030		Planting Specification & Desing Statement		0030	101	Front Garden Concept Masterplan	1:50	0030	102	Groundworks Plan	1:50	0030	103	Setting Out Plan	1:50	0030	401	Long Sections Through Garden	1:50	0030	402	Short Section Through Garden	1:50	0030	501	Planting Strategy	1:100	0030	700	Maintenance Schedule		0030	800	Planting Specification					
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1.07	 <i>Fig 2 – Location Plan of front garden, 14 Ambrose Place, Worthing (not to scale)</i>
2.0	Relevant planning history Application for consent under Worthing Tree Preservation Order No.7 of 1977 to reduce crown height by up to 2 metres,... Show more description 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWDM/0714/25 Received: Tue 03 Jun 2025 Validated: Tue 03 Jun 2025 Status: Decided Approval of Details Reserved by Condition 4 (gate and fence details) of Application AWDM/0944/24. 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWDM/1509/24 Received: Fri 22 Nov 2024 Validated: Fri 29 Nov 2024 Status: Decided Approval of Details Reserved by Conditions 4 (brick and flint work) and 6 (ASHP details) of Application AWDM/0952/24 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWDM/1108/24 Received: Wed 28 Aug 2024 Validated: Wed 28 Aug 2024 Status: Decided

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	Application for Listed Building Consent for removal of existing timber picket fence and erection of new metal fence and gate 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWD/0945/24 Received: Fri 19 Jul 2024 Validated: Mon 22 Jul 2024 Status: Decided Removal of existing timber picket fence and erection of new metal fence and gate 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWD/0944/24 Received: Fri 19 Jul 2024 Validated: Mon 22 Jul 2024 Status: Decided Application for consent under Worthing Tree Preservation Order No.7 of 1977 to reduce crown height and radial spread b... Show more description 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWD/0078/24 Received: Mon 15 Jan 2024 Validated: Mon 15 Jan 2024 Status: Decided Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Conifer tree T6 and one Cordyline... Show more description 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWD/0059/24 Received: Mon 15 Jan 2024 Validated: Mon 15 Jan 2024 Status: Decided Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. 14 Ambrose Place Worthing West Sussex BN11 1PZ Ref. No: AWD/0397/23 Received: Wed 15 Mar 2023 Validated: Wed 22 Mar 2023 Status: Decided
3.0	Heritage Policy and Guidance Summary
3.01	Legislation The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 66(1) reads: <i>"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i>
3.02	Section 72(1) reads: <i>"Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"</i>
3.03	The Courts have determined that "preserve" in the context of the Planning Acts, means the minimum requirements of the Act would be met if there is an absence of harm. This statutory requirement relates to designated heritage assets.
3.04	The NPPF and Historic England's Good Practice Guide in Planning No. 3 - The Setting of Heritage Assets (Historic England) [GPA3] makes it clear that the setting of a heritage

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	asset in the surroundings in which a heritage asset is experienced is a material consideration. <i>"The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting."</i> And <i>"In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance."</i>
3.05	Revised National Planning Policy Framework A revised National Planning Policy Framework (NPPF) was published in July 2021 and embodies national policies and objectives.
3.06	Under the heading 'Achieving sustainable development' we are advised in paragraph 8 that <i>"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways."</i>
3.07	Under an "economic objective" this is defined as: <i>"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"</i>
3.08	Under "a social objective" we are advised that this involves: <i>"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;"</i>
3.09	Under "an environmental objective" this is referred to as: <i>"to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."</i>
3.10	Although there is a presumption in favour of sustainable development, set out in paragraph 11, makes it clear that it is not an automatic presumption where designated heritage assets are concerned. Paragraph 126 sets out that "good design is a key aspect of sustainable development" and that planning policies and decisions should ensure that developments: <i>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</i>

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	<i>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i> <i>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</i> <i>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; encourage the effective use of land by re-using land that has been previously developed (brownfield), provided it is not of high environmental value, conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</i>
3.11	Chapter 16 relates specifically to 'Conserving and enhancing the historic environment' with paragraphs 189 – 207 being relevant to the consideration of proposals affecting heritage assets. Paragraph 194 indicates that: <i>" local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."</i>
3.12	The definition of a heritage asset as set out in the NPPF Glossary includes: <i>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."</i>
3.13	Attention is drawn to paragraph 190 which requires, inter alia: <i>"the desirability of sustaining and enhancing the significance of heritage assets ... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place."</i>
3.14	Paragraph 199 states that: <i>" 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."</i>
3.15	Paragraph 201 indicates that where a development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: <i>a) the nature of the heritage asset prevents all reasonable uses of the site; and</i>

