

# **CONSERVATION AREA APPRAISAL**

## **XI WARWICK GARDENS**

### **Location and Topography**

Warwick Gardens is located on level ground on the east side of Worthing Town Centre some 300 metres back from the seafront immediately to the north of Brighton Road. Warwick Gardens Conservation Area is directly adjacent to the east side of the Seafront and Hinterland Conservation Area.

### **Origins and Development of the Area**

Worthing has a large number of buildings erected in the Edwardian period, which corresponded with a period of rapid growth of the town.

This Edwardian residential development was built on the site and grounds of Warwick House circa 1775 which was demolished in 1896 when it was empty and derelict. Previously, Princess Charlotte, daughter of the Prince Regent, had stayed at the house in 1807, and in the late Victorian period the grounds of the house became popular for "illuminated promenade concerts" in the summer.

The streets of Warwick Gardens, Elm Road, Ash Grove, and Wyke Avenue were developed in the late 1890s (with a clay plaque on the front of 43-45 Warwick Gardens dated 1897). The street layout appears to have been constrained by the boundary of the grounds of Warwick House, resulting in the two cul-de-sacs and the later development of Charlecote Street.

### **Architectural and Historic Qualities**

Warwick Gardens Conservation Area is a small area of Edwardian dwellings which are of good quality and largely unspoilt. The buildings are not grand, but they exhibit numerous features of Edwardian house design in a consistent group. Edwardian domestic architecture evolved from a more formal Victorian style. Typically the Edwardian buildings are characterised by ornamental brickwork and tiling, ornate gables, finials, turrets, balconies and bays, and a use of stained and etched glazing.

All the buildings in the Conservation Area are of the same very narrow period except No. 16 Wyke Avenue. None have been extensively redeveloped, and many original features are still evident. Important characteristics of these streets are:

- a rigid building line
- two-storey dwellings, either semi detached or terraced, (although 41-47 Warwick Gardens have three-storeys)
- pitched natural slate roofs
- brick elevations
- brick and boulder flint boundary walls

## **Townscape, Greenery and Open Spaces**

The area has been densely developed and there is a sense of enclosure. With the exception of a few guest houses, the area is residential and is quiet in contrast to the surrounding busy main roads, Brighton Road and High Street. There is an even distribution of street trees throughout the area, and while some front gardens have small hedges, the gardens are generally too small to support much landscaping. The street trees are important, therefore, in softening the area's appearance. The flint and brick boundary walls are also an important feature of the area's character and appearance.

