Design Access and Heritage Statement

Heslington House – 56 Richmond Road Worthing
West Sussex BN11 1PS



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Heslington House

Worthing – BN11 1PS

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Executive Summary

Worthing- Full of brave beginnings… friendly and lively."

Nikolaus Pevsner - The Buildings of England: Sussex.



This Full Planning application report outlines the historic and architectural interest of Heslington House, Worthing. It offers a glimpse of its origin, springing from the historic map evidence and the List Description. We explore its building form, touch upon its later change into office use, and note its original residential use, which has planning consent, so could continue today.

The existing office use has long erased many vestiges of its original domestic use. As its rooms now stand vacant it could be beneficial if this historic house returned to its original residential use; however, this time for flats, rather than a single-family dwelling. This Statement offers a brief glimpse into its past life, so that this Listed Building can be sensitively adapted for future active use. This is based upon the accepted value that the original use is best use for a historic building**.**

Update November 2024 – Further to previous planning approvals ref AWDM/1502/020 & AWDM/1503/-20 and conditions sign off refs AWDM/1876/22, we now wish to seek separate listed building consent for replacement of the current (non-original) 2 number timber side hung entrance gates with replacement period correct cast metal gates.

Please note there is no proposed increase in earlier consented scheme proposals building footprints.



Ewan Stoddart
RIBA Chartered Architect

1. EXISTING SITE AND BUILDING

Heslington House

Worthing – BN11 1PS

1.1. Site and Location



Image 1 – Site Plan – Google Maps 2020



Image 2 – Aerial View – Google Maps 2020

Heslington House is located at No. 56 Richmond Road, in Worthing, being a large detached villa dating to the early1800's set in extensive treed grounds. It is recognised as being of national historic and architectural importance, having been given status as a Listed Building, at Grade II (21May 1976). Now, it is vacant; but it was most recently occupied by the regional offices of Lloyds Bank. The building enjoys a formal, classical Georgian architectural style, reminiscent of the 18th and early 19th-century.

1.2. Setting



Image 3 – Looking North east at Junction of Victoria Road and Richmond Road towards Heslington House



Image 4 – Looking South East Towards Heslington House from Victoria Road



Image 5 – Looking North towards Hesligton House from Richmond Road (No 54 Top right)

2. HISTORY OF SITE / HISTORICAL MAPS

2.1. History of the site

2.2 Worthing was historically an important area for sea-side recreation for the affluent. Villas such as this could serve as second homes to 'first-rate' households from further afield, or well-to-do local families. Sir Nikolaus Pevsner (& Iain Nairn) offer their opinion in "*The Buildings of England: Sussex*" that Worthing socially… seems to have become *"the most genteel of Sussex resorts* [but] *without any of Bournemouth's compensations… Yet, at the same time, it is friendly and lively."* Pevsner says that the opportunity for Worthing "*to have a coherent town centre was lost when the gardens between Portland Road and Chapel Road were built over… in the 1870's."* It appears that the development of Worthing with early Victorian villas such as Heslington House illustrate well this increasing residential takeover of former fields and gardens.

2.3 The coming of these villas represented the early urbanisation of this area. The 'new' 19th-C. developments along Richmond Road were grander houses that enjoyed larger curtilage areas than the later, 20th-C. tightly packed street pattern. In the late Georgian/ early Victorian era, the suburb was a new form of urban development. First, there were the early 1830's villas in the London Boroughs of Westminster, Kensington, and Hackney. Nikolaus Pevsner*says: "*The period from the late C18 to around 1850 is one of the most interesting in the history of English URBAN PLANNING. … The traditional grid of squares and streets, familiar for the mid C17 begins to be leavened by the bolder forms of crescents…. it is at this time that the villa in either classical or Gothic dress becomes popular as a suburban alternative to the terrace house. Some of the buildings of the 1830s-40s have a crisply restrained elegance still in the tradition of the late C18.*" * Later, Richard Norman Shaw began a more systematic form of inner-town, or urban villages built in the Victorian era, in Bedford Park (Chiswick, in west London) in the 1870-80's, an idea that was later developed more extensively throughout England.

2.4 Heslington House's origins go back to c.1845; however, *it retains the look of a slightly earlier style, of the late Georgian era, due to its distinctly neo-Classical architectural style [Greek Revival]. It began as part of a development of five large villas built to the north of Richmond Road springing from an initiative developed by Charles Hide,(1810 – 1876), who was the architect and town surveyor of Worthing. This development was composed of detached villas such as No. 52 Richmond Road - Gothic House. Although it is reputed to have been built c.1843, it first appears on the 1838 Tithe Map (see page 3). No. 54 Richmond Road - Westerfield House was thought to have been built c.1845, but also appears on the 1838 map. Heslington House is thought to date from roughly these dates but does not appear until the 1848 Tithe Map. Originally, three other villas were also developed just to the east; however, No.50 apparently did not survive into the 20th-C., as it disappears after the 1932 OS map.

2.5 The Worthing villas were designed to appear imposing from Richmond Road. Set well back from the highway, with handsome carriage driveways leading to the principle elevation of the dwellings, they also enjoyed generous settings.

2.2 Historical Maps

1838 Title Map

Below, this early tithe map shows the three detached villas, newly built to the west of Richmond Road, when this street was originally named “Park Lane.” ★ Plot No.104 adjacent, is seen immediately west, and is the large parcel of land where Heslington House would be constructed, shortly afterwards. Three detached villas are already shown on Plots 112 next door, and 113, we shall see later.



