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ENVIRONMENTAL SERVICES



**PAINE MANWARING LEPHARD PLC
66 RECTORY GARDENS, BROADWATER, WORTHING, WEST SUSSEX**

HERITAGE IMPACT ASSESSMENT

February 2016

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PAINE MANWARING LEPHARD PLC

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HERITAGE IMPACT ASSESSMENT

February 2016

PREPARED BY:

Ariane Buschmann Assistant Buildings
Archaeologist



APPROVED BY:

Richard Newman Post-Excavation Manager



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SUMMARY

Wardell Armstrong Archaeology was commissioned by Paine Manwaring Lephard PLC, to prepare a Heritage Impact Assessment for 66 Rectory Gardens, Worthing (NGR TQ514429 104537) in support of a planning application for a redevelopment of the site (AWDM/1492/14). The statement consists of a desk based consultation of sources relating to the historic town development and its architectural history and a site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, especially those of 66 Rectory Garden and the Broadwater Green Conservation Area. More specifically, it considers the direct impacts on 66 Rectory Gardens, the direct impacts on the quality of the Historic Urban Character Area (HUCA) and the indirect impacts on the setting of other upstanding heritage assets within a 250m radius of the proposed redevelopment.

It was found that the impact on the heritage significance of the 14 assets within the 250m radius search area would, at most, be very limited. The impact on the Broadwater Green Conservation Area is considered to be neutral.

The overall impact of the redevelopment on the heritage significance of the heritage asset of the property of 66 Rectory Gardens is considered to be limited.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Alan Steele of Steeles of Worthing who set up the project on behalf of Paine Manwaring Lephard PLC. Thanks also to Rachel Salter from the West Sussex County Council Historic Environment Record and the personnel at the Worthing Library and Local Studies Archive. Wardell Armstrong Archaeology are also thankful to John Mills, Senior Archaeologist at West Sussex County Council, for all his help and prompt responses throughout the project.

The site visit and the documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman managed the project and edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 WAA was commissioned by Paine Manwaring Lephard PLC to prepare a Heritage Impact Assessment for 66 Rectory Gardens, Worthing, in support of a planning application in regard of the demolition of the standing structures and a redevelopment of the site for residential use (AWDM/1492/14). 66 Rectory Gardens was built around 1938 by the local firm *Paine, Manwaring and Lephard Ltd* and lies within the Broadwater Green conservation area, one of the 26 conservation areas of the borough of Worthing, as stated in the Adur and Worthing Council conservation area appraisal (2009). The conservation area is co-terminus with the 'Historic Urban Character Area (HUCA) 15 Broadwater', as defined for West Sussex within the Sussex Extensive Urban Survey (EUS) (Harris 2009, 49).

1.2 The purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, but especially on the heritage significance of 66 Rectory Gardens, any direct impacts on the quality of the Historic Urban Character Area (HUCA) and any indirect impacts on the setting of other upstanding assets within a 250m radius of the proposed redevelopment.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon the assets.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework (NPPF)*, which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance (NPPG)* which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World

Heritage Sites, should be wholly exceptional' (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 **Local Planning Policies**

1.4.1 The Core Strategy of Worthing's Local Development Framework (LDF) was adopted by Worthing Borough Council on 12th April 2011. Under section 3 of the Core Strategy (2011) the Historic and Built Environment is addressed.

1.4.2 Worthing Borough Council strives to maintain the attractive urban character and historic development pattern of the historic townscape. There are several important areas of historic character and heritage in Worthing, containing sites of archaeological importance. To deliver a high quality development in such a way that protects and enhances these assets is focus of the development panning.

1.4.3 Under policy 15, the council states: *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) or local character is weak, solutions need to be sought which raise the overall quality.*

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2015).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of 66 Rectory Garden, the Broadwater Green conservation area, and of the other upstanding assets within the 250m search radius, was assessed using a series of standard tables (see appendix 2).

2.2 Documentary sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the Rectory Gardens part of the Broadwater Green conservation area. Much of the information in the Archaeological Assessment was derived from Worthing Library and historic maps.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance (2015).

2.3 Site Visit

2.3.1 The site and its environs were visited on the 28th January 2016. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the site of 66 Rectory Garden of the development proposals for a residential redevelopment
- consider the impact of the development proposals for a mixed use redevelopment on the heritage significance of the Broadwater Green conservation area.

2.4 Impact assessment tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance

of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the HER at Lancashire County Council's offices in Preston, where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national scheme.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Statement are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological,

architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Site evolution and its historic character

3.1.1 The urban area of Broadwater has its beginning in a small settlement of probable early medieval origin. It is mentioned in the Domesday Book as '*Bradewatre*' (Poulton-Smith 2012, 34). Only in the late 18th century did the settlement start to develop and expand as a result of the rising popularity of Worthing as a holiday resort. The historic village of Broadwater was long and narrow, with properties on either side of the main road (Kerridge & Standing 1983, 11). The following, second Tithe Appointment Map of Broadwater dating from 1847 (Figure 4) names *Lady Sophia Jones* as the owner of the majority of the land of the proposed development site, and *William Lewis* as the owner of the smaller section of land to the south of it. By 1900 the village was part of the Worthing's suburbs.

3.1.2 By 1873 the proposed development site was an orchard owned by *Charles Roberts*. When it was brought by *Frank Vornberger* in 1897, the property contained '*a messuage, shop and other buildings*' (Kerridge & Standing 1983, 113). On 24th April 1902 it was sold to the machinist *George Paine*, whose family owned the smithy opposite the property since the 1730's (Plate 1). *George Paine* managed two firms, the smithy/engineering workshop run by him and his nephew *Frank Manwaring*, and a threshing and haulage firm with *Mr. Lephard*. Following Paines death in 1903, his business partners joined their companies, founding *Paine, Manwaring and Lephard Ltd*, based on the property (Plate 2 and 3). At this point the property comprises of '*a messuage, shop, stabling, greenhouse and other buildings*' (Kerridge & Standing 1983, 114). They specialised in general heating and ventilation, engineering, ironmongery, tools and horticultural sundries.

3.1.3 '*The forge and workshop on the Greens remained until 1938 when the workshops were transferred to the rear of the present property. Other alterations and extensions were also carried out in 1938*' (Kerridge & Standing 1983, 114). This statement corresponds with the development visible on the OS maps of 1912, 1932 and 1954 (Figure 7 to 9). Between 1932 and 1954 the smithy to the north of the site disappeared off the map and a large building complex replaces the greenhouses to the south of the site. These changes and extensions were possible with the acquisition of the neighbouring property to the north-east of the site, the old '*Engineers Arms*', in February of 1938 (Kerridge & Standing 1983, 114). The company remained on this site till 2010 (TBWC 2011). It seems likely that the present structure, therefore, originated in 1938 or shortly thereafter.

