the heritage advisory



HERITAGE STATEMENT – 6 HEENE TERRACE

May 2025

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Appendix 1: List Summary

Introduction 1.0

1.1 The Heritage Advisory have been commissioned to undertake this Heritage Statement. The document first considers Heene Terrace (**Figure 1**), a Grade II listed building designated in 1975, before going on to consider proposals for the tiling of entrance steps to [redacted] 6 Heene Terrace (**Figure 2**); thus addressing potential impacts upon the significance of the aforementioned heritage asset.



Figure 1: Heene Terrace (Google Maps Extract)



Figure 2: Heene Terrace, looking north

1.2 Heene Terrace is located at the west of the *Marine Parade & Hinterland Conservation Area* (**Figure 3**), an area which, historically, comprised a relatively modest fishing hamlet until the late eighteenth/early nineteenth century, when the south coast grew in popularity. Due to the area's significance more generally, a number of individual buildings have also been nationally designated (**Figure 4**).



Figure 3: Marine Parade & Hinterland Conservation Area

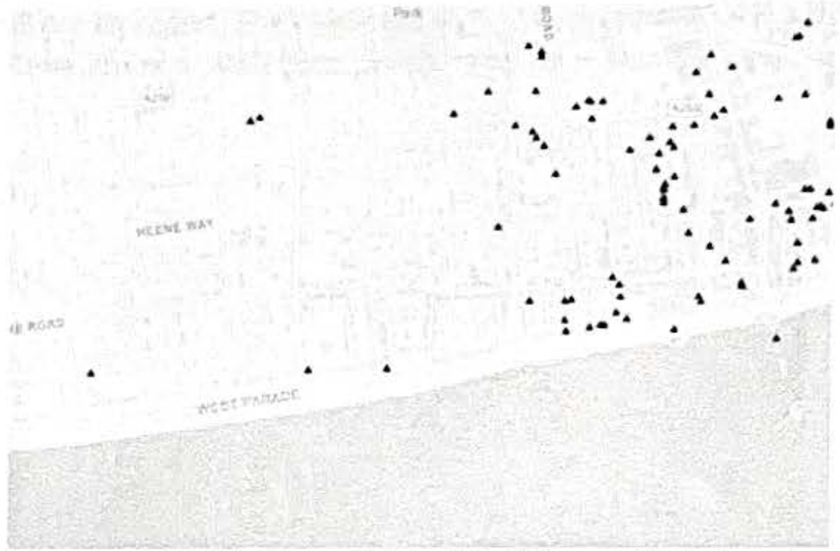

Figure 4: Distribution of Listed Buildings within Locale

1.3 In addition to its inclusion within the conservation area, 6 Heene Terrace – along with adjoining counterparts comprising the wider terrace – was therefore designated Grade II on 12th September 1972. The list description for this terrace may be summarised as follows:

'HEENE TERRACE 1. 5406 East Mansions Heene Court Mansions Nos 6 to 10 (consec) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across lst storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some

porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs.'



Figure 5: Designation (Historic England)