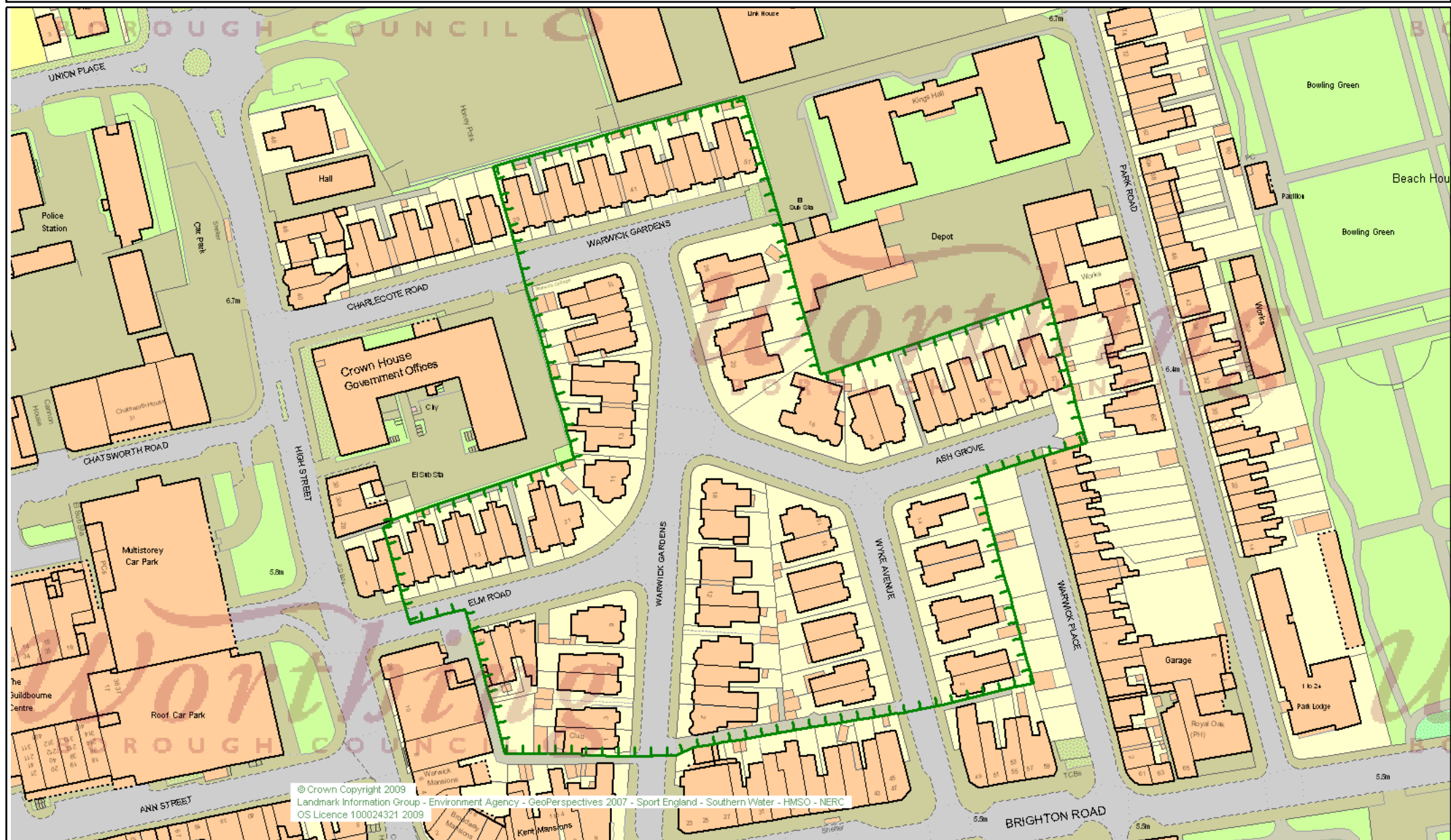
### **Enhancement Opportunities**

- Preserve the natural slate roofs. Ensure any necessary large scale roof replacement is carried out using slate to match the original roofs in the area.
- Preserve the building line and maintain the two-storey height (except Nos. 41-7 Warwick Gardens).
- Maintain unpainted, unrendered brick elevations.
- Maintain, and reinstate where necessary, the brick and field flint boundary walls and the plain brick walls (eg. the brown brick wall at the east end of Ash Grove).
- Maintain the lime trees in the pavement. Plant more of similar type and manage them to achieve the same grown-out-pollard effect.
- Retain the tree screening the garage at the east end of Ash Grove - or demolish the garage.
- Encourage frontage planting.
- Rationalise the traffic and parking arrangements in order to reduce the amount of white and yellow paint on the road and the number of sign-posts.
- Place satellite dishes and television aerials out of sight of the main elevations.
- Remove overhead lines and poles.
- Maintain in good order the cast iron road name plates. Replace the modern signs (eg. Ash Grove) with cast iron plates modelled on those surviving.
- Retain the slab paving, replacing tarmac patches with matching concrete slabs and replacing concrete driveway crossings with more sympathetic materials. Site manholes unobtrusively.
- Resurface (preferably with paving or gravel) and tidy the alley behind Brighton Road shops, linking Wyke Avenue to Warwick Gardens.

- Maintain the original cast-iron decoration on Nos. 29-39 (odd) Warwick Gardens, replacing any missing panels with accurate cast-iron copies.
- Retain original fenestration. Where unsympathetic replacement has already occurred, or replacement is unavoidable, ensure where possible that new window frames are installed that match the originals in design and materials (ie. white painted timber).
- Retain the granite kerbstones.
- Permit remodelling of the rear extension of No. 25 Warwick Gardens (No. 27's is better); removal of unsuitable porches (eg. those with sliding glass panels) ie. No. 6 Wyke Avenue; demolition of the extensions to No. 16 Wyke Avenue. Control construction of further extensions/garages etc. in the area, ensuring appropriate materials and designs are used.
- Replace the modern lamp standards with appropriately designed cast iron lamp-posts.
- Brick pave the twitten between Nos. 17 and 19 Warwick Gardens.
- Retain the view of Warwick Place from Ash Grove and brick pave the connecting twitten.

## Setting

- Permit remodelling or demolition and appropriate redevelopment of No. 8 High Street. It dominates the skyline of Elm Road/Warwick Gardens.
- Permit demolition of Kings Hall and the depot/works to the south (to the east of Warwick Gardens), or screen with trees.
- Permit demolition and appropriate redevelopment of the Guildbourne Centre. It blocks the view north out of Warwick Gardens.
- Replace the modern window in the third-storey of the rear extension of No. 29-31 Park Road, which looks onto Ash Grove, with a timber sash of a design to match those in the lower storeys.
- Permit demolition and appropriate redevelopment of Crown House. It is of unsuitable scale and design.
- Improve the quality of the shopfronts/signs opposite Wyke Avenue on Brighton Road (Nos. 18-24 (even) Brighton Road) and replace the safety barrier with railings of special design.



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