Image 7 – 1838 Title Map

1848 Broadwater Tithe Map

The earliest maps available that show this Listed Building dates from the early Victorian era. Here, for the first time, Heslington House appears, having been built c.1845. It enjoyed extensive grounds, far superior to any of the surrounding villas in Richmond Road, having been constructed in the land that originally belonged to Fairfield House, seen lying here to the north. The outline of the house is very clear and distinctly shows it without any side extensions or outbuildings. Also, this part of Richmond Road was labeled “Park Lane” at this time. The original owner of Heslington House was a Mr. Peter Guerin Crofts, and the executor was Thomas Holmes, according to the West Sussex Council Archives. The plot numbers have also changed by this time, with Heslington House on Plot 208, Westerfield House on Plot 207 and Gothic Villa on Plot 205; North Lodge on 204.



Image 8 – 1848 Broadwater Title Map

1875 OS Map

By the late Victorian period, this Ordnance Survey map shows that Heslington House was extended to the east at a cranked angle. Also, a western bay, pushed out its boundaries to the side of the house, on the footprint of its present form. This map shows that the present side extension on the house's eastern boundary follows this side extension from 1875. Some of the early fabric still survives still from the19th-C. improvements; however, the modern office use departed significantly from domestic use and erased some early fabric. The Victorian era largely survives, in external walls and footings, or incorporated on this same footprint. From the later OS maps, it seems that the side extension's south facing wall moved out slightly again in 1898- 1912. A more intensive on-site investigation may help to date the various phases, looking at the structure overall. However, being at pre-application stage, this report begins the journey, and a closer inspection will follow.



Image 9 – 1875 OS Map

1898 OS Map

This Ordnance Survey map from 1898 shows the house virtually unchanged. The only alterations were the south-facing extension pushed out slightly. Also, a small extension pushed out at the back where it abutted the eastern boundary. (However, this last change seems to have disappeared, as it is missing on the present-day building). There is more intensive suburban development surrounding Heslington House, here. The Park Cresent terraced houses have a similar, though convex crescent mirroring it along Corden Road, and Park Lane has been re-named Richmond Road. St. Andrew's Church appears on what had been Plots 245 and 246 to the north. This neighbourhood is now labelled "*WESTBROOKE",* near *St. Mary's Convalescent House*, to the south.