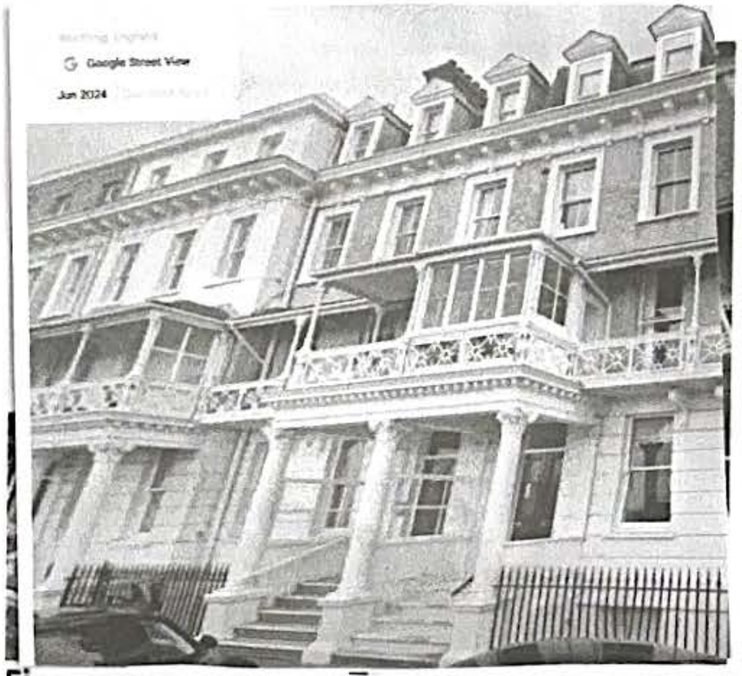

Figure 6: No. 6 Heene Terrace

1.4 Proposals seek to obtain consent to tile existing entrance steps to No. 6 These are currently untreated and exhibit an ongoing trend toward decay. Proposals would ensure both the *preservation and enhancement* of the structure and a more positive contribution toward the wider *character and appearance* of the area; particularly when considered in conjunction with the wider terrace, where a high number of entrance steps have already assumed black and white tiling.

1.5 In accordance with *Paragraph 189* of the *National Planning Policy Framework* (July 2019) this Heritage Statement describes the significance of those heritage asset(s) with potential to be affected in a manner proportionate to both the assets'

importance, and an understanding of the potential impact of proposals upon that significance.

Regulatory Framework 2.0

Legislation

2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are *sections 16, 66 and 72*, summarised as follows:

Concerning a listed building or its setting, the local planning authority or 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.

Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

2.2 The *National Planning Policy Framework* (NPPF, July 2019) emphasises a *'presumption in favour'* of sustainable development defined by the document as *'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.*

2.3 This *'presumption in favour'* has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved *'in a manner appropriate to their significance'.* Key paragraphs from the document are summarised below.

2.4 *Paragraph 185* states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

- *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 a place.*

2.5 *Paragraph 192* sets out that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.6 *Paragraph 196* states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.7 *Paragraph 200* outlines that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Additionally, *paragraph 201* identifies that not all elements of a conservation area will necessarily contribute to its significance.

Local Policy

2.8 The *Worthing Core Strategy* was adopted April 2011. With *Policy 16: Built Environment and Design* this states:

Throughout the borough all new development will be expected to demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area. In particular, new development should display a good quality of architectural composition and detailing as well as respond positively to the

important aspects of local character, exploiting all reasonable opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.

The settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained; preserving and enhancing existing assets. Where the quality of the existing building(s) is weak, solutions need to be sought which raise overall quality.

Other Relevant Guidance

2.9 Of equal relevance is English Heritage's (now Historic England's) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At *paragraph 140, p.59*, this states that "*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change*".

Historic Background 3.0

Worthing

3.1 Worthing and its near geographical context has been populated for over 6000 years and hosts some of the earliest flint mines in Europe (four lie within 11 km of the centre of town), an industry emerging to become most intensively worked from around 4000 BCE onward. An important Bronze Age hill fort stands on Highdown Hill. Later, the Iron Age saw one of its largest hill forts constructed at nearby Cissbury Ring to the north.