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	<i>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</i> <i>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</i> <i>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</i>
3.16	Paragraph 202 refers to cases that will lead to less than substantial harm to the significance of a designated heritage asset, this harm is to be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use
3.17	Paragraph 204 specifically states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
3.18	It is noted that Paragraph 206 indicates development is not prohibited within the setting of heritage assets where proposals would enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the asset are to be treated favourably. The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to assess the impact of development proposals in that context.
3.19	Planning Practice Guidance (PPG) The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing many foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
3.20	The PPG also notes the following in relation to the setting of heritage asset: <i>"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."</i> (Ref I D: 18a-014-20140306)
3.21	Historic England Conservation Principles: Policies and Guidance 2008 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that: <i>"New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future"</i> (page 59).
3.22	Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016) This advice note provides information on repair, restoration, addition, and alteration works to heritage assets. It advises that:

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	<i>"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."</i> (page 10)
3.23	Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) in Planning Note 3 (July 2015) This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that: <i>"Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to consideration of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account."</i>
3.24	Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across or including that asset, and views of the surroundings from or through the asset. At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.
3.25	GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken: • Step 1 - identify which heritage assets and their settings are affected; • Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s); • Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance; • Step 4 - explore the way of maximizing enhancement and avoiding or minimizing harm; • Step 5 - make and document the decision and monitor outcomes.
3.26	It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.
3.27	Local Policy Worthing Local Plan policies (WBC 2023) SP1, DM5, DM23, DM24
3.28	Other material considerations Other documents of relevance are: • Chapel Road Conservation Area Appraisal (WBC 2001) • Worthing Conservation and Heritage Guide July 2015

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4.0	Methodology The aim of this Statement is to assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets to accommodate change.
4.01	Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:
4.02	Evidential value: Derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
4.03	Aesthetic value: Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'
4.04	Historic value: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'
4.05	Communal Value: Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there
4.06	In summary, Evidential value relates to the physical remains of a building/structure and its setting; Aesthetic value relates to the visual qualities and characteristics of an asset; Historic values to the age and history of the asset and/or the strength of its tie to a particular architectural period, person, place or event; Communal value relates to the

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	role an asset plays in a historic setting, and what it means to that place or community. It can be also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
4.07	Historic England's Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset. Setting is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity or sharing characteristics with other places"".
4.08	In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
4.09	Once the value and significance of an asset has been assessed, the next stage is to determine the 'magnitude' of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.
5.0	Statement of significance
5.01	Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory) (Historic England, formerly English Heritage, Conservation Principles, Policies and Guidance 2008).
6.0	Historic Context and Listing The property is part of a Regency Terrace which is of national importance. It belongs to a period in Worthing's history when it started to grow as a coastal town and seaside resort. Prior to this period (pre-1800) the town comprised mostly of small-scale buildings developed by individuals with an eclectic mix of architectural styles. Ambrose Place represents one of the first examples, locally of a developer (builder) lead group of speculative residential houses built in the same architectural style.