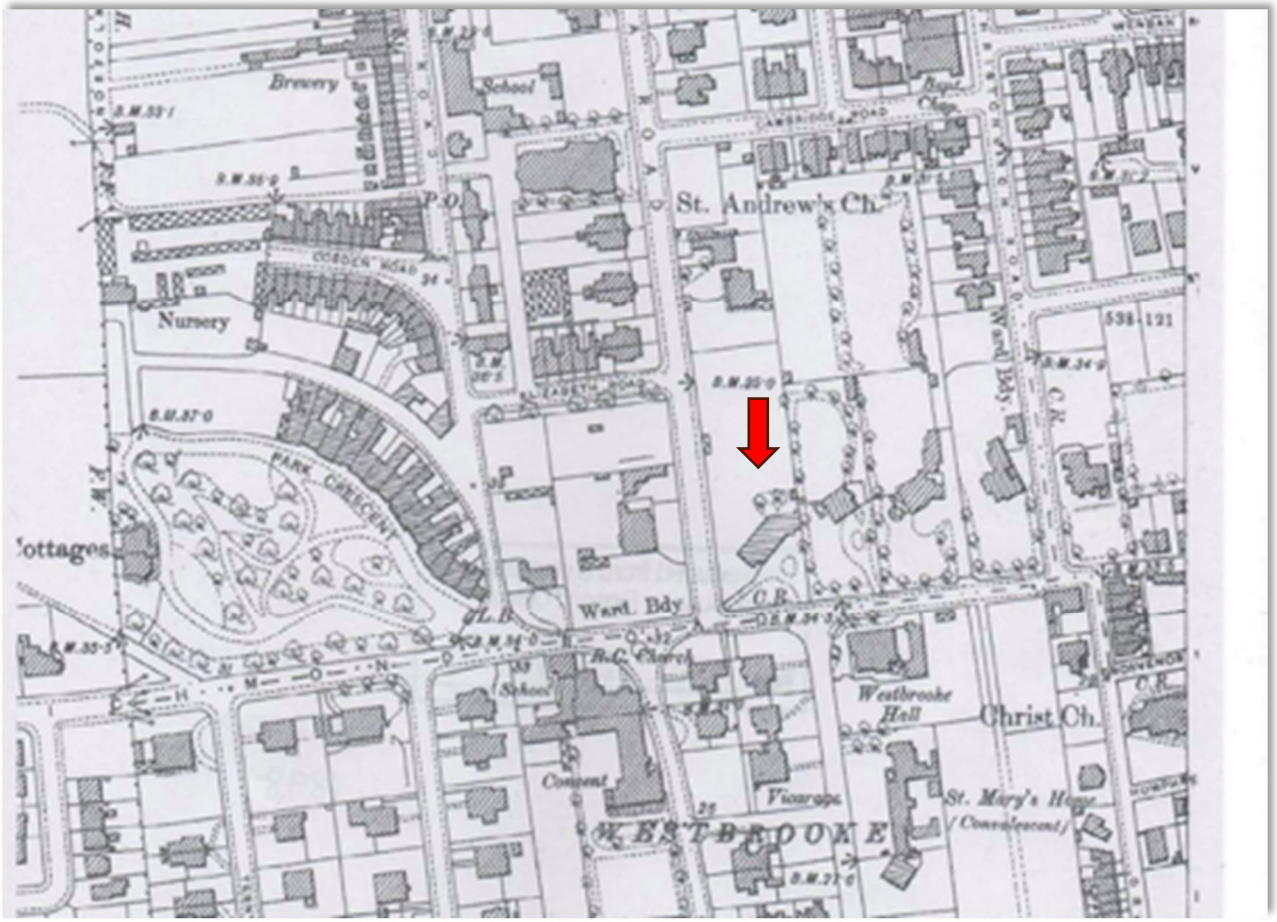

Image 10 – 1898 OS Map

1912 OS Map

The 1912 Ordnance Survey map shows two notable changes. Firstly, a small rear extension was built on the site of the existing electrical building. (This may make the case to retain a structure here on a similar footprint.) Secondly, we can see the introduction of outbuildings at the rear of the house on the western boundary. These outbuildings were slightly closer to the house, away from the present northern boundary. The outbuildings are very small, so are unlikely to have been stables. This is partly due to their location in relation to the garden; and they are too small. Further, by 1912 motorcars were being introduced, so stables were needed much less. It is more likely that if a house needed stables, they would have already existed earlier.

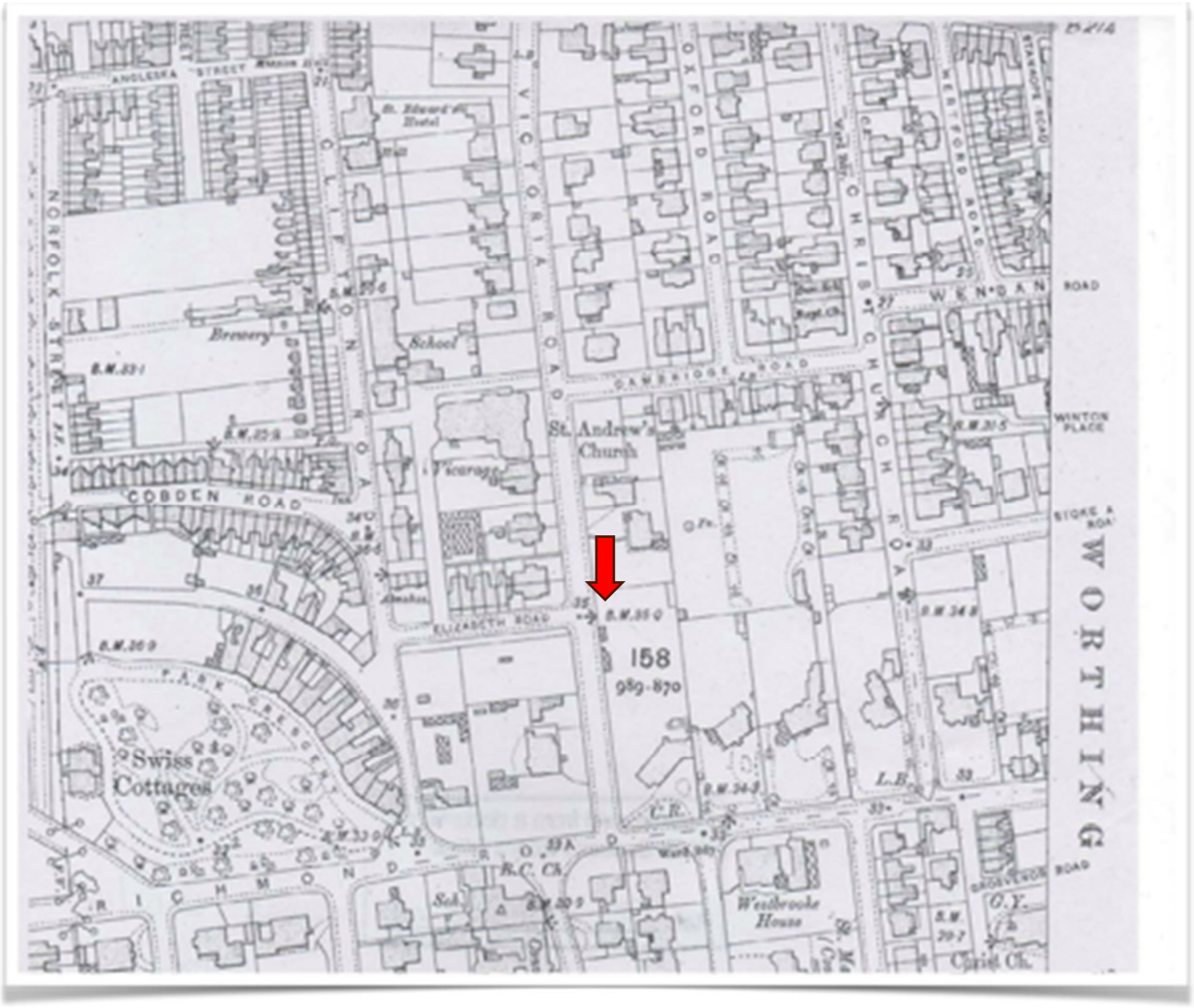

Image 11 – 1912 OS Map

1932 OS Map

This 1932 OS map shows Fairfield House has disappeared on the northern edge of this original plot. The curtilage which consisted of the rear garden was cut in half, aligning with the existing boundaries when the northern part of land was sold off for new houses on much smaller plots. The size and overall form of Heslington House remained unchanged otherwise from the 1912 map, however.