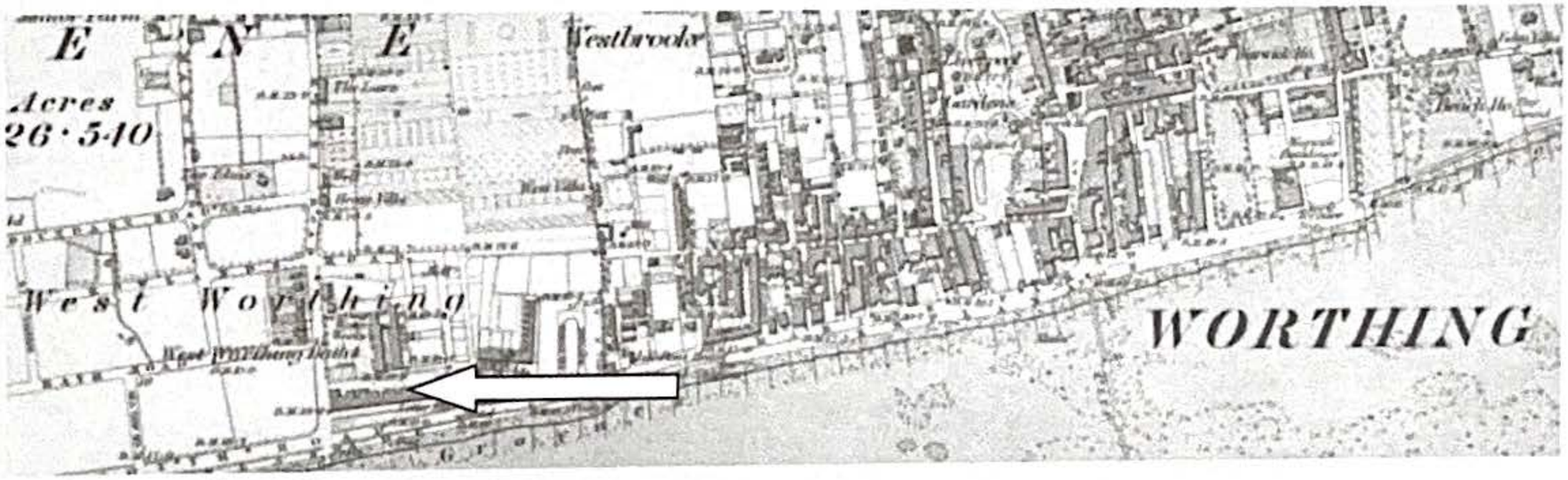

Figure 7: Worthing, 1875

3.2 The added potential for archaeology dating to the Roman period is also high, particularly where Worthing formed part of the *civitas* of the *Regni* during the Romano-British period. Several roads therefore date to this era, lying in a grid layout or *'centuriation'*. A Romano-British farmstead is known to have stood nearby the original C19 town hall. In the C5 and C6 Worthing became part of the Saxon Kingdom of Sussex, a period to which many place names in the area date. The

etymology of Worthing derives from *'place of worth'*, this in turn from the old English personal name *Worth* or *Woro* meaning *'valiant one who is noble'*.