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6.01	Our research has looked at historic data in order to understand the development of the house and phasing • Local Authority listings and conservation area descriptions • Historic Maps • Local Studies • Historic Photographs This is not an exhaustive search but commensurate with the scale of alterations.
6.02	The Property is located within the Chapel Road Conservation Area of Worthing. The Chapel Road Conservation Area Appraisal as stated on Worthing Borough Council website: <i><u>"Excerpt from Worthing Borough Council website & conservation areas</u></i> <i><u>Location and Topography</u></i> <i>Chapel Road with South Street to the south is the central north-south axis of Worthing town centre. Chapel Road is set back from the seafront by the length of South Street, some 300 metres. The land generally has a slight slope falling from north-west to south-east giving Chapel Road a gentle gradient down towards the seafront."</i> <i><u>"Origins and Development of Area</u></i> <i>The line of Worthing's early high street lies to the east of the present-day centre. Rapid expansion took place in the late 18th century and the first decade of the 19th century when Worthing gained a reputation as a fashionable, genteel, seaside resort. In this period, buildings on Warwick Street, South Street and Montague Street were developed and The Steyne was laid out. Most development in Worthing was piecemeal and small scale due to the fragmented nature of the land ownership. In 1812, St. Paul's Church was built as a Chapel of Ease to Broadwater parish. A road linking through to South Street had been laid out by 1814 and was completed and named Chapel Road after St. Paul's in 1815. Later in the 19th century as development took place on the west side of the town, South Street became fully developed and Chapel Road to the north eventually superseded High Street as the main thoroughfare."</i> <i>"From 1814 through to circa 1826 Ambrose Place was developed piecemeal westwards from St. Paul's Church by the builder Ambrose Cartwright. The houses have detached front gardens and although varied in their designs form one of the most attractive Regency terraces in Worthing. At the west end of Ambrose Place on Grafton Road, Christ Church opened as a second Chapel of Ease in 1843. The two churches, only 150 metres apart, present an extraordinary contrast of architectural styles. St. Paul's being of yellow brick in a classical style with a bold Doric portico in stucco whereas Christ Church is in an early English gothic revival style executed in galleted flint work with stone dressings. The grade 2 ' Listed St Paul's Church ceased being used for worship in 1999.."</i> <i><u>"Ambrose Place</u></i> <i>No other street in Worthing has the elegant character of Ambrose Place. It is a residential street in the town centre with Nos. 1-15 on the north side comprising a listed group. Front gardens are separated from the houses by a road which is heavily parked. Constructed in the early 19th century, the terrace exhibits common features throughout with a strong sense of verticality, although the architectural detailing of each building or pair of buildings is distinct. Ambrose Place relates more closely to the areas to the west, which largely retain their residential community character, than to the commercial and civic uses which exist in other directions. Note: The Ambrose Place terraced properties, together with their</i>

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	<i>detached, south side gardens, are subject to an Article 4 Direction. This designation means a planning application must be made for certain, relatively minor works, in the interest of the character and appearance of the Conservation Area. These works include curtilage buildings, hard surfacing and changes to means of enclosure, where such development would front Ambrose Place."</i>
6.03	Listing The property is Grade II Listed by English Heritage in October 1949 as follows: <i>"Ambrose Place (1 to 14 consec.) INCLUDING SECTIONS OF RAILINGS ALONG THE FRONT AMBROSE PLACE 1. 5406 (North Side) Nos 1 to 14 (consec.) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses.</i> <i>The other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1 has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group. Listing NGR: TQ1477002823</i>
6.04	Historical Maps: The following historical maps were studied;  <i>Figure 3 - Ordnance Survey Six Inch 1842-1952, Surveyed in 1875, published in 1879</i>