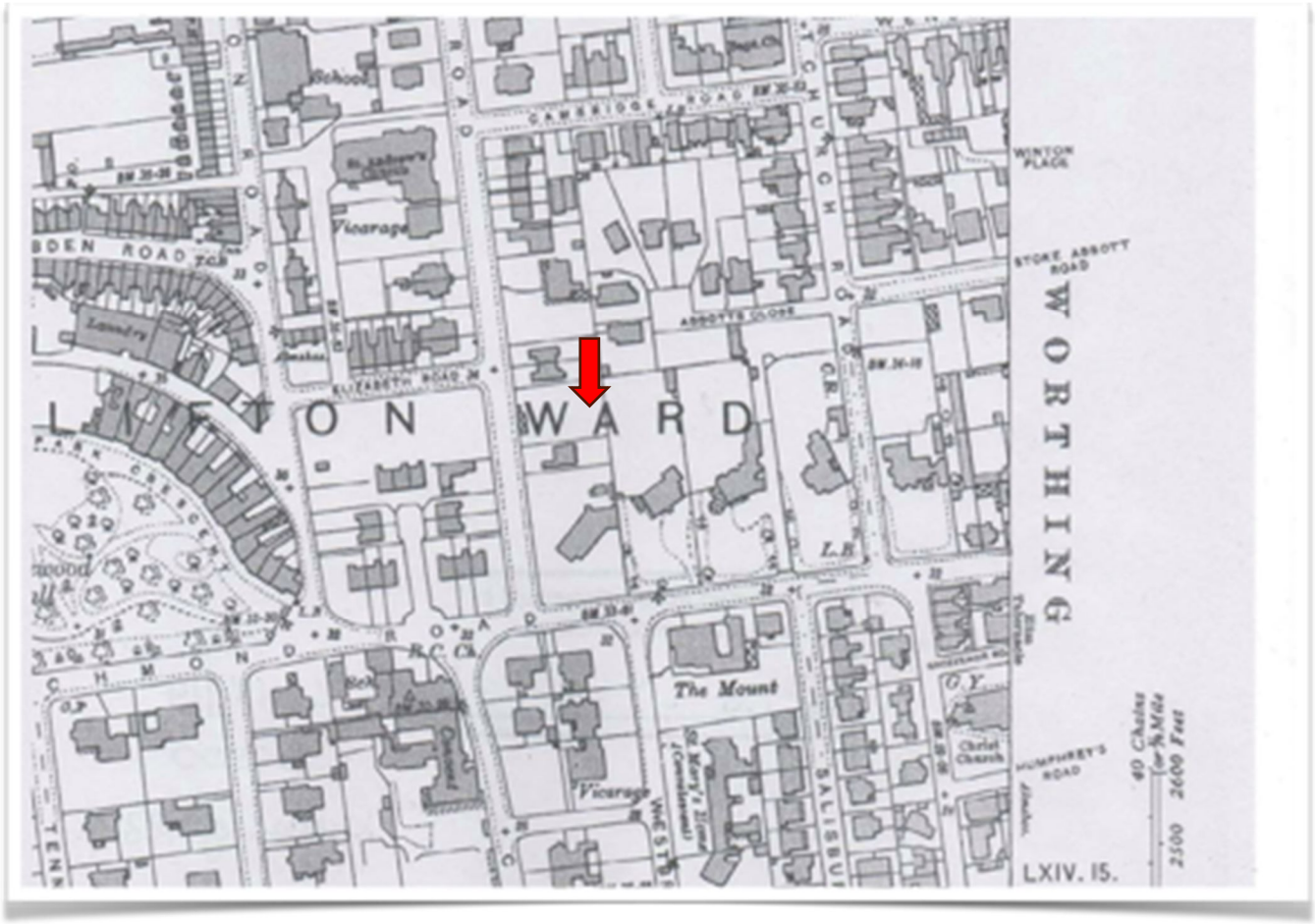

Image 12 – 1932 OS Map

Present Day OS Map

This OS map shows the intensive suburbanisation that evolved over the 19th- 20th C.However, probably due in part to the statutory Listing, the detached villas at Nos. 64, 64, and 52 Richmond Road still enjoy extensive garden settings, which also contribute to the significance of these historic buildings, as early Victorian villas set in their own mature landscape among green lawns and fringes of trees.



Image 13 – present Day OS Map

2.3 Planning History

Reference:* *AWDM/0309/19

Demolish part of existing extension to east elevation and replace with two-storey extension with conversion of remainder of existing building from Use Class B1(a) office to Use Class C3 residential to provide 4 no. 3-bedroom dwellings with associated landscaping and parking areas and erection of detached bin and bike store to west boundary (re-submission of AWDM/0869/18). New automatic double timber gates to existing vehicular access on Victoria Road. | Heslington House 56 Richmond Road Worthing West Sussex BN11 1PS

STATUS: DECIDED **DECISION:** APPLICATION PERMITTED

Reference:* *AWDM/0310/19

Demolish part of existing extension to east elevation and replace with two-storey extension with conversion of remainder of existing building from Use Class B1(a) office to Use Class C3 residential to provide 4 no. 3-bedroom dwellings with associated landscaping and parking areas and erection of detached bin and bike store to west boundary (re-submission of AWDM/0869/18). New automatic double timber gates to existing vehicular access on Victoria Road.

STATUS: DECIDED **DECISION:** APPLICATION PERMITTED

Reference:* *AWDM/0870/18

Listed Building Consent for conversion of existing building from Use Class B1(a) office to Use Class C3 residential to provide 4 no. 3-bedroom dwellings with associated two-storey and single-storey extensions to north elevation, associated landscaping and parking areas and erection of detached bin and bike store to south.

STATUS: UNKNOWN **DECISION:** WITHDRAWN APPLICATION

Reference:* *AWDM/0869/18

Conversion of existing building from Use Class B1(a) office to Use Class C3 residential to provide 4 no. 3-bedroom dwellings with associated two-storey and single-storey extensions to north elevation, associated landscaping and parking areas and erection of detached bin and bike store to south.

