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Sent: 06 August 2026 12:46:28 UTC+01:00
To: "Jo Morin" <jo.morin@adur-worthing.gov.uk>
Subject: AWDM/0629/26 Courtlands School

Good morning/afternoon Jo,

Courtlands is a Grade II listed building and is surrounded by important features in a landscape setting including a lake, a sundial, an arched garden wall, a gazebo and a balustraded terrace.

The following comes from a *Heritage Statement: Gazetteer* prepared by Savills for Capital Management in 2019. I believe this accurately assesses the setting of Courtlands and the other listed features within its current curtilage. The current setting is clearly very important to the overall significance of Courtlands.

The contribution of a Listed Building's context can greatly add to its overall significance. At Courtlands, the garden setting creates the Semi-rural Setting which links it to its origins as a country house, and earlier, as a simple Georgian farmhouse. Several of the outbuildings are separately Listed, including: The Sundial, The Gazebo, The Garden Terrace, and the Arched Boundary Wall, (West Side)- all Grade II.

The Lake in the South Lawn is a natural feature fringed by deciduous trees. The Listed Terrace is best seen from the gardens looking North/ North-West and sets off Courtlands like a Baroque picture frame. The large bottle-balusters and regularly spaced piers make a handsome addition to the Edwardian alterations and define the Rose Garden from the sprawling lawn.

The Gazebo graces the S.E. corner of the old Rose Garden and sits at the easternmost end of The Terrace, framed by its balustrade. The List Entry says it most likely is a brick structure faced in render. Its outstanding features include: "Stone quoins and dressings." Its hipped, slate roof has a stone modillion eaves cornice, and is rectangular on plan. The French doors (west) have a radial fanlight and keystone, being flanked by Doric pilasters, part of the "distyle screen." The north side has an oculus (round window). The Sundial is noted as having: "...An enriched baluster crowned by a cube with dials and gnomons to four faces." : HIGH SIGNIFICANCE.

To the south, a generous grassed lawn survives nearly intact and framed by mature deciduous trees. Along its longitudinal path lies the old Lake which preserves most of its original context. The Terrace overlooks the South Lawn and Lake. It is described in the DCMS List Entry as a

*"balustraded terrace running along the South garden front... to the Gazebo. Early C20. Stone paved with yellow brick retaining walls topped by stone balustrade and stone steps at East and West ends flanked by dies surmounted by obelisks." Coming from the 18thC. bucolic tradition of "rus in urbe" *and the carefully managed, and designed country landscapes of Lancelot Capability Brown and Humphry Repton, Courtlands gardens are in this tradition of a rural, natural landscape which is a key component for the High Significance of Courtlands, along with its architecture.*

This application proposes the retention of two replacement outbuildings (sheds), the erection of two timber buildings with low pitched roofs to be used as classrooms, the construction of a multi-use games area (MUGA), and associated internal and external works. The two proposed teaching buildings would both have significant footprints, being 10,2m x 9.2m with the low pitched roofs oversailing the main entrances by a further 1.9m.

One of these structures is proposed adjacent to the hedged site boundary along Parklands Avenue and the northern hedged boundary of no.35. This location is within close proximity of two of the listed features within Courtlands' garden, the Gazebo and the Sundial, which sits just to the north, and aligning with one of the paths of the slightly sunken garden. The sunken garden was deliberately designed and laid out on the same axis as the house, its central path aligning with the semi-circular portico on the building's eastern elevation. Both these listed features are important aspects of the landscaped gardens around the main building, and their settings would be notably impacted by the proposed new structure due to its scale and discordant nature. In the context of the high significance of the landscape identified, the harm would be in the medium to high range of less than substantial harm

The second teaching building is proposed to the north west of the lake. The views across the southern lawns towards the garden front of Courtlands and its listed balustraded terrace, are important when considering the setting of the listed building. The proposed new structure would be a notable distraction, due to its scale and imposition in the landscape. Although its harm would be less than the other identical structure, the harm would still be in the medium range of less than substantial harm.

The two structures that are part of this application and have already been erected without permission are a 4.3m x 3.5m replacement shed for the storage of maintenance equipment and another structure with an 4.25m x 8.1m footprint and a roof oversailing one end by 1.3m. They are located slightly to the northwest of the lake amongst the trees. The larger of these two structures is approximately only a third of the size of the two, previously discussed, larger structures being proposed. Its smaller footprint size has enabled it to be more "hidden" within the trees and as a result is considered to be less visually distracting. Hence in this case the harm is considered to be at the lower end of the less than substantial range.

The proposed polytunnel can be wrapped in a translucent polythene which could mute its visibility. By its nature it is a temporary structure and doesn't need to have a concrete base. A similar feature can be found in the grounds of Nymans House, although surrounding hedging helps to obscure its presence.

This application also includes a multi-use games area MUGA adjacent to the hedged front boundary along Parklands Avenue and the open street entrance to the site. The 14.25m x 9m MUGA with its colour coded, marked out playing surface for various different games, would be surrounded by a 3m high close meshed fence. Sport England advise the location of the MUGA should be sympathetic to its surroundings. This location is very prominent as it is adjacent to the only open aspect into the site from the adjacent street. The commanding view of the main entrance elevation of the building is clearly seen. At present, as the site is entered the open

landscape nature of the site behind the street boundary hedging becomes more apparent. The proposed position of the MUGA would notably alter this perception. The proposed positioning of this outdoor play space highlights the lack of suitable places in the landscape setting to shoehorn further structures without compromising the high significance of Courtlands. Here the harm to the setting of the building would be in the low to medium range of less than substantial harm

Although the area of the landscape setting of the early twentieth century house has been diminished as land was sold off for housing, the remaining curtilage of Courtlands with its lake, mature trees and listed garden features is still just sufficient to maintain a strong sense of a natural landscape setting, with only occasional views of the surrounding suburbia. However this semi rural enclave needs to be carefully conserved in order to maintain this illusion.

Regards
Richard

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