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6.05

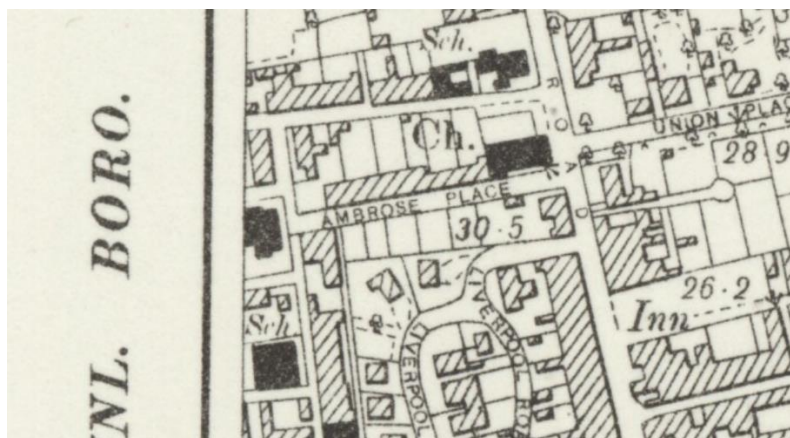


Figure 4 - Ordnance Survey Six Inch 1899, revised in 1896, published in 1899

6.06

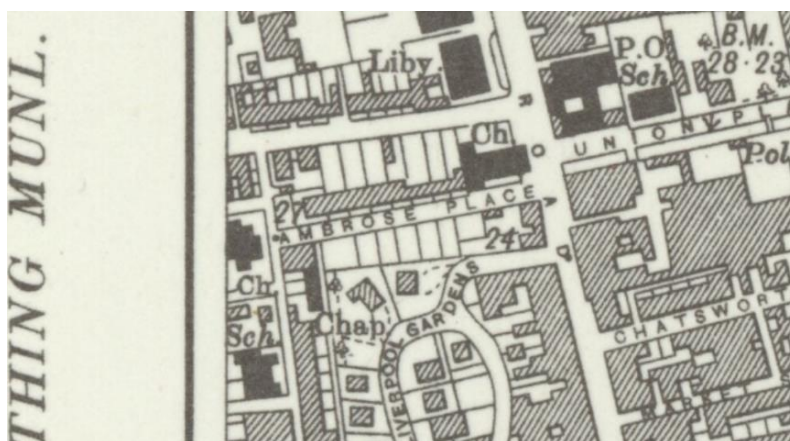


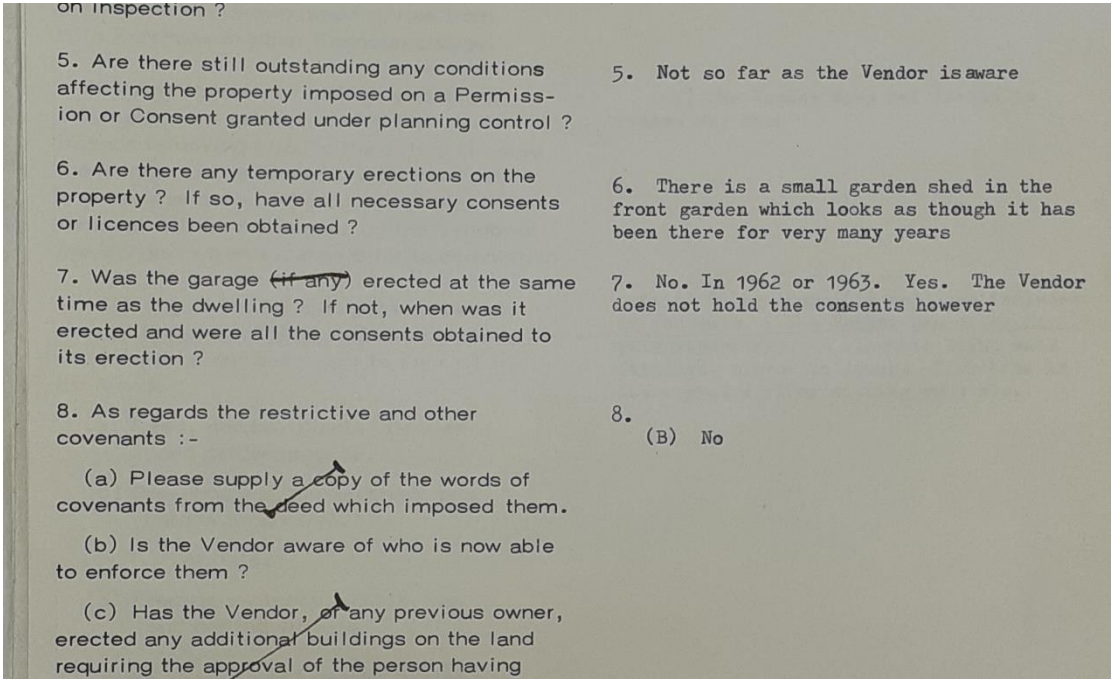
Figure 5 - Ordnance Survey 1931 - 1932, published circa 1935

6.07



Figure 6. Historic photograph of Ambrose Place looking west with fence boundary to southern gardens

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6.08	Solicitors' conveyancing document of 1977 (fig 7.) describes a shed of some description being present in the front garden.  <i>Figure 7; Description of shed under item 6_ 10 January 1977.</i>
7.0	Significance Assessment The property was constructed in circa 1820 and from our site survey and measured survey it has become apparent that there have been alterations to the garden with several phases of construction. The following assessment looks in detail at the original elements of the heritage assets and their significance together with more recent alterations and additions and the value of those elements. It concentrates on areas which will be affected/alterd by the planned proposals and does not describe that area which will not be affected.
7.01	The garden has had a series of landscaped scheme through its history but had become neglected, prior to our client purchasing the property in 2022. A large shed was located in the southwest corner in a similar location to the proposed new shed. However, it was never integrated with a landscaped garden scheme.