STATUS: UNKNOWN **DECISION:** WITHDRAWN APPLICATION

Reference:* *08/1027/LBC

Application for Listed Building Consent for the installation a permanent access ramp to the front entrance door of the building to aid DDA Compliance.

STATUS: UNKNOWN **DECISION:** WITHDRAWN APPLICATION

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Reference: ***08/1001/FULL***

Installation of a permanent access ramp to the front entrance door of the building.

STATUS: UNKNOWN **DECISION:** WITHDRAWN APPLICATION

Reference: ***05/1211/TPO***

Application for consent under Worthing Tree Preservation Order No. 54/1995 to crown lift to 5 metres a Chestnut (T2) and crown lift to 5 metres a Lime (T3).

STATUS: DECIDED **DECISION:** APPLICATION PERMITTED

Reference: ***95/05586/LBC***

APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF ONE DOORWAY FROM RECEPTION AREA TO ADJOINING ROOM

STATUS: DECIDED **DECISION:** APPLICATION PERMITTED

2.4 Listings of Adjacent Properties



Image 14 – 54 Richmond Road

List Entry:

Location: Statutory Address: 54 RICHMOND ROAD
County: West Sussex
District: Worthing (District Authority)
National Grid Reference: TQ 14530 02872

Details: RICHMOND ROAD (North Side) Grade II.

Probably part of the same development as Heslington House and circa 1845.
A substantial villa set back in its own garden, alongside Heslington House. Stucco.
A picturesque composition of Italian flavour. Left section 3-storey, right 2-storey. Continuous frieze and cornice at eaves level of the latter. Hipped slate roofs.
Central semi-circular projection on 2 storeys beneath painted dome, with 4 pilasters supporting architrave on each storey, the entrance (and windows above) being in the wider, central bay. Single matching casement in flanking sections (except for 3-light one on ground floor left hand). Both ground floor windows have straight bracketed hoods. 3rd storey of left section has 3-light blind window under triple arch. There is a 2-storey extension to the right. Map Ref: No 54 TQ 1402 NE 3/107.



Image 15 – 52 Richmond Road

By contrast, No. 52 Richmond Road (Grade II listed) was constructed in the impressive "Tudor-Gothic" architectural style, over two storeys. It displays architectural 'bravura' being graced with projecting gabled bays, with applied timber half-framing to imitate ancient Tudor mansions. It is faced in white-washed stone rubble, pebbledash render, and is surmounted by a clay-tiled roof having striking brick 'turned' chimneystacks that are prominent features. Although it was later subdivided into separate flats, it maintains the appearance of the original villa set in its large curtilage. West Sussex County Council Archive notes: "52 Richmond Road:*The building was for many years the office of chartered accountants Arthur Stubbs &Spofforths, later Spofforths*." Above: period photograph of the house, built in 1843, view front and side.

List Entry:

RICHMOND ROAD [visible top right + bottom photo-]
County: West Sussex/ District: Worthing (District Authority)
RICHMOND ROAD 1. 5406 No 52, 52A and 52B Grade II.

"House. 1843, by Charles Hide (1810-1876) architect and town surveyor of Worthing. Whitewashed stone rubble, cement render and pebbledash, old tiled roofs. Tudor Gothic style. 2 storeys with attics. Entrance front has two 4-centred windows at west, one 3 light mullioned and transomed battlemented bay window at east. 2 first floor 2 light casements, one central 2 light casement, one gabled 2 light casement. Central 4-centred arched door with above jettied first floor part timber part painted plaster to imitate studwork bay projection with barge boarded gable. Prominent external chimney breast, corbelled out at first floor 2 twisted stacks. West returned gable has ground floor rectangular bay window, first floor jettied upper gable with painted stud work and elaborate barge boarded gable. Roof hipped at east with battlemented parapet and twisted stacks. 2 storeys wing at canted angle at east has ground floor cross window, first floor 3-light casement, jettied east gable, barge boards. Garden front (north) has returned gable wing at west, large ground floor bay windows. Pebble dashed, slate roofed, 2 storey service wingrear (No 52A). N.G.Ref.:TQ 14565 02872."

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INTERIOR: 'L' plan ground floor hall with dog-leg staircase with Gothic newels and classical iron balusters. Walls scored for stucco lining, now painted. Doorcases with rusticated surrounds, plaster labels and heads, 3 panel doors with 2 upper 4-centred arches and lower quatrefoil panel tracery. Front door same details with 2 leaded sidelights. Panelled and ribbed ground floor and first floor landing ceiling. Labelled and rusticated opening on half landing. 2 reception rooms of hall with Gothic plaster ceilings, with frieze and cornices, panelled window embrasures. Fireplaces missing throughout. Details in service wing suggest build of same date as house (c1840). An ambitious villa antedating the main development of Worthing, remarkably in a Tudor-Gothic style, picturesquely contrasting with the neighbouring neoclassical villas. Called Gothic Lodge and Tudor Court at various periods. See H Smail Worthing Map Story (1949) p 129 and Edward Snewin& H SmailGlimpses of Old Worthing (1945) p 87; Builder XXXIV, 1876, p 645. NGRef: TQ1456502872

HERITAGE VALUES

3.1 Heritage Values

3.2. When developing suitable policies for the Historic Environment, within a planning context, Local Authorities may refer to the guidance produced by the statutory advisors, such as Historic England. This guidance informs planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites.

3.3 Historic England published the *Conservation Principles, Policy and Guidance* (2008), which sets out six high-level principles:

- The Historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of a place is vital
- Significant places should be managed to sustain their values
- Decisions about change should be reasonable, transparent and consistent
- Documenting and learning from decisions is vital.