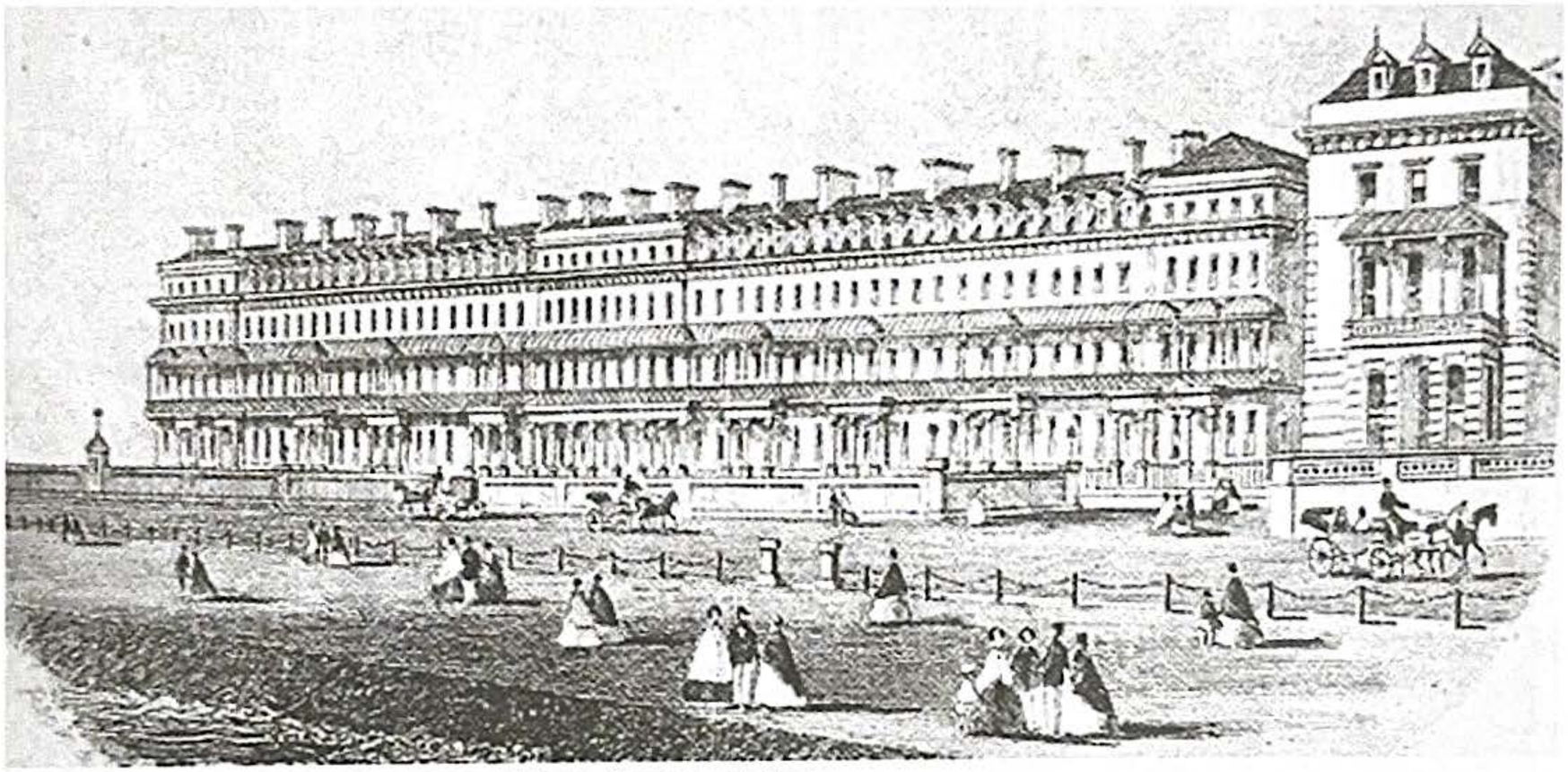

Figure 8: Heene Terrace & Heene Hotel, Late Nineteenth Century

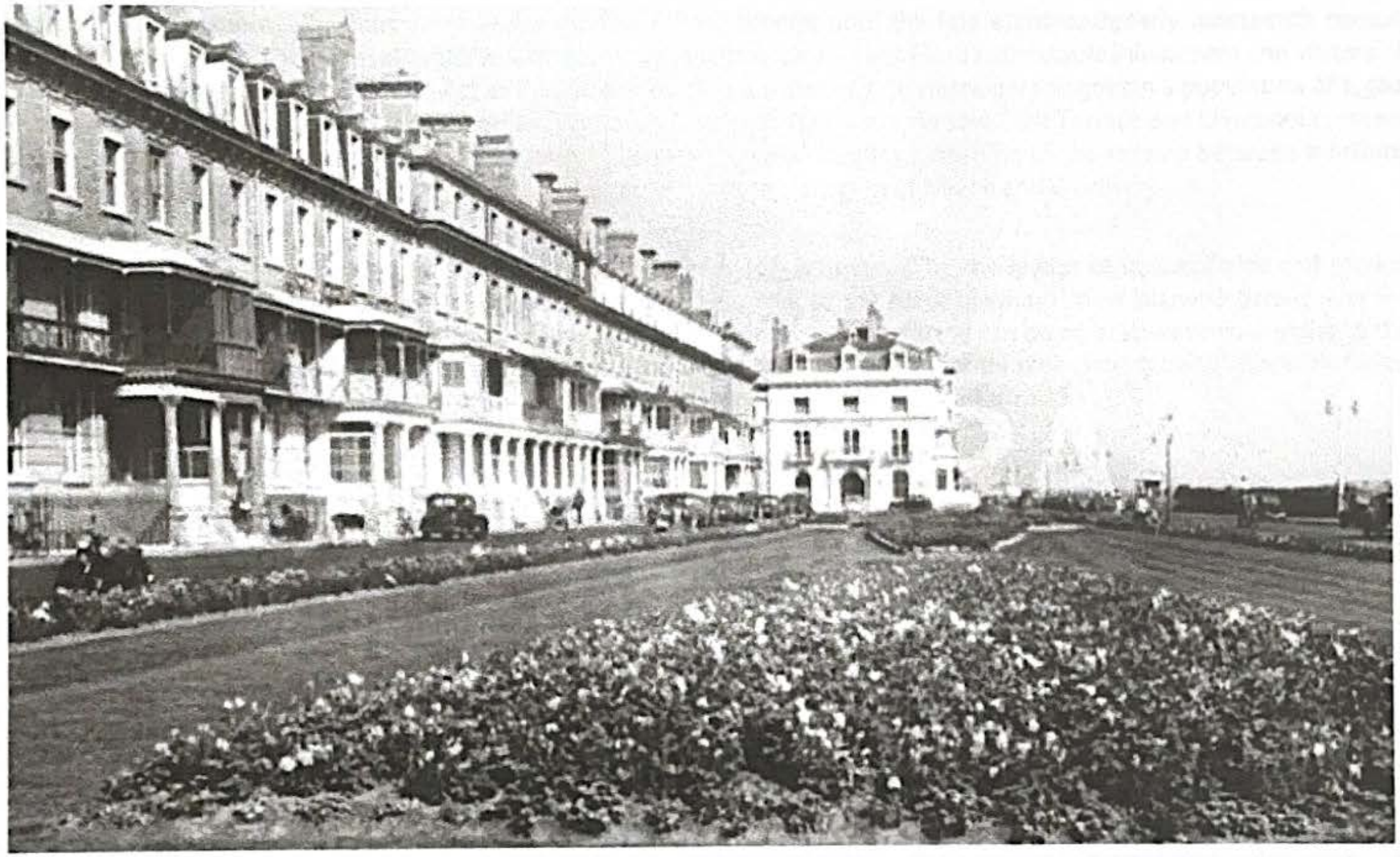

Figure 9: Heene Terrace & Heene Hotel, Late 1950s

3.3 In terms of settlement, Worthing remained a modest fishing hamlet until the late eighteenth/early nineteenth century when, from the 1750s, the popularity of the south coast grew, attracting wealthy and fashionable inhabitants and visitors. It first became a town in 1803, when an Act of Parliament created a Board of Commissioners to govern a population of 2,500. This board was to first gather at the Nelson Inn on South Street. Early expansion saw Park Terrace and Liverpool Crescent begun. Along with the subsequent improvement of services to London, 1845's opening of the railway between Worthing and Shoreham stimulated still further growth, in-part resulting in the merging of Heene and Worthing.

3.4 The pattern of development throughout the town was also deeply influenced by the layout of former fields and market gardens, for which Worthing was an important centre. For example, to the north of what is now Warwick Street – on the north side, constructed on agricultural land between 1803 and 1808 - parcels of land ran on an east-west axis, whilst to the south, these ran on a north-south axis. Consistent with the nature and origins of its emerging growth, Warwick Street properties were grand and fashionably appointed, with bow windows and elegant entrances.

Heene Terrace

3.5 The former civil parish of Heene lay on the coast around one mile west of the then hamlet of Worthing. A former medieval chapelry of West Tarring, its nineteenth century boundaries show that this had been taken from the Parish of Tarring. Though it remained part of West Tarring's ecclesiastical parish until the nineteenth century, it had been separate for civil purposes from the sixteenth century. In 1881 it contained 426 acres - excluding foreshore – and included the district or township of West Worthing, which comprised around 300 acres. It was enjoined with Worthing Borough at the official incorporation of the borough in 1890.

3.6 In 1863 most of the parish was bought by the Heene Estate Land Co., which in the following year sold the southern part of this to the West Worthing Investment Co. for development intended to comprise a *'first-class watering-place'*. The original promoters were known to be chiefly Londoners, but some later relocated to West Worthing. In 1865, land belonging to the two companies became the district or township of West Worthing, equipped with its own improvement commissioners. Sea defences and an esplanade were therefore under construction by 1864 and, by 1865, Heene Terrace had been built. Together, this development formed a separate seafront from that of Worthing until further expansion of the town

westward. The terrace itself comprised eighteen four-storey townhouses of yellow brick with stucco dressings to designs by G.A. Dean; constructed together with the adjacent Heene (later West Worthing, afterwards Burlington) Hotel.

3.7 Heene Terrace is therefore a key development in the history of Worthing, evidencing that part of its evolution in which Worthing and West Worthing were physically joined. The structure is of a quality commensurate with this importance and highly prominent in the streetscape of the locale, albeit this is more attributable to the original intention to develop a *'first-class watering-place'* with Heene. Internally, the structure has fared less well and, having undergone much subdivision over the twentieth century, with the original hierarchy of spaces and its associated layout being now much-altered. Fortunately, this evolution has not unduly impacted upon the exterior.