3.2 Map Regression Analysis

3.2.1 The 1876 Ordnance Survey map (Figure 5) shows the planned development site on the position of a large orchard in the north and two smaller fields in the south. The road of Rectory Garden is not yet in existence, the whole area is an enclosed system of fields and orchards. There are some changes within the site visible on the 1898 OS map (Figure 6). New to the northern boundary of the site are two buildings with associated outbuildings, and five larger glasshouses are at the south of the site. By 1912 (Figure 7) however, there are several larger buildings within the site. In the southern part of the site are several smaller glasshouses, possibly associated with the surrounding nursery. The access to the site is from the north. A building in the north-east corner could possibly be part of the current industrial buildings complex. The site remains relatively unchanged till at least 1932 (Figure 8). By 1954 (Figure 9), the site had undergone dramatic change. Rectory Gardens had developed as cul-de-sac to the south of the site. With the exception of the large nursery to the west, all the nurseries had been developed mainly for residential use. The L-shaped building of 66 Rectory Gardens and several small outbuildings takes up the majority of the site, with two buildings at the north-west corner. The site is now accessible from two passages, one to Ardsheal Road in the north and Rectory Gardens to the south, with mostly modern buildings to each side.



Plate 1: The old smithy, opposite site before demolition, Kerridge & Standing 1983

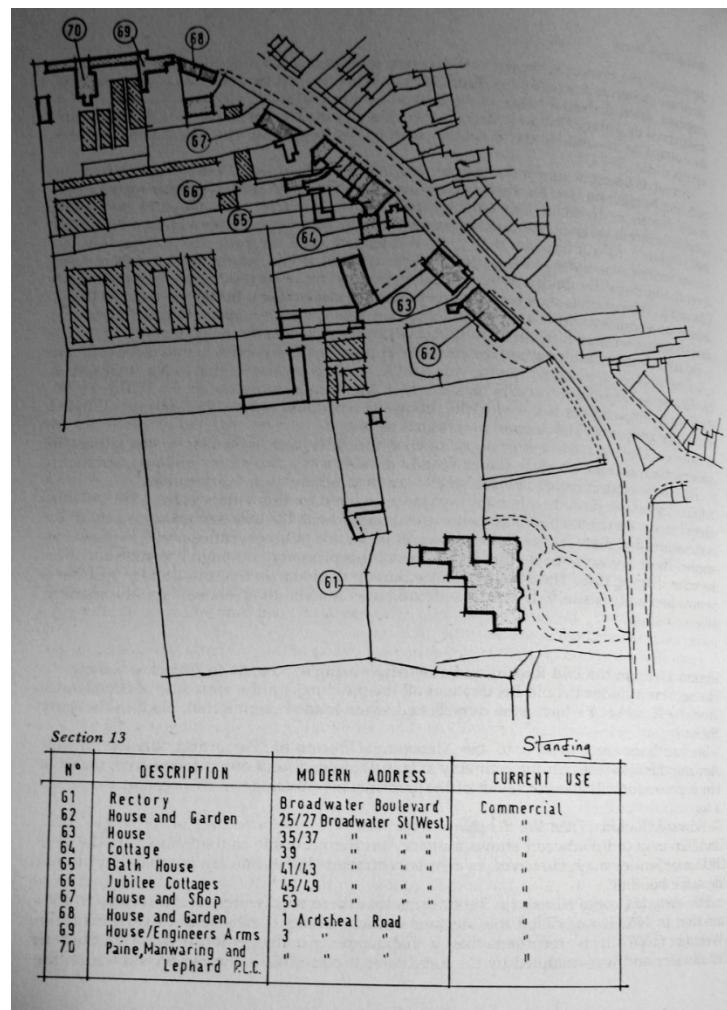


Plate 2: Hand drawn map, pointing to location of Paine, Manwaring and Lephard (Nr.70), (Kerridge & Standing 1983)



Plate 3: the new Paine, Manwaring, Lephard store in 1938, after demolition of the smithy, (Kerridge & Standing 1983)

3.3 Conservation Area

- 3.3.1 A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (NPPG 2014, para 23). The NPPF emphasises that not all elements of a conservation area contribute to its significance (2012, para 138). It is considered to make a positive contribution to the area.
- 3.3.2 The Broadwater Green conservation area, as defined in the conservation area appraisal by Adur and Worthing Council in 2009, covers the northern end of the historic settlement of Broadwater. Its principal characteristics are of a two-storey, pitched roof residential area developed mainly in the later 19th and earlier 20th centuries. The development follows the traditional street pattern evident on the 1876 OS map (Figure 5) and the historic village core is easily recognisable.
- 3.3.3 The Historic Urban Character Area (HUCA) 15 consists of the medieval village of Broadwater, which was enveloped by the constantly expanding 20th century Worthing. Today the HUCA is mainly a residential area with a shopping zone in Broadwater Street West. The HUCA and the conservation area are co-terminus. There are 14 listed heritage assets within the conservation area (one Grade I; and 13 Grade II). There is a limited scope for modern expansion and infill. *'Combined with the fact that most of the historic buildings are listed, this suggests that the vulnerability of the HUCA is low'* (Harris 2009).

3.4 Significance of the building

- 3.4.1 66 Rectory Gardens is not a listed building. It is part of the Broadwater Green conservation area and is within HUCA 15. It does not positively contribute to the residential character of the conservation area. The building is not locally listed nor is it referred in the West Sussex Historic Environment Record. It originated as part of the *Paine, Manwaring and Lephard Ltd* extensions to their engineering business probably in the late 1930's. It is of negligible significance to its surrounding area.

3.5 Setting of other heritage assets

- 3.5.1 There are 10 listed buildings, within a 250m radial visual envelope of 66 Rectory Garden (Figure 3). The nearest listed building to the proposed development is 19 Ardsheal Road, a Grade II Listed Building dating from the 18th century (Asset 9).
- 3.5.2 Of the other nine listed buildings within the 250m radius eight are Listed Grade II and one Listed Grade I. The Grade I listed church of St Mary is situated at the outskirts of the search area in the south-east. The oldest parts of this parish church, the fabric of the

lower stage of the tower, date at least to the 12th century, but an earlier, Anglo-Saxon predecessor building is suspected. It is the oldest surviving building in Worthing.

3.5.3 The Grade II listed buildings include several cottages from the early 19th century at Broadwater Street East (Asset 3-7), two cottages at Broadwater Street West (Asset 8), dating from the 18th century, a wall section associated with St Mary's Church (Asset 10), and a gateway and chapels for Broadwater cemetery (Asset 1). 26-28 Broadwater Street West, is a timber framed building and may even date from before 1700, or shortly after.

3.5.4 There are a further four undesignated assets within the 250m search radius. These are the a find of a Bronze Age burial (Asset 11), the medieaval village core of Broadwater (Asset 12), the documentation of an air raid shelter on Broadwater Green (Asset 13), and a WWI war memorial (Asset 14).

3.5.5 There have been no excavations within the site of the medieval core of Broadwater, and it is unclear to what extent deposits and features have survived from before the late 19th century developments. The site lies outside the medieval core, however, and has been partially redeveloped on at least two occasions, so the below ground archaeological potential is considered to be low.