3.4. The principles offer a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century. In order to manage the changes and the impact of those changes, we need to fully understand the significance of the site.

3.5 The significance of a site or building is measured using the four value categories:

- Evidential values
- Historical values
- Aesthetic values
- Communal values

Each site needs to be assessed individually based on these criteria. Below, a considered assessment touches on these values. A note on the setting's wider significance follows.

3.6 Evidential and Historical Values

3.7. General Form: The original morphology can be clearly traced, so offers an easily identifiable outline. In this case, Heslington House retains core parts of its original form. This outline can be seen in the historic plans, The interior room layout, although altered, has survived enough to see its original planform and function. Evidence exists to know its original architect

Charles Hind was an important local figure in Worthing. To put it in context, Heslington House was an integral part of the residential development of nearby houses at Nos. 52 and 54 Richmond Road. It is interesting to compare it with its nearby cousins here, because Heslington House echoes an earlier Georgian era, with its cool, neo-Classical style. By contrast, we can see the High Victorian style of the grander villas adjacent. We can see (pages 13- 15). that No.54 has a distinctly Italianate form; whereas No.52 is a full-blown 'Tudor-Gothic' style with half-timbering, projecting bays, Gingerbread bargeboards, and elaborate chimneystacks at roof level.

3.8 Historic Values: At Heslington House, its historic and architectural merit make a good case for adaptive re-use and conservation. The original 19th Century planform still survives and has High Significance. The house is arranged around a central entrance hall stretching the full depth of the house. On the left-hand side lie two larger rooms; on the right lie four smaller rooms separated by a small hallway leading to external doors. The original room orientation can be detected from the surviving walls, fireplace locations, and period windows. The principle rooms that still survive indicate the original plan form. On the left-hand side were the drawing and sitting rooms. Then, 1875 a side extension was built. The right-hand rooms probably served as functional rooms, kitchen, scullery, staff quarters. To the right of the principal staircase, the perpendicular wall nearby was removed and replaced with three columns and a steel beam, with stud-work panels infilling on two sides. This suggests the space between the columns was originally open to the main hall.

3.9 At first sight, it appears the Ground Floor was originally more open; however, the First-Floor plan and floor joists in the rooms nearby suggest there may have been a further wall dividing the bedrooms. Most likely, there was an upstairs wall lining up with the original wall to the staircase. This would have created a reception room (or library) that opened onto the hall. The modern column and pier would have allowed a much bigger opening. It is likely that a doorway opened out onto the second hallway; so, the noisy functional staff areas could be separate from the principle living rooms.

3.9.1 The staircase has 20th Century joinery; but, their configuration may be similar to the original location. The height and position of the back door indicates there was an original landing directly above. The original first floor plan follows that ground floor plan. Principle bedrooms were located on the right; and secondary rooms were on the left, say- for children, dressing rooms, and staff quarters.

3.9.2 **SUMMARY: Chronological Development:**

The Ordnance Survey Maps, in order, show several stages of development:

1. 1848 - the original plan is built- in a single rectangular form.
2. 1875 - an additional south-west extension is built, with a north-east wing
3. 1898 - the OS map shows an addition to the north-east wing
4. 1912 - the OS map shows additional garden buildings
5. 1932 - the OS map now shows the garden being divided
6. 20th-C. OS map- shows the late 20th Century conversion into offices

STATEMENT OF SIGNIFICANCE

4.1 Statement of Significance

HISTORIC and AESTHETIC VALUE:

HIGH SIGNIFICANCE

The principle elevation has 'High' significance and consists of five window bays set over two storeys. The primary architectural element is a Greek revival central pediment above a central ground-floor entrance door having a flat wrought- iron porch overhang directly above. Heslington House still has its original timber sash windows throughout and are significant features. The building has a white stucco render, surmounted by a plain cornice and high parapet wall. Three central pediments crown each elevation, giving its Neo-Classical style. The original floor-plan and structure are High-Significance features. A large wing was added to the west end of the house in 1875, designed to match the original style of the main house, with identical render, height, and sash windows, but without a pediment. This is Medium-High Significance, due to its age and architectural cohesion.



HIGH SIGNIFICANCE

The original south-east and north-west elevations of the villa still survive in its present form, The early south-west side extension (pre-1875) also survives with the parapet. The original timber sash windows all survive, and so are important, despite the windowcills having been resurfaced in cement render. So, the original sash windows are High-Significance features, as are all

the external walls. However, the window cills have been rendered in modern cement render. The original building form, fenestration, pediments and stucco mouldings all have High historical and evidential value.

These three principle elevations retain ‘High” historic and architectural value because of their surviving integrity. Also, they allowthe building to be clearly read as a Neo-Classical villa in a single block: front, rear and side elevations. The front entrance is emphasised by a shallow, central Greek pediment, and is further defined by a moulded parapet. The front entrance is graced by an original wrought-iron porch hood. These features give Heslington House a High ‘aesthetic value’ being refined and Classical, in the Greek revival style echoing its Georgian heritage. For example, the mouldings are plain, and the overall proportion is on a modest scale, in stark contrast with its more flamboyant neighbours.

MEDIUM SIGNIFICANCE.



Side Extension: The east elevation of the 20thC. side addition should be closely inspected on site but was restricted due to lack of access. This wing and garden wall and end east boundary wall have parts that still date c.1875, so are significant.

Porch Canopy: The front door retains its original wrought iron porch covering. The roof has been replaced with a 20th C. single-ply membrane, however.

Communal Value: While its former, modern use as private offices has no value, its being vacant offers an opportunity to return the original use (residential). The South-West elevation has 'High' communal value because it is clearly visible from public roads, being close by to St. Mary's and several schools. Heslington House has considerable townscape merit, so holds a Medium 'communal value' for its visual contribution to this part of Worthing.

