Heritage Statement

Property:

14 Park Crescent, Worthing, East Sussex, BN11 4AH

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1.0 PROJECT DESCRIPTION

This heritage statement has been prepared in support of an application for full planning & Listed Building consent to replace all existing timber windows, fascias and rainwater goods to all flats at 14 Park Crescent, Worthing, BN11 4AH.

2.0 LOCATION AND DESCRIPTION OF THE SITE



2.1 14 Park Crescent is situated in the Park Crescent conservation area. Park Crescent is a result of attempts to provide Worthing with grand Regency architectural compositions to rival Brighton and Hove. Amon Henry Wilds, a prominent Regency architect is credited with the design for the 14 terraced residences of Park Crescent (listed grade II*) and the Swiss Cottages now known as Beechwood Hall (listed grade II) during the late 1820's.

2.2 The properties forming the Crescent are of three-storeys, embellished with classical details and finished in stucco. Most of the residences are expressed in groups of three, the central units encompassing two-storey Corinthian pilasters to express their dominance. The groups of three units are linked by recessed porches with balconies above, supported by caryatid columns.

2.3 Access to the park and the properties therein, was originally only possible through the entrance gateway. In more recent times, this access has been closed to vehicular traffic and a new access created in Amelia Road, The layout of the park was altered to provide sympathetic parking areas during the 1980s.

3.0 ASSESSMENT OF IMPACT

3.1 The works at 14 Park Crescent are proposed to improve the properties in terms of:

Maintenance – The existing windows are in various states of disrepair. Many are suffering from rot, some have actually failed completely with sills and/or rails crumbling away.

Many of the existing windows are therefore beyond reasonable economic repair, with replacement units the only option.

The existing fascias and rainwater goods are also in various states of disrepair.

Thermal performance – The new windows will provide an improvement in thermal performance, and therefore thermal comfort for the residents.

Sympathetic design – The new windows will have little or no impact on the surrounding landscape and will tie in sympathetically with the windows to the rest of Park Crescent. They will also provide uniform aesthetic, as a number of the existing windows to individual flats have been changed over the years.

The same will be true for the fascias and rainwater goods, they will tie in sympathetically with the fascias and rainwater goods to the rest of Park Crescent.

Security – The new proposed windows will be an improvement on the existing timber units with modern locks and secured by design standards in line with PAS24:2016 requirements.

The works will be compliant with the latest Building Regulations Part L - Conservation of Fuel and Power, Part Q – Security for Dwellings and associated FENSA requirements.

4.0 PLANNING CONSIDERATIONS

The main planning considerations within this development are:

4.1 Information Regarding Previous Applications

There have been two former planning applications listed at 14 Park Crescent, although neither are relevant to this scheme, they have been listed below for completeness.

PLANNING REF	DETAILS	DECISION	DATE
00/00758/LBC	Application for Listed Building consent for repairs to an internal staircase	Approved	Sep 2000
97/05639/LBC	Application for listed building consent for fire precaution works including fire alarm system and emergency lighting.	Approved	Sep 1997

4.2 The Principle of Development

- Section DM23 & DM24 (5.325) within the Worthing Local Plan states 'it is also important that existing listed buildings and buildings in Conservation Areas are not allowed to deteriorate; the Council can request improvements to be made to remedy sub-optimal conditions (for example, to repair render and renew external paintwork), and use a variety of methods to enforce positive change if such a request is not complied with.'

- DM24 (c) within the Worthing Local Plan states that 'development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will 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. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.'

- DM24 (d) within the Worthing Local Plan states '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. The reinstatement or replication of original features such as

windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.'

4.3 The Impact on the Character of the Existing Dwellings

- Many of the existing windows, fascias and rainwater goods are in a poor state of disrepair, as well as there being a general lack of uniformity in window style across the building.

- The proposed windows, fascias and rainwater goods will improve the appearance of the dwelling, whilst complying with the Local Plan policies DM24 (c) & (d).

- A separate document is provided alongside this Heritage Statement that appraises the current condition of the windows at 14 Park Crescent. Further information showing existing and proposed window sections & details is also provided.

5.0 CONCLUSION

5.1 With 14 Park Crescent being a grade II* Listed Building and within the Park Crescent conservation area, we have taken into consideration the local planning policies and consider the proposed works to be sympathetic to their requirements.

5.2 The proposed windows will provide a uniformity to the building once again, whilst increasing the thermal comfort of the residents. We believe these upgrades will have minimal impact on the surrounding area and associated listed buildings.

5.3 The works will also be compliant with the latest Building Regulations Part Q Security for Dwellings, Part L Conservation of Fuel and Power and FENSA regulations.

APPENDIX A – PHOTOGRAPHS



South elevation



West elevation



West elevation



North elevation