3.5.6 Using the Heritage Impact Assessment tables in Appendix 1 it has been determined that the impact of the proposed redevelopment on the heritage significance of the assets within the 250m radius search area would, at most, be very limited.

3.6 **The character of the redevelopment**

3.6.1 The redevelopment will broadly comprise the demolition of all structures on site and a residential redevelopment of the site in form of eight dwellings with associated parking. The new buildings, four four-bedroomed and four two-bedroomed houses, will be of two to three storeys high, to comply with the overall appearance of the area. Private garden space and allocated parking for up to 12 cars for all properties is scheduled. This approach acknowledges the average massing and size of the properties in the surrounding area. As such, the proposed plans produces a development that does not clash with the historic and modern architecture of its surroundings, making a neutral contribution to the conservation significance of the area.

3.6.2 Such a redevelopment will have a limited impact on the Broadwater Green conservation area. There is a limited intervisibility to one heritage asset (Asset 9) in the wider search area. Overall the removal of the mid-20th century structures of 66 Rectory Gardens and the development of residential buildings, will have, at worst, a neutral impact upon the

Broadwater Green conservation area and the character of HUCA 15.

4 SITE VISIT

- 4.1.1 A site visit was undertaken on the 28th of January 2016. At that time the site was in use as a garage by A D Williams Coachworks. The building is situated within an area with mixed use, but a main focus is on its residential development within the area of Broadwater, Worthing. Rectory Gardens is predominately a residential road with a combination of on-street and on-curtilage parking. The site is surrounded by buildings to all sides, with two access roads, one to the north from Ardsheal Road and one to the south from Rectory Gardens (Plate 4 and 7).
- 4.1.2 66 Rectory Gardens consists of a large, red brick building, which gives the external appearance of two structures joint together (Plate 4 and 5). To the east is a nearly square section, with a south to north aligned, rectangular section abutting it at the west facing side. Both are two storeys high, with some modern alterations at the lower level. Their hipped roof structures are of corrugated sheets with several skylights. A narrow, abutting outbuilding is at the south facing elevation of the square structure (Plate 5). To the south of the site are brick boundary walls to the neighbouring properties. Some windows are blocked. A modern doorway and windows have been inserted in correlation to the current reception area. Possibly original entrance ways are still present at the south elevation of the easternmost section and at the north elevation of the western section of the building (Plate 6). The building is clearly industrial in appearance and past function.
- 4.1.3 The building's interior consists of a central open hall, extending over both storeys in the centre (Plate 8). A galleried floor along the upper part of the elevations can be accessed via a modern metal staircase (Plate 8). The galleried floor consists of several rooms, with some modern partition walls. In the north-east corner of the ground floor area is a belt drive power transmission system with surviving gearing, possibly dating to the late 1930's or early 1940's (Plate 9 and 10). The power provision system does not survive and there is no evidence for it. Given the date of the building, however, and the map evidence, it is not likely that before the powering of the works by electricity, the machines present were belt driven with the power derived from a diesel engine. No other possible original machinery was visible at the time of the site visit.



Plate 4: view of building from Rectory Gardens, south elevation



Plate 5: south elevation of eastern part, with outbuilding



Plate 6: possible original doorway at south elevation of eastern part



Plate 7: North elevation of building, as seen from Ardsheal Road



Plate 8: interior of hall, east elevation with galleried floor

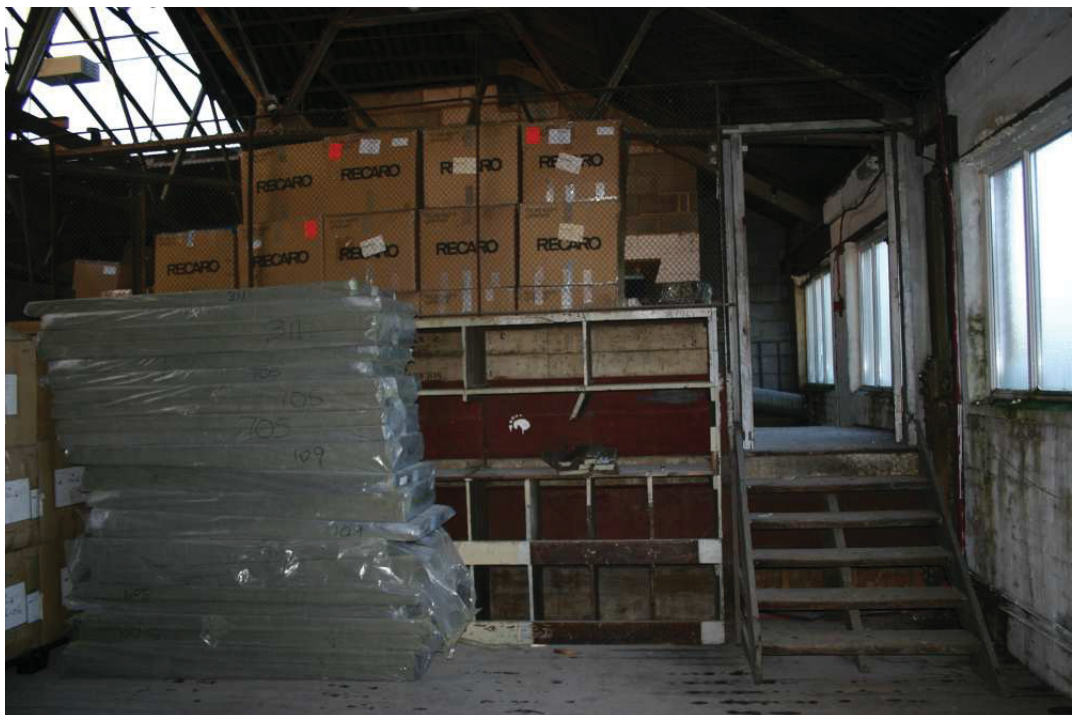


Plate 9: galleried floor, on slightly different levels



Plate 10: Belt drive power transmission system with gearing in north-east corner



Plate 11: Belt drive power transmission system, detail

5 DISCUSSION

5.1 Summary of heritage asset significance

5.1.1 66 Rectory Garden is a heritage asset of local significance (appendix 1, table 1) only. The building was probably constructed in the course of the extension and alteration plans for the engineering premises of *Paine, Manwaring and Lephard Ltd* in 1938. Previously, the site contained a large orchard and several glasshouses. The current structure retained some original features such as parts of a power transmission system from the mid-20th century, but the changes following several modernisations are apparent and have reduced the value of the historic fabric.

5.1.2 Broadwater Green conservation area (HUCA 15) is a heritage asset of district or county (higher) significance (appendix 1, table 1). The village of Broadwater has an early medieval origin, but the majority of its development came with its inclusion into the town of Worthing in the 19th century. However 66 Rectory Gardens, a mid-20th century structure, while part of the conservation area, does not contribute to the overall value of it.

5.2 Magnitude of impact on heritage assets

5.2.1 The redevelopment will possibly be intervisible from the Grade II listed building at 19 Ardsheal Road to the north-west, an 18th century cottage with associated garden wall to the east. The proposed new buildings will largely be set back from Rectory Gardens and Ardsheal Road, and will not create a prominent massing affect. Therefore, the impact on the heritage asset will be minor (appendix 1, table 2).