LOW SIGNIFICANCE Features:

Later Side Extension: since its north and south elevation consists of modern, 20th C. steel frame construction, this has no special merit. There is a projecting plant room of 20th C. modern blockwork so has no special merit and detracts from the setting of the original house.

Roof: The presence of 20th C. steel beams suggest that it was extensively reframed or rebuilt. The roof has a single ply membrane cover with drainage channels. The roof-lights, steel fire escape, clay vents to chimneys and rainwater goods are all modern 20th C. so have no special merit. While the parapets are original, they were rendered over with hard cement, so, overall the roof has low 'heritage value'.

Late Victorian Wing: The 1875 extension to the south-west has low heritage value because it was substantially altered with a modern, 20th C. slate roof. The 'filled-in' west corner has a modern, single-ply membrane flat roof. The rear north-west and south- west parapet to the main house has a 20th C. zinc weathering detail with single play membrane behind.

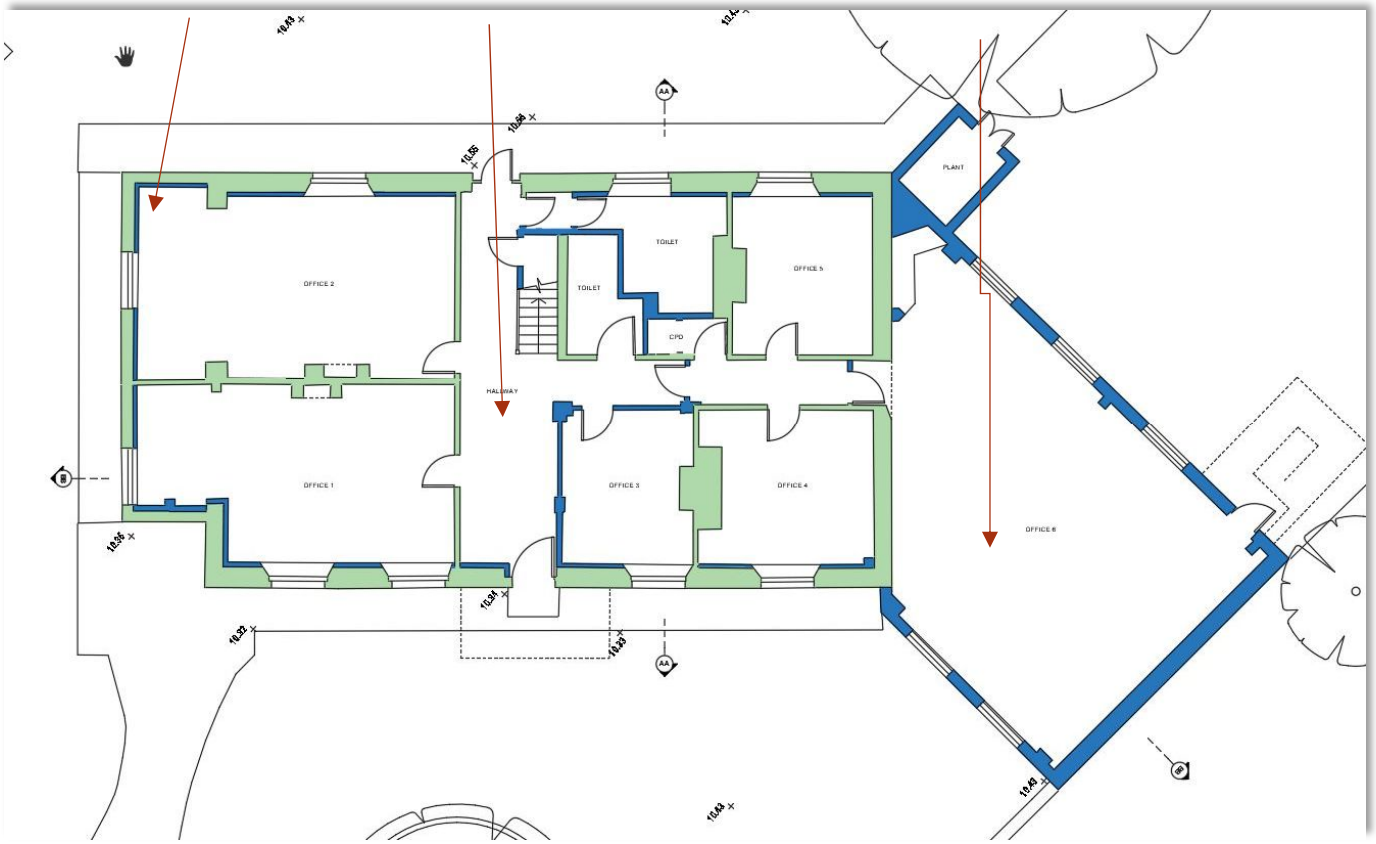
SETTING: High Significance.

Overview:

Significant Features: The gate piers and boundary wall are 19th C. so have high evidential, historic and aesthetic value. Therefore, the aim should be to retain and conserve the garden boundary walls, some of which are separately Listed. The surviving green lawns surrounding Heslington House form its setting and contribute to its High Significance due to the importance of its surviving C19 landscape context. The garden wall with No 10 Victoria road has medium-high evidential, historic value.

Low-value: The later, 20th C. external site features do not have special merit.

MEDIUM SIGNIFICATE 19/c.1840's **HIGH SIGNIFICACE** **LOW SIGNIFICANCE** C20



Heslington House: Significance Plan.

