

Heritage Statement

29–31 Richmond Road, Worthing Amended Scheme Including Two-Storey Garage

1. Introduction

This Heritage Statement accompanies an amended planning application for 29–31 Richmond Road, located within a designated Conservation Area in Worthing. The proposal revises the previously approved scheme (ref. AWDM/0961/25), which permitted demolition of the former café, construction of a single-storey garage, boundary wall works, conservation rooflights, and ancillary building alterations.

The current application seeks approval for a two-storey garage structure in place of the previously approved single-storey form, while retaining the approved boundary treatments, materials palette, and conservation-led detailing. The proposal continues to support the lawful residential use of No. 31 Richmond Road and the incorporation of No. 29 into the same planning unit.

2. Heritage Context

2.1 Conservation Area Character

Richmond Road forms part of a historic residential and mixed-use townscape.

The uploaded existing elevation (A.200) shows the typical pattern of development: “29 Richmond Road / 31 Richmond Road / 27 Richmond Road” presented as a coherent frontage with modest rooflines and traditional detailing.

The site also contains an existing donkey stable, referenced on drawing A.202, which contributes to the layered historic character of the rear courtyard environment.

3. Significance of the Site

The significance of the site lies in:

- Its contribution to the continuous historic frontage along Richmond Road
- The traditional brick boundary walls, which are a defining conservation-area feature
- The historic ancillary structures behind the frontage, which reflect the evolution of domestic and small-scale commercial uses
- The roofscape, including decorative ridge tiles and finials, which are characteristic of the area

The approved scheme already established that demolition of the former café and reinstatement of residential curtilage would enhance the conservation area by removing a detracting modern commercial insertion.

4. Description of the Proposed Development

The amended proposal includes:

- A two-storey garage replacing the previously approved single-storey garage
- Traditional pitched roof with slate-style tiles

- Conservation-area-appropriate detailing including:
 - *“Detail finial to roof to match surrounding roofs”* (A.202)
 - *“Decorative ridge tile to be replicated”* (A.203)
- New brick boundary wall in Chailey Rustic Stock A4514A with light buff mortar, using Flemish bond (A.500)
- Traditional dry-verge system to the front elevation, as required by Condition 4 of the previous approval
- Retention and enhancement of courtyard relationships, including valley gutters and inset gutters designed to protect neighbouring structures (A.400)

The garage remains ancillary to No. 31 Richmond Road, consistent with Condition 6 of the previous approval.

5. Assessment of Heritage Impact

5.1 Scale and Massing

The introduction of a two-storey garage represents the principal change from the approved scheme. The design mitigates potential impact through:

- A modest overall height, remaining clearly subordinate to the main dwelling
- A pitched roof form that mirrors the surrounding historic roofscape
- Retention of the established building line and boundary wall height along Richmond Road

5.2 Architectural Detailing

The proposal incorporates conservation-appropriate detailing, including:

- Matching roof finials: *“New garage to have roof finials to match existing roofs”* (A.202)
- Replication of decorative ridge tiles (A.203)
- Traditional slate-style roof tiles (A.500)
- Flemish bond brickwork to boundary walls (A.500)
- Traditional dry-verge system (as required by previous approval)

These details ensure the new structure harmonises with the conservation area’s established character.

5.3 Materials

The materials palette has been carefully selected to preserve and enhance the conservation area:

- Chailey Rustic Stock A4514A brick (lbstock)
- Light buff mortar
- Traditional slate-style roof tiles

- Redbank crested ridge tiles (A.500)

These materials are consistent with the approved scheme and reflect the conservation area's vernacular.

5.4 Impact on Setting

The garage's position and massing ensures:

- No harm to the public realm
- An addition that replicates the historic street elevation
- Preservation of the relationship between Nos. 29, 31, and 27 Richmond Road
- Protection of neighbouring amenity (no new windows, as per Condition 5)

The proposal maintains the layered historic character of rear ancillary structures, which is typical of the conservation area.

6. Justification for the Amended Scheme

The two-storey garage is justified on heritage grounds because:

- It remains subordinate to the main dwelling
- Matches the established street setting.
- It uses high-quality traditional materials
- It enhances the historic boundary wall and reinstates traditional detailing
- It retains and strengthens the conservation area's architectural language
- It replaces a previously approved structure without increasing harm
- It supports the long-term viable use of the site as a single dwellinghouse

The proposal therefore meets the requirements of Worthing Local Plan policies DM5 and DM24, which emphasise high-quality design and conservation-area protection.

7. Conclusion

The amended proposal for a two-storey garage at 29–31 Richmond Road:

- Preserves and enhances the character and appearance of the Conservation Area
- Incorporates traditional detailing and materials that reinforce local distinctiveness
- Maintains the established street scene and historic boundary treatments
- Respects the scale, massing, and hierarchy of surrounding buildings
- Represents a sensitive evolution of the previously approved scheme
- Causes no harm to heritage significance and delivers heritage betterment through improved detailing and material specification

For these reasons, the proposal complies with the National Planning Policy Framework, Worthing Local Plan policies DM5 and DM24, and the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.