5.2.2 The redevelopment proposals have a direct impact upon the Broadwater Green conservation area, as 66 Rectory Gardens lies within the conservation area. The magnitude of impact will be minor (appendix 1, table 2), as it will involve the demolition the structures of 66 Rectory Gardens, but they represent only a small part of the conservation area and are not a key characteristic or component of it. The overall impact of this development will not significantly affect the character of the conservation area, as the proposed development is situated in the modern part of the conservation area and the building to be removed does not add aesthetically to the area. There will only be limited intervisibility of the new development, with the exception of the grade II listed cottage of 19 Ardsheal Road, which will have direct intervisibility. The proposed new buildings will form a new feature in the rather constricted area between Rectory Gardens and Broadwater Road West.

5.2.3 The impact of the redevelopment proposals on the heritage asset of 66 Rectory Gardens will be direct, as they will result in its removal. The magnitude of impact will be loss (appendix 1, table 2).

5.3 **Assessment of impact**

5.3.1 For the Broadwater Green conservation area, a minor magnitude of impact on a heritage asset of District or County significance equates with a limited impact on overall heritage significance (appendix 1, table 3). The new build will not diminish the value of the conservation area, as it is set within an area of 20th century residential development and the massing and size of the new residential development will be similar in scope and extent to that of the current building. Consequently, the impact on the Broadwater Green conservation area may be seen as neutral.

5.3.2 The impact on the overall heritage significance caused by the removal of the heritage asset represented by the industrial premises at 66 Rectory Gardens, is limited (appendix 1, table 3), because although the building will be lost its heritage value is low.

4.4 **Mitigation strategy**

4.4.1 As the overall effect of the redevelopment proposals on the heritage asset of Broadwater Green conservation area is neutral, no design mitigation will be necessary for heritage impact.

4.4.2 The limited impact on overall heritage significance caused by the loss of a heritage asset of local significance has in this case been mitigated through the site recording undertaken during the site visit as part for this heritage assessment. The building has been described in writing and a digital photographic record has been compiled of both external and internal views.

6 BIBLIOGRAPHY

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Ordnance Survey Map 1932

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets.	World Heritage Site (NPPF s132).	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138).
National	Statutorily designated heritage assets.	Scheduled monuments, Grade I and II* Listed Buildings (NPPF s132).	Avoid negative impact.
National	Non-statutorily designated heritage assets.	Registered Battlefields, Grade I and II* Registered Parks and Gardens (NPPF s132).	Avoid negative impact.
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138).	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139).	Avoid negative impact.
District or County (Higher)	Statutorily designated heritage assets.	Grade II Listed Buildings (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Higher)	Non-statutorily designated heritage assets.	Conservation area (NPPF s127), Grade II Registered Park and Garden (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Lesser)	Non-designated heritage assets within a national park or AONB.	Any extant heritage assets (NPPF s115).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Heritage assets placed on a local planning authority list (NPPG).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Any area of potential listed in a local plan (NPPG).	Limit negative impact and mitigate.
Local	Non-designated heritage assets.	Any extant heritage assets outside of a national park or AONB.	Mitigate.
Negligible	Non-designated heritage assets.	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value.	No action.

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 0.25km radius of the proposed development area.

Site No.	PRN	Site Name	Description	Grid Ref	Impact on Heritage Significance
1	HE 1250599	GATEWAY AND CHAPELS OF BROADWATER CEMETERY, TOMBS OF RICHARD JEFFERIES AND WH HUDSON SOUTH FARM ROAD	1870 Gateway, simple with plain marble kerb tombs . Richard Jefferies (1848-1887) W H Hudson (1841-1922)	TQ1421004396	No impact
2	HE 1025810 SMR MWS1146	CHURCH OF ST MARY	Grade I listed building Parish church. oldest part is the lower part of the crossing tower, c1150-60; upper stage of tower and transepts late 12 th century. Chancel nave and aisles 13 th century. N porch C14. Alterations 15 th and 19 th century	TQ 14662 04395	No impact
3	HE 1250165 HER 302242	4-8, BROADWATER STREET EAST	Grade II listed building Approx. 19 th century 2-storey building	TQ 14630 04429	No impact
4	HE 1354774 HER 302243	10, BROADWATER STREET EAST	Grade II listed building Approx. late 18 th century with 19 th century alterations	TQ 14638 04428	No impact
5	HE 1025813	21, BROADWATER STREET EAST	Grade II listed building 18 th century 2 storey building	TQ 14668 04444	No impact
6	HE 1250140	19, BROADWATER STREET EAST	Grade II listed building 18 th century 2 storey building	TQ 14661 04439	No impact
7	HE 1025812 HER 302236	7-13, BROADWATER STREET EAST	Grade II listed buildings Probably circa 1800. A range of 2 storey cottages	TQ 14645 04445	No impact

Site No.	PRN	Site Name	Description	Grid Ref	Impact on Heritage Significance
8	HE 1025816 HER 302244	28A, BROADWATER STREET WEST, 28, BROADWATER STREET WEST, 26, BROADWATER STREET WEST	Grade II listed buildings C18 or earlier. Irregular pair of timber framed cottages	TQ 14548 04519	No impact
9	HE 1249726 HER 302210	19 ARDSHEAL ROAD INCLUDING GARDEN WALL TO EAST	Grade II listed building 18 th century. Symmetrical detached cottage with garden wall to the east	TQ 14393 04564	No/limited impact
10	HE 1025811 SMR MWS 11107 HER 302235	SECTION OF WALL ON NORTH SIDE OF BROADWATER CHURCHYARD, RUNNING ALONG REAR OF NUMBER 2 BROADWATER STREET EAST AND EXTENDING TO THE NORTH WEST CORNER OF THE CHURCHYARD	Grade II listed building 18 th century or earlier Broadwater Section of wall on north side of Broadwater Churchyard, running along rear of No 2 Broadwater Street East and extending to the north-west corner of the churchyard.	TQ 14614 04425	No impact
11	SMR MWS309	BRONZE AGE BURIAL	Coarse LBA urn of cylindrical type, late Bronze Age	TQ 1423 0438	No impact
12	SMR MWS5432	BROADWATER VILLAGE CENTRE	Core of the Broadwater village, documentary evidence	TQ 14389 04460 (point)	No impact
13	SMR MWS8117	UNDERGROUND WWII AIR RAID SHELTER	Air raid shelter, visible on 1948 aerial photographs on Broadwater Green	TQ 14389 044602 (centred)	No impact
14	SMR MWS 10069	WAR MEMORIAL	War memorial at Worthington Division Fire Headquarters, dedicated to losses of WWI	TQ 14292 04541	No impact

APPENDIX 3: FIGURES

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)845 111 7777

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)29 2072 9191

EDINBURGH
Suite 2/3, Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GREATER MANCHESTER
2 The Avenue
Leigh
Greater Manchester
WN7 1ES
Tel: +44 (0)1942 260101