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Figure 9: North elevation of previous shed which intruded into the garden.



Figure 10: East elevation of previous shed.

7.02

The southern boundary consists of a brick retaining wall separating the garden from the lower-level car park and electrical sub-station of Southfield House to the south. Refer figures 11,12.

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Figure 11. Looking south to Southfields House



Figure 12 – Retaining wall, Southfields House car park and sub-station

- 7.03 Field Row runs along the western boundary, the original flint wall has been reduced in height and a timber picket fence run along the full length of the garden except the last 2.5m at the southern end. Refer fig 13



Figure 13 – Reduced flint wall

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7.04	The southern gardens of Ambrose Place provide valuable amenity area for the enjoyment of residential dwellings. The majority of the gardens are occupied by car parking spaces, however No.14 retains its original use and the proposal looks to enhance the garden with a new landscape design.
7.05	To practically maintain the garden to high standard, the storage of gardening equipment is essential the proposal simply replaces the older dilapidated shed with a new simpler shed.
8.0	The proposal
8.01	The landscape scheme at 14 Ambrose Place, has been designed to be sympathetic to the overall feel of the front gardens on the street, focusing largely on soft landscape enhancements, including the reinstatement of a central lawn area. The existing worn palisade fence on top of the existing brick wall to the western boundary is proposed to be replaced with a new square trellis (double-sided), to the same height, and with comparable visual permeability. All other boundaries are proposed to remain as existing.
8.02	A no/minimal dig approach has been taken, using established methods and build-ups to ensure the protection of existing tree roots. New hard landscape is limited and largely comprises permeable gravel paths that provide circulation, as well as clear edges for ease of ongoing maintenance. These paths are to be edged using 6mm steel edging with no foundation required. Any raised planters are filled 50% with void former and supported by stabilisation grids to prevent compaction.
8.03	Planting largely comprises groundcover planting to naturally prevent weed growth and will contain a number of species within the RHS 'Plants for pollinators list. Additional shrub planting would also be included to softly and naturally reinforce garden edges/boundaries. Shrub planting would also include pollinating and fruiting species as a further asset to local biodiversity.
8.04	The replacement shed has been designed to be visually unintrusive, located in the southwest corner, it will be viewed against the tall 6 Storey South Field House and must be considered to cause no harm to the heritage asset. The following points • To the west its screened from Field Row alley by the section of full height flint wall. • To the south it abuts the electrical substation and tree screen. • Viewed from Ambrose Place by the backdrop of 6 Storey South Field House. • Obscured by existing trees and proposed garden design.
9.0	Proposed Materials
9.01	The garden planting scheme and are indicated on the landscaping design plans. The trellis to replace the existing palisade fence on Filed Row is to be a traditional timber square format as illustrated in fig 14.

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	 RHS Prestige Square Trellis (38mm gap) Fig.14 Proposed replacement trellis to top of flint wall.
9.02	The garden shed is to be constructed in a minimal form to allow the garden to be the main focus. The elevations will be finished in random vertical timber slats of western red cedar (fig15). This will be unfinished and allowed to naturally weather to a grey/silver shade (fig16). This design approach will compliment the simple garden design and the existing natural vegetation.  <i>Fig 15. Random, western red cedar</i>  <i>Fig16. Weathered, western red cedar</i>
10.00	Summary
10.01	We consider this proposal to be sympathetic to the architectural characteristics of the Listed Building and Chapel Road Conservation Area of Worthing which is in accord with policies DM5, DM23 and DM25 of the Worthing Local Plan and relevant paragraphs of the National Planning Policy Framework.
10.02	The proposed garden design looks to enhance the garden setting in accordance with its historic use. The replacement garden shed is a simple structure which will have no detrimental effect to setting or landscape, and can be considered to be of no harm to the conservation area or heritage asset.

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Figure 17 – Garden looking north to 14 Ambrose Place



Figure 17 – Garden looking south to South Field House. Temporary garden shed on the west to Field Row.