The Heritage Asset(s) 4.0

4.1 As indicated, Heene Terrace is located within the *Marine Parade & Hinterland Conservation Area.* The LPA's appraisal notes this section of Worthing seafront to be of particular importance where the original C19 form of development survives intact. Beginning with Regency buildings at the east end, as the area is traversed west, the seafront mainly comprises three to four storey properties that are termed *'characteristically Victorian in appearance'*. Together, Heene Terrace and the Burlington Hotel comprise the western edge or corner of the conservation area, set back from the highway of Marine Parade by a carpet garden.



Figure 10: Worthing Conservation Areas

4.2 This section of seafront comprises individual buildings or terraces displaying a variety of architectural detail, but which are nevertheless endowed with common elements that serve to link its frontage, creating a unified and cohesive seafront. The wide promenade, elegant street lamps and decorative seafront shelters surmounting the beach and sea edge establish a typically English seaside character. Properties are again predominantly residential but with more hotel use toward the seafront.

4.3 Designated Grade II in 1975, Heene Terrace (nos. 6 to 10, nos. 11 and 12, and nos. 13 to 17) is from 1865 and noted by the list description to be possibly by a G. A. Dean. This is described as a unified composition set back from the sea front behind gardens, rising to three storeys with basement and attics beneath a slate mansard roof. This is further described as being of fawn-coloured brick with stucco dressings, including a bracketed cornice and drafting to both basement and ground storey. Each individual property comprises three bays, generally with sashes, some altered.

4.4 Dormers are tall and at first storey, decorative iron railings are set on large scroll brackets. Spiral columns rise from these to support a *cyma reversa* canopy, projecting forward over porches comprising composite columns and pilasters supporting an entablature. These are paired except for two houses at each end of the terrace, and three central houses. These project and have balconies continuous with porches. End houses also project, but have five rather than three bays with central porches. Basements have railings with pike finials. In terms of departures from original fabric, both West Mansions and the upper storeys of No. 8 are noted by the description to be stuccoed.

4.5 However, one of the most discernible alterations to have been implemented at Heene Terrace is to its entrance steps. Across all entrances a variety of finishes are evident, ranging from an assortment of marble, black and white tiling (of different individual designs), and stone. Those at number 17 are presently stone. Given the lack of protection applied to these steps historically, an ongoing trend toward decay is evident, and both flaking and chipping are exhibited by this feature. Their continuing degradation has also resulted in water ingress into the basement flat, further damaging this space.

4.6 It is therefore proposed that No. 17's entrance steps are tiled to reflect a high number of neighbours and therefore in a manner that reflects the most prominent treatment of steps elsewhere across the terrace i.e. in black and white, Victorian styled tiling. This would not only serve to protect existing fabric – whilst remaining ultimately reversible – but in turn, assist

in the preservation of the structure more generally; particularly should associated issues such as water ingress to lower levels be considered. At this juncture, it is pertinent to note relevant planning applications, which also concern the tiling of entrance steps at Heene Terrace. Those of particular relevance would include:

- 7 Heene Terrace, planning reference: *AWDM/1265/18* - Application for Listed Building Consent to tile over existing steps with Victorian style tiles – Approved
- 8 Heene Terrace, planning reference: *05/0957/LBC* - Application for Listed Building Consent for repairs and refurbishment of front entrance steps including the addition of black and white floor tiling - Approved
- 11-12 Heene Terrace, planning reference: *AWDM/1250/19* - Listed Building Consent for replacement of existing entrance steps with ceramic tiling and installation of lead cowls to air bricks to front (south) elevation – Decision Pending

4.7 Given such an account, it is therefore demonstrable that the exterior of Heene Terrace exhibits not only a high degree of intrinsic significance and *special interest*, but features that also contribute positively toward the *character and appearance* of this part of the conservation area. However, incremental alterations made to this exterior - particularly via the treatment of individual entrance steps etc. – can be seen to have diluted the intrinsic value and overall contribution made by its formerly *'unified composition'*.

4.8 Nevertheless, when considered in conjunction with ongoing degradation and inevitable impacts upon both component fabric and - potentially – structural elements, the opportunity is presented to implement remedial works that are not only reversible, but also reflect a high number of neighbours; thus progressing the external façade toward some degree of renewal in terms of its formerly *'unified composition'*.