LONDON
Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)20 7242 3243

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

PENRYN
Tremough Innovation Centre
Tremough Campus
Penryn
Cornwall
TR10 9TA
Tel: +44 (0)1872 560738

SHEFFIELD
Unit 5
Newton Business Centre
Newton Chambers Road
Thorncliffe Park
Chapelton
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TRURO
Wheal Jane
Baldhu
Truro
Cornwall
TR3 6EH
Tel: +44 (0)1872 560738

WEST BROMWICH
Thynne Court
Thynne Street
West Bromwich
West Midlands
B70 6PH
Tel: +44 (0)121 580 0909

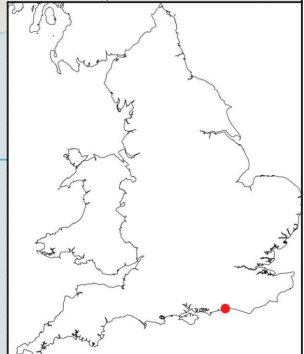
International offices:

ALMATY
29/6 Satpaev Avenue
Rakhat Palace Hotel
Office Tower, 7th Floor
Almaty
050040
Kazakhstan
Tel : +7-727-3341310

MOSCOW
Suite 2, Block 10,
Letnikovskaya St.
Moscow, Russia
115114
Tel: +7(495) 980 07 67


Wardell Armstrong Archaeology:

CUMBRIA
Cocklakes Yard
Carlisle
Cumbria
CA4 0BQ
Tel: +44 (0)1228 564820



Wardell Armstrong
Archaeology
2016

PROJECT: 66 Rectory Gardens, Broadwater, Worthing, West Sussex
 SCALE: 1:25,000 at A4
 REPORT No: CP11616
 CLIENT: Steeles of Worthing
 DRAWN BY: HP
 DATE: February 2016
 FIGURE: 1

KEY:
 Site location



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Figure 1: Site location.



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66 Rectory Gardens,
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CLIENT:
Steeles of Worthing

SCALE:
1:1,000 at A4

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AB

DATE:
February 2016

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Site location



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FIGURE:
2

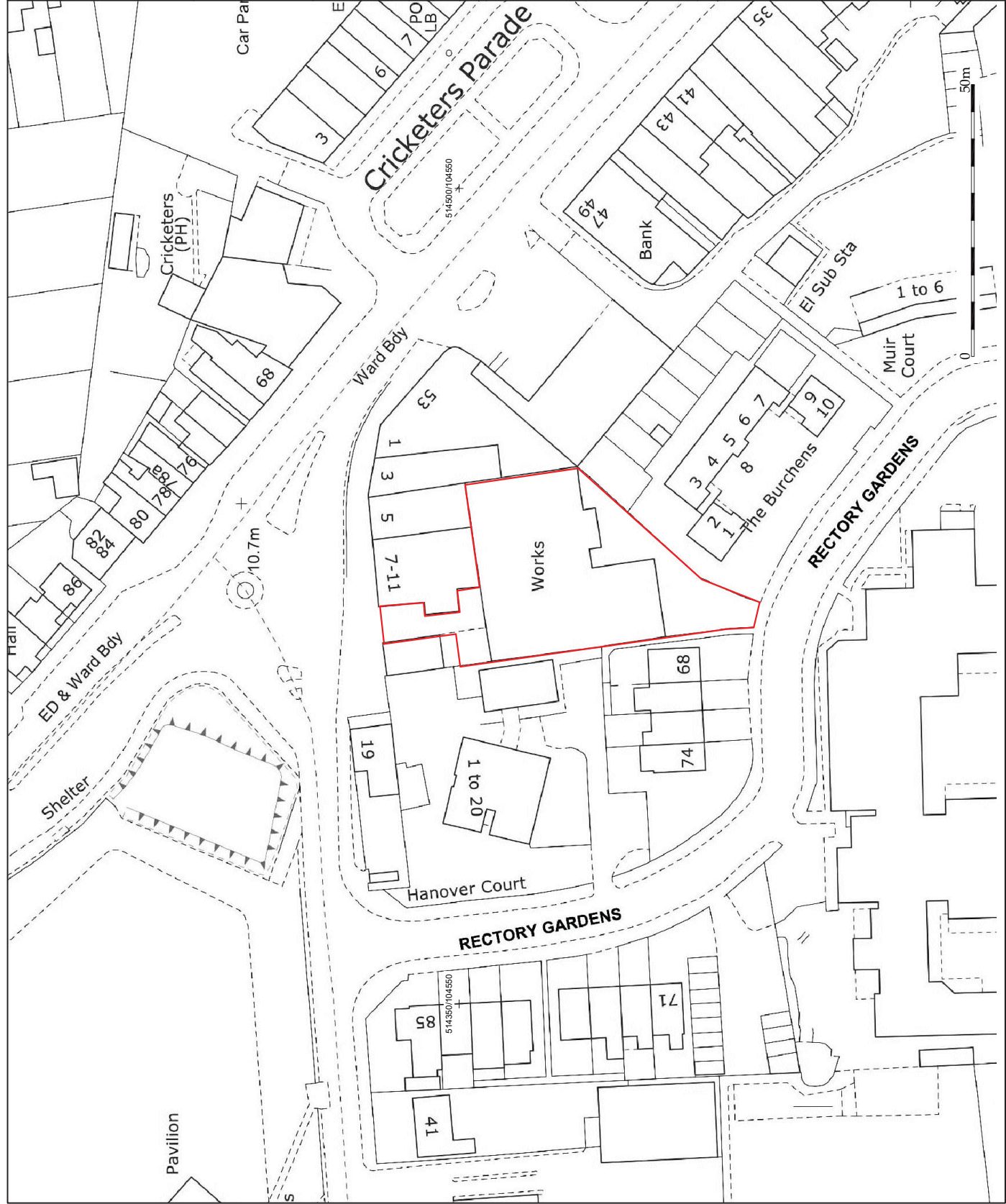


Figure 2: Detailed site location.








 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: 66 Rectory Gardens, Broadwater, Worthing, West Sussex</p> <p>SCALE: 1:5,000 at A4</p> <p>REPORT No: CP11616</p> <p>CLIENT: Steeles of Worthing</p> <p>DRAWN BY: HP</p> <p>DATE: February 2016</p> <p>FIGURE: 3</p>	<p>KEY:</p> <ul style="list-style-type: none">  Site location  Search area  Heritage assets 	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 3: Location of heritage assets.



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2016

PROJECT:

66 Rectory Gardens,
Broadwater, Worthing,
West Sussex

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Steeles of Worthing

SCALE: 1:1,250 at A4

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Site boundary



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FIGURE:

4



Figure 4: Tithe Appointment Map of Broadwater, 1847.