The overall areas of significance fall into three main blocks, illustrated here by the central original floor plan, shown in green outline (pink shading). This core is considered to be of HIGH Significance, being the earliest surviving section.

The western extension built thirty years after Heslington House was first constructed, is considered to be of MEDIUM-High Significance due to its architectural cohesion with and clear legibility. This is shown in orange.

The eastern wing, which appears on the 1875 historic map and thereafter in 1989, and 1912 has accrued interest; however, because it has effectively been gutted and rebuilt, is considered to have LOW Significance. Similarly, the roof was reconstructed in the 20thC, so lacks any special merit, today. Outbuildings such as the plant room (seen below right) also have no merit, as indicated in blue outline.

This Ground Floor plan shows the overall levels of significance in block form. The first floor also follows this general pattern, with inserted modern partitions in the rear, right hand rooms particularly.

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SUMMARY: Heslington House: Significance Plan.



1) HIGH SIGNIFICANCE: Comprises the basic structure, original planform including surviving, early 19thC. walls and chimneybreasts, and timber-framed sash windows.

2) MEDIUM SIGNIFICANCE features comprise the south-west wing (1875), or the left-hand projecting bay to the main Reception Rooms. This is shown in the pale orange box.



3) LOW SIGNIFICANCE wing of the House consists of the east extension which dates to late 19thC. but was effectively rebuilt in the 20th-Century, so has lost its historical merit.

The Roof was also reconstructed in the C20, so is not of any special significance.

(See also, page above for coloured block Significance Plan.)

SCHEME PROPOSALS & IMPACT

5.1 Design Principles

Further to previous planning approvals ref AWDM/1502/020 & AWDM/1503/-20 and conditions sign off refs AWDM/1876/22, we now wish to seek separate listed building consent for replacement of the current (non-original) 2 number timber side hung entrance gates with replacement period correct cast metal gates.



Entrance Gate 01 – Existing Site Photo – West Entrance – Victoria Road



Entrance Gate 02 – Existing Site Photo – South Entrance Gate – Richmond Road

Both current Entrance gates are non-original late 20th century replacement timber doors, placed within the existing period / high heritage significate wall and rendered Pillars caps.

We propose no change to the current period flint walls and gate pillars, wishing to replace the 2 Number non-original timber side hinged gates with a pair of more sympathetic cast metal gates in Black paint finish with period cast metal spike designs.

Entrance Gate 01 – Due to this being the main means of vehicular access to the property for future residents (away from Richmond Road on less busy Victoria Road) this will be an electric operated / side / floor mounted electric operated design, which will open and close behind the main existing 2 number rendered pillars, behind the previously consented location for the proposed Bike and bin store.

Entrance Gate 02 – This will be a manually openable set of side hinged opening cast metal gates – for main day to day pedestrian access to the residential units via Richmond Road.



Examples of cast Metal Spike Design / Similar Appearance cast metal gate

Heritage Gain – These proposed, revised and period correct 2 number cast metal entrance gates should be seen as offering a clear heritage gain to the Grade II listed Heslington House and its wider setting, over the present 2 number timber (non-original manual side hinged opening gates).

5.2 Scale and Overall Appearance

The scale and size of the new proposed entrance gates will be to the same size as the present non original timber gates, but with better visual connection, and offer the ability for people passing on foot to see both front and rear elevations of the recently fully restored Heslington House over the current restricted views.

5.3 Access

Access has been greatly improved by an electronic opening gate to the residential units parking arrangements, over the current manually operable gates meaning future residents with limited mobility will no longer be required to exit their cars and open / close the gates (all now via remote access within car).

5.4 Ecology & trees

As outlined above all existing trees on the site at Heslington House are to be retained and fully match the consented proposals that formed part of the 2019 scheme for car parking / cycle storage and bins / recycling etc.

5.5 Overall Impact

As described in the above sections and as per our presented proposals, we feel they offer a holistic scheme to both modernise, repair and most importantly enhance the historic fabric of this early 19th Century building, and to give it new life in ensuring its survival in the years ahead over its present vacant and deteriorating state in one of Worthing most historically significant locations.

6 CONCLUSIONS

6.1 Guidance and philosophy followed

The alterations proposed within the scheme that we submit for consideration, as set out in this document, are necessary in order to provide a sustainable solution for Heslington House in improving the general internal and external arrangement and improving and recreating sympathetically the current surviving period features within the structure wherever possible, through to the affected area as illustrated, we have carefully followed Historic England's ***Conservation Principles Policies and Guidance (CPPG) 2008*** document. Item 1.5 states:

> *"Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship"*

Having explored the options available during the early stages and considered not only the client's requirements, the sustainability of each option and the impact upon the winder heritage assets and conservation area, considering Local and National Planning Policy along with guidance from the statutory bodies this scheme was evaluated and considered to be a low impact on the heritage asset, with highest level of sustainability in the long term.

6.2 Outline of Proposals

Description of proposals –As listed in Sections 5.1 to 5.5

6.3 Impact upon Heritage Values

The focus of your decision should be on the significance and the overall impact, balanced with the investment proposed by the client for the conservation and repair of this building.
This scheme will only enhance the property and allow enough modernisation that will not negatively impact upon the heritage values, so it should therefore be supported.

6.4 Conclusion

In considering the contents of this application in full, it is respectfully requested that this full planning and listed building application is supported as the enclosed demonstrates that the scheme proposes less than significant harm on the overall significance of the building or its setting within the immediate conservation area and adjacent Listed buildings,

> ***"Proportionality should govern the exercise of statutory controls" (CPPG: 2008)***

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If there are any areas within the application that require further information we would encourage feedback, in order to amend any aspect within the proposals prior to formal pre app response.



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