Assessment of Proposals 5.0

5.1 As indicated, proposals are of a minor, remedial nature where listed building consent is sought for the stabilisation of failing entrance steps, and their treatment with black and white, Victorian styled tiling. The building's history (and that of nearby properties of relevance) has been considered in conjunction with latest planning policy in order to assess the appropriateness of works; where these are understood to contribute toward both the *preservation and/or enhancement* of all aforementioned heritage assets.

5.2 Proposals principally comprise the black and white tiling of a set of failing steps that presently provide access to 17 Heene Terrace. It is further proposed that the pattern of these tiles reflect a number of similarly tiled entrances found at Heene Terrace and/or throughout the wider locale. Whilst both tread and riser would be treated in this manner, it is demonstrable that clear regard has been had for the existing steps and an overriding legibility of phasing, where - being marble and remaining relatively intact - the nosing of individual treads would be retained.

5.3 More peripherally, the implementation of proposals would ensure the long-term *preservation and enhancement* of not only the steps of no. 17, but the wider terrace as a whole. Here, the current disrepair of this feature would not only be remedied, but continuing water ingress into lower levels would also be arrested. With respect to relevant guidance contained within the *NPPF* (re: *paragraph 185*), proposals have therefore taken full account of the desirability of sustaining and enhancing the significance of the heritage asset.

5.4 By these means, proposals also ensure that the site continues to contribute toward local character and distinctiveness (*NPPF, paragraph 192*), whilst it is further considered that full opportunity has been taken to *'make a positive contribution to and better reveal the significance of the asset'* (*NPPF, paragraph 200*). As such, it is considered that design measures would not only improve the use and functioning of the building – particularly with respect to matters of health and safety - but also reinforce national and local government requirements to both *preserve* and *enhance* relevant heritage assets, as set out at **Section 2.0**, above.

Summary 7.0

6.1 The application site comprises [redacted] 6 Heene Terrace, Worthing. The terrace as a whole was built in 1865 and evidences Worthing's evolution whereby Worthing and West Worthing were physically connected. Situated within the *Marine Parade & Hinterland Conservation Area* the property's intrinsic value and contribution toward the wider historic environment is further recognised via its statutory designation (Grade II). Proposals seek consent for the minor alteration of the property's entrance steps, implementing tiling to remedy ongoing degradation, whilst ensuring their long-term practical functioning.

6.2 It is therefore considered that the works in question are wholly beneficial. They both *preserve and enhance* the *character and appearance* of relevant designations whilst not adversely affecting any *special interest* inherent to these. This has been achieved by ensuring that all works would be undertaken to a high, conservation-led standard; repairing any features that currently give rise to ongoing decay or the dilution of overall significance and the contribution this makes toward the site's wider environs.

6.3 Whilst existing steps would be tiled and therefore covered, it is worth reiterating that i) such works are ultimately reversible; ii) that their individual significance has already been diluted due to ongoing decay; and iii) that proposals would in any case reflect a high number of other examples across the terrace that are also consented. Proposals will therefore ensure not only visual but physical enhancement, where the practical functioning of the heritage asset would be improved more generally. As a consequence, this will enable its ongoing use and therefore conservation; the relationship between which is recognised as a matter of best conservation practice.

6.4 Works can be therefore seen to respond to both the *Act* and wider, relevant regulatory context by both *preserving and enhancing* conservation area and listed building designations. This would be achieved by means of effecting both visual and physical improvements, whilst enabling the improved and continuing use of the building. This where *Paragraph 185* of the *NPPF* sets out that the relevant local authority should take account of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*.

6.5 In sum, works have responded positively to the site, its locale and historic context, by seeking to *preserve and enhance* the

listed property and the contribution this makes toward the wider conservation area designation. For this reason, the principle of works are not considered to be at odds with the significance inherent there.

APPENDICES

Appendix 1: List Summary

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: EAST MANSIONS HEENE COURT MANSIONS MAYFAIR HOTEL WEST MANSIONS

List Entry Number: 1263331

Location

EAST MANSIONS, 6-10, HEENE TERRACE
HEENE COURT MANSIONS, 6-10, HEENE TERRACE
MAYFAIR HOTEL, 11 AND 12, HEENE TERRACE
WEST MANSIONS, 13-17, HEENE TERRACE

The building may lie within the boundary of more than one authority.

County: West Sussex
District: Worthing
District Type: District Authority
Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Sep-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 432601

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