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West Sussex

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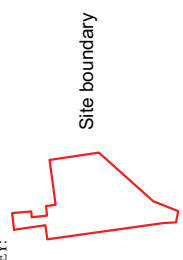
Steeles of Worthing

SCALE: 1:1,250 at A4

DRAWN BY: AB

DATE: February 2016

KEY:



REPORT No:

CP11616

FIGURE:

5

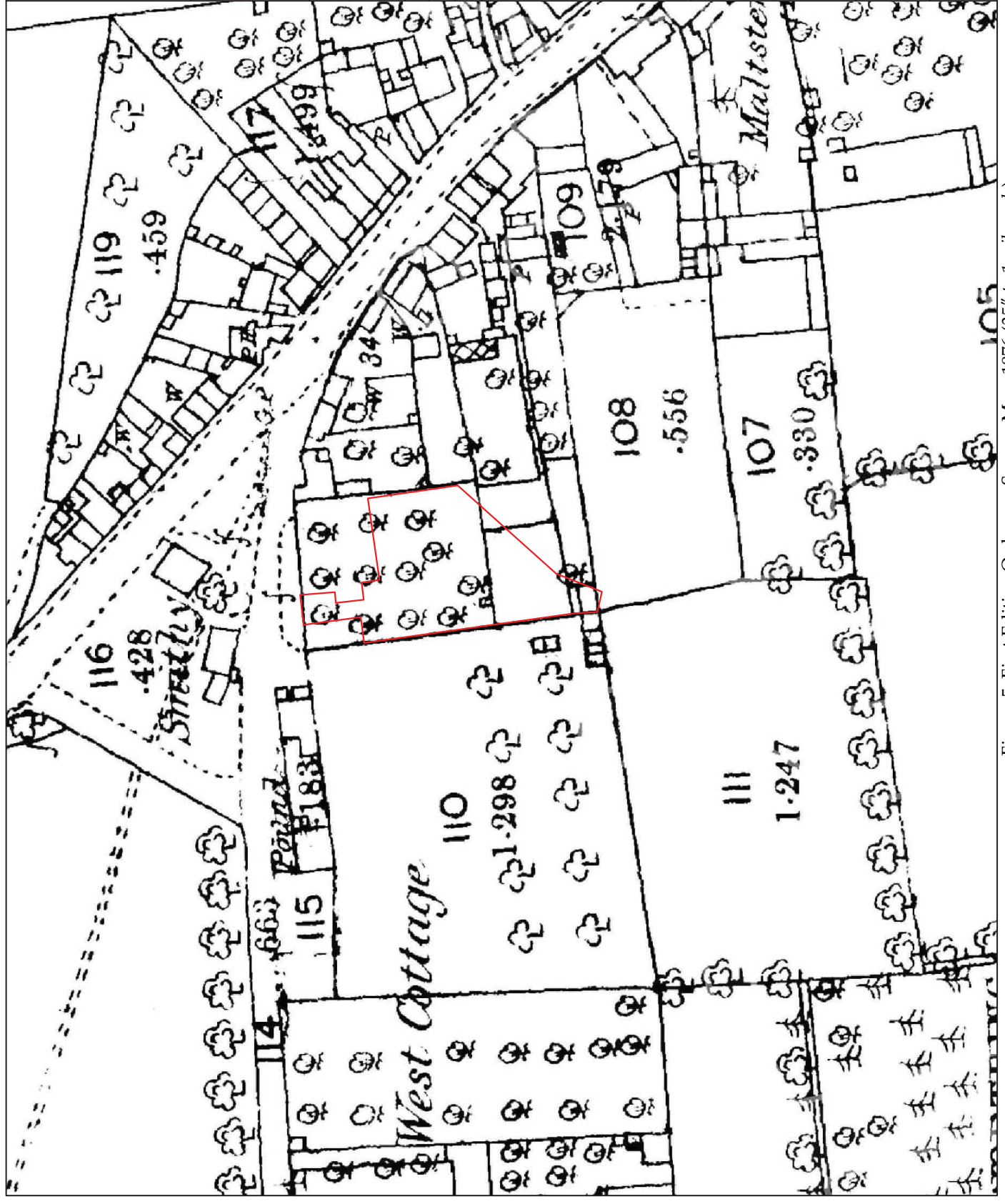


Figure 5: First Edition Ordnance Survey Map, 1876 (25" to 1 mile scale).



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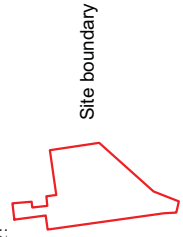
Steeles of Worthing

SCALE: 1:2,000 at A4

DRAWN BY: AB & HP

DATE: February 2016

KEY:



REPORT No:

CP11616

FIGURE:

6

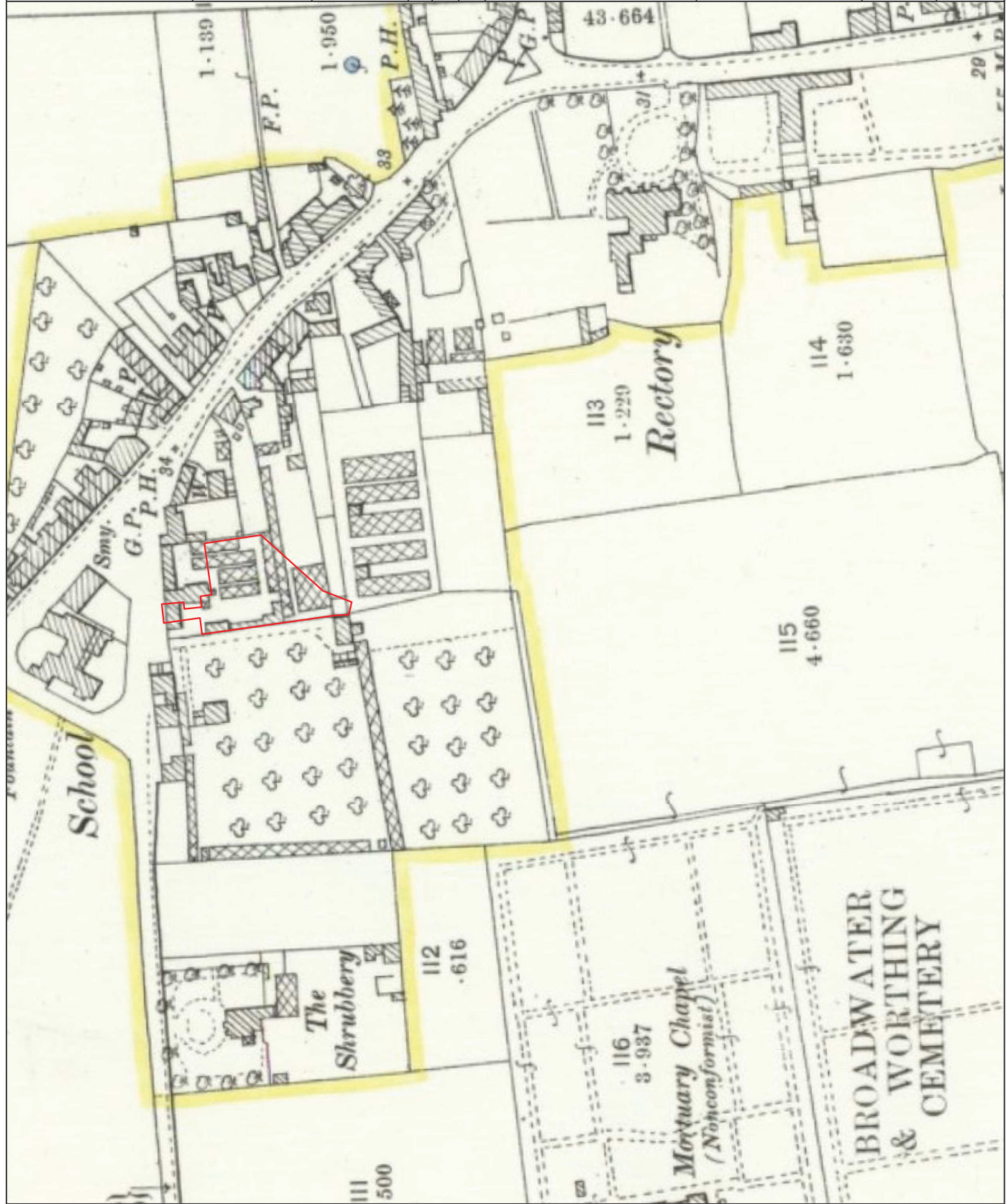
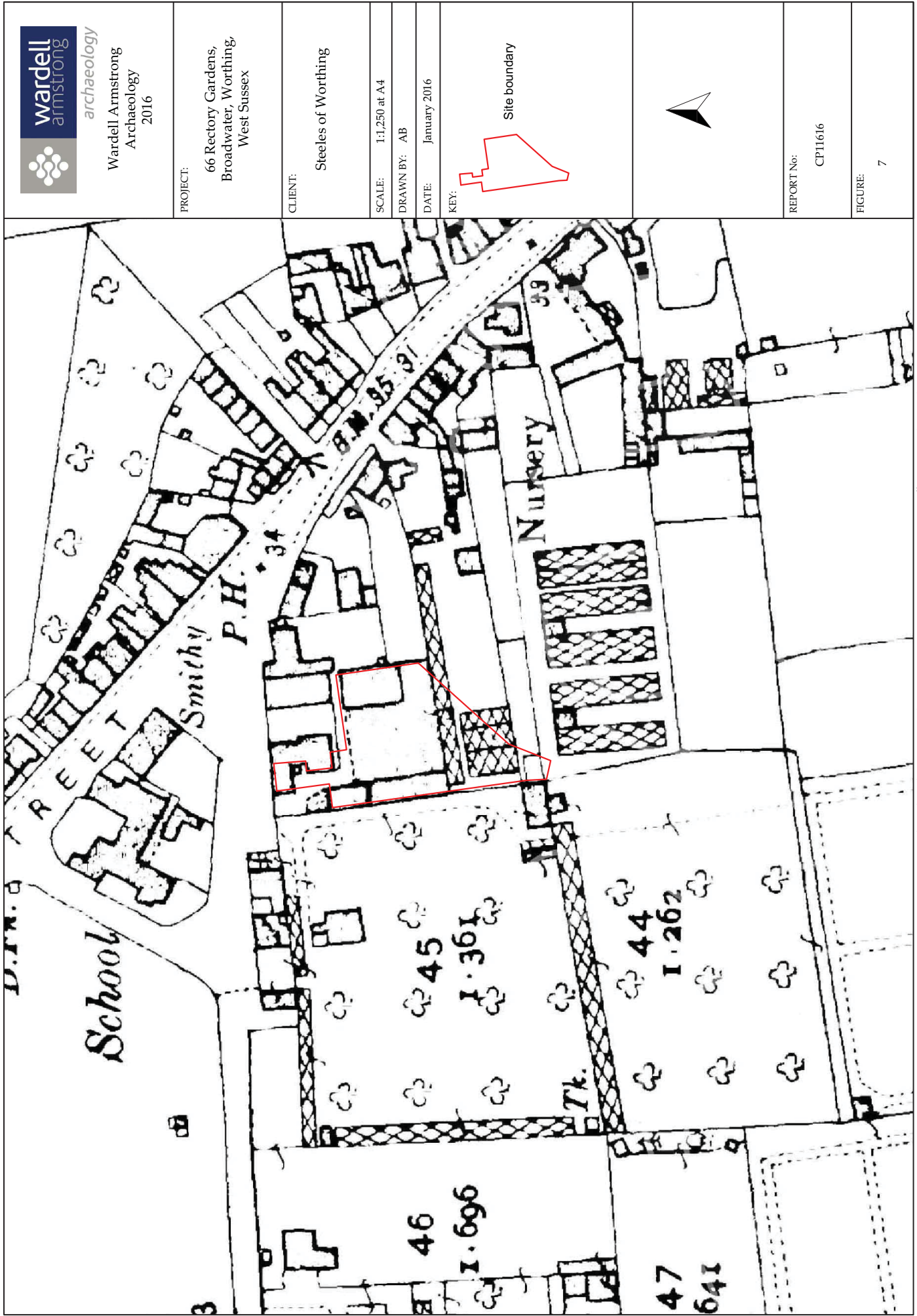


Figure 6: Second Edition Ordnance Survey Map, 1898 (25" to 1 mile scale).



PROJECT:
66 Rectory Gardens,
Broadwater, Worthing,
West Sussex

CLIENT:
Steeles of Worthing

SCALE: 1:1,250 at A4

DRAWN BY: AB

DATE: January 2016

KEY:
Site boundary

REPORT No:
CPT1616

FIGURE:
7

Figure 7: Third Edition Ordnance Survey Map, 1912 (25" to 1 mile scale).



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West Sussex

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SCALE:

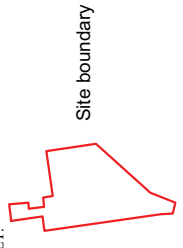
1:1,250 at A4

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DATE:

February 2016

KEY:



Site boundary



REPORT No:

CP11616

FIGURE:

8

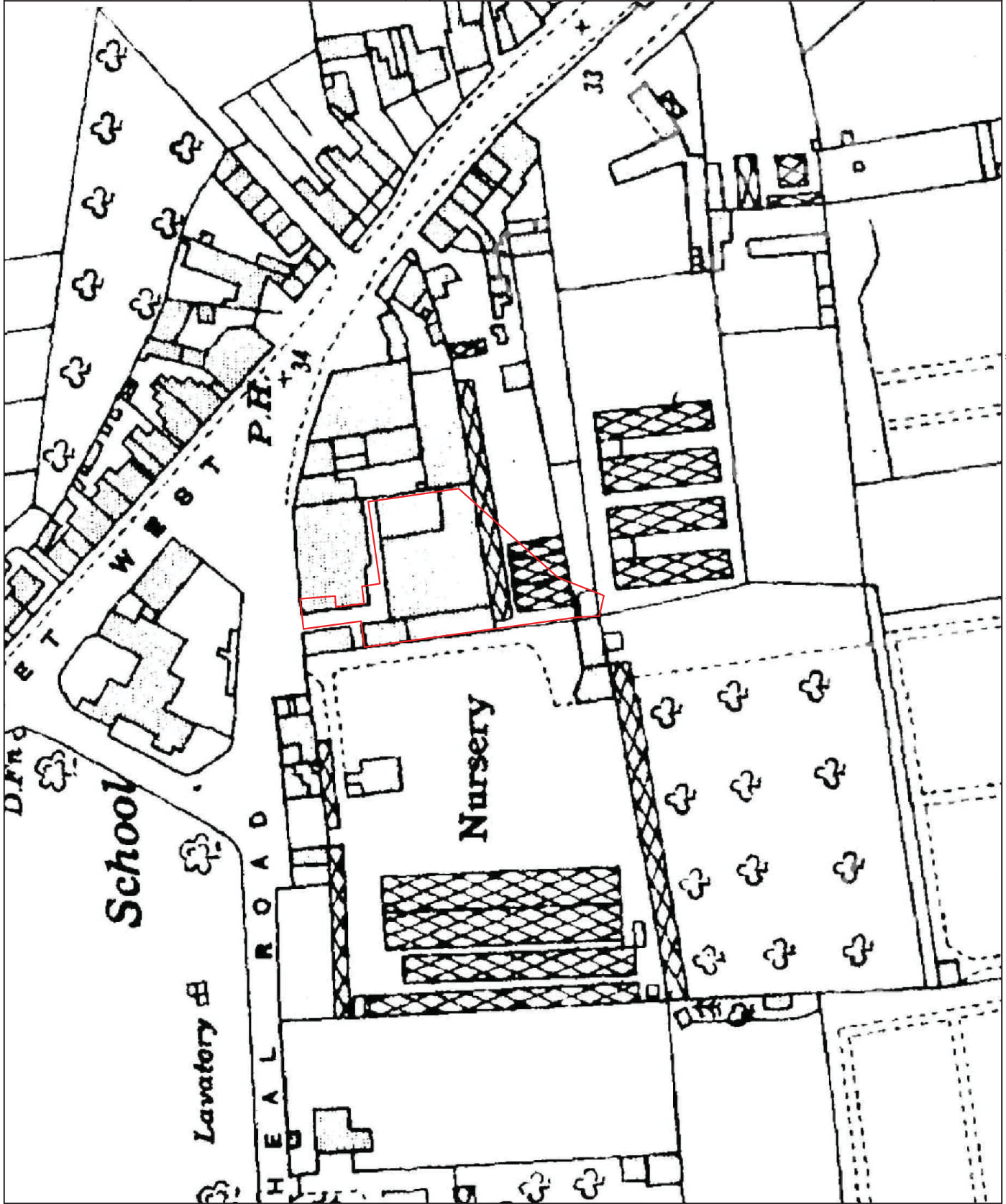





Figure 8: Ordnance Survey Map, 1932 (25" to 1 mile scale).

	Wardell Armstrong Archaeology 2016
	PROJECT: 66 Rectory Gardens, Broadwater, Worthing, West Sussex
CLIENT: Steeles of Worthing	SCALE: 1:1,250 at A4 DRAWN BY: AB DATE: February 2016 KEY:
	
	
REPORT No: CPT1616	FIGURE: 9

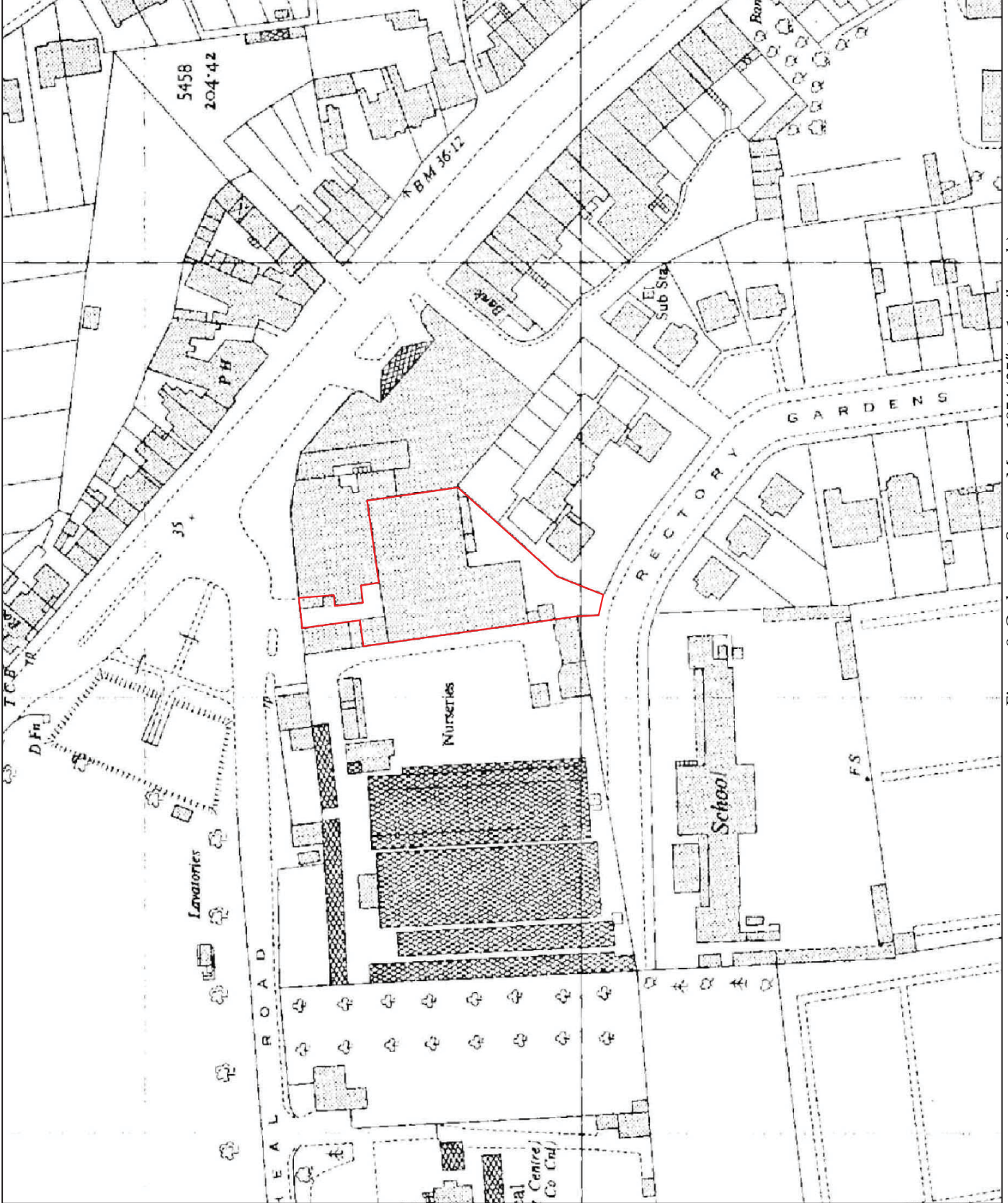


Figure 9: Ordnance Survey Map, 1954 (25' to 1 mile scale).