

Listed Buildings Consent Application to Carry Out Internal Works and Remodeling to Property

Heritage Statement

1 Introduction

9 Warwick Road, Worthing is a Georgian terraced property built in 1806. The whole terrace of 15 properties formerly known as Warwick Buildings, has Grade II listed status, and lies on the easternmost boundary of the Steyne Gardens Conservation Area.

2 Historical Background

2.1 Until the 1700s, Worthing beach was only frequented by local fishing and farming communities and passing travelers. It was in the late 18th century that Worthing began to attract visitors. John Luther from London began the trend, building a large lodging house around 1759. In 1789, George Greville, 4th Earl of Warwick, bought the property and renamed it Warwick House. The original house was demolished in 1896, but it gave its name to the roads on, and adjacent to, the site of his estate, namely Warwick Street, Warwick Gardens, Warwick Place and Warwick Buildings, later to become Warwick Road.

2.2 By the end of the 18th century Worthing was becoming a popular destination for people seeking a cure for their ailments by 'taking the waters'. The first visitors were wealthy fashionable people who expected a variety of entertainments, comfortable lodgings and regular dips in the sea. A royal visit from Princess Amelia in 1798 did much to boost the destination's popularity. Between 1798 and 1812, the period in which Warwick Buildings was built, Worthing experienced significant advancement expanding very rapidly, seeing a threefold increase in the number of houses. By 1803 Worthing's population had grown to approximately 2,500 and the hamlet was given town status.

2.3 The layout of the streets was influenced by strips of the open fields which preceded them: those north of Warwick Street all ran east-west, and those south of Warwick

Street north to south, which Warwick Buildings exemplified. The Georgian terraces on the west side of Steyne Gardens and Warwick Buildings were both constructed around 1806. The Steyne was laid out with twenty three lodging houses on its western side, again running north to south, which was separated from Warwick Buildings by open land. In 1821 The Esplanade was built along the seafront, its easterly extent marked by Warwick Buildings, providing residents and visitors with the perfect place to take up newly fashionable promenading. Warwick Buildings therefore constitutes a key element of the history of the town's earliest development.

3 The Locality

3.1 Warwick Road lies at the eastern edge of the Steyne Gardens Conservation Area. The Conservation Area description identifies 'the intimate sense of enclosure in the streets in this area, particularly in Warwick Road'. Given its proximity to the town centre and the seafront and the absence of on-site parking, the streets are heavily parked but receive relatively little through traffic. The immediate vicinity is primarily residential but stands on the eastern edge of the busy commercial, retail and tourist centre of the town. The area as a whole contains a large proportion of listed buildings, of which this terrace is a particularly important feature. Each frontage is unified providing a sense of cohesion to this urban space.

3.2 Although outside the Conservation Area, the rear aspect of the terrace (facing east) directly adjoins Denton Gardens. In the 1920s Denton Gardens was given to the town by Alderman Denton, and the 2-acre site opened to the public. It is an attractive and well-used open space. The rear aspect of the terrace, in contrast to the unity of the frontage, varies considerably in terms of the size, structure and arrangement of extensions, terraces and balconies, and the location and style of windows. The aesthetic effect is less regimented and more informal which emanates an attractive hotchpotch character of its own. They are however, all unified by the almost universal use of the same light rendered finish seen at the front.

4 Description of the Property

4.1 The terrace itself consists of 15 sequential properties with four floors, the lowest

being at basement level. Number 9 sits mid-way in the terrace. An attractive canopied front balcony, typical of developments at the time and made of timber, runs along the entire terrace front at first-floor level. The doorways have arched openings accommodating semi-circular fanlights above and each house is stuccoed. The walls of the building are a mixture of brickwork and bungaroosh - a weak mix of rubble and cement commonly used along the Sussex coast.

4.2 In recognition of the historical and architectural prominence of the terrace, it was conferred Grade II listed status in 1975. The listing entry is recorded as follows:

Grade II Listing Description.

WARWICK ROAD 1. 5406 (East Side) Nos 1 to 15 (consec) TQ 1502 NW 5/18 20.6.75. II GV 2. Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Round-headed doorways in moulded frames up 3 steps with semi-circular fanlights and 6-panel moulded doors. Some glazing bars missing. Nos 1 to 15 (consec) form a group.

Date listed: 20 June 1975.

4.3 As well as the listing, the Conservation Area status requires that custodians should preserve and maintain the uniformity of terrace frontage, a common building line close to the back of the pavement, boundary railings, elevations finished in light coloured painted stucco, slate roofs, timber sliding sash windows, and architectural detailing such as dressings to door and window openings. It also lists enhancement opportunities as: carrying out all necessary repairs, reinstating original features which have been removed including timber canopies and balconies, black iron railings and vertical sliding double hung timber sash windows.

4.4 The following 3 photographs were taken c. 1850, 1902 (by which time a Victorian terrace had been built opposite on the western side of the road), and 2017 respectively. The house is accessed by 2 entry points, both at the front. The main front door gives access to the ground floor being 3 steps up from pavement level. Directly below, a door,

reached by a flight of 9 steps down from the pavement, gives direct access to the front of the basement level.



4.5 From the rear basement a back door opens out into a completely enclosed courtyard space.

4.6 At second floor level there is a rear balcony which forms the flat asphalt and promenade tiled roof above a bathroom. This is bounded by black painted iron railings to the east and south and a mid-height wall to the north. The balcony is accessed at second floor level via a door from the staircase landing area. The house has a double pitch slate roof.

5 The House Today

5.1 The house has recently been purchased by my clients and is currently set as a single dwelling over all four floors. Remodeling was carried out many years ago, prior to the current owners purchasing the building, which has led to an open plan ground floor living space and the upper rooms being retained in their proportions to give four bedrooms and a family bathroom.

5.2 The staircase from the ground floor to the lower ground floor has been replaced some time ago with a staircase which has shallow treads and a steep rise. The original staircase and balustrade no longer exist.

5.3 To the basement the internal walls have been removed to open the space up as one open plan area, with a step midway to deal with the level differences.

6 This Application

6.1 The aim of this application is to explain the reasoning for internal alterations to the property and to rationalise the layouts to allow for modern living.

6.2 All works are to respect the historic status and any visible materials are to match the existing adjacent surfaces.

REPORT TO ACCOMPANY APPLICATION FOR ALTERATIONS AT 9 WARWICK ROAD, WORTHING

BASEMENT

It is proposed to make the following changes to the basement of the property.

A new staircase is proposed to connect the basement to the ground floor as would have been there originally. This will match the style of the existing ground floor staircase to the first floor. The existing staircase is not original and is too steep with narrow treads for safe use.



Existing staircase which is not original

They also wish to open up the chimneys, as these have been infilled, to use as features and storage.

GROUND FLOOR

It is proposed to make the following changes to the ground floor of the property.

The ground floor has already been opened up into one room, however, my clients propose to remove the wall from the corridor and staircase as this makes the room very

narrow and open the area up, while introducing a new lobby to the front door. They are looking to install a mist system as a fire suppressing installation to allow for this to be acceptable under building regulations and to protect the structure and inhabitants should there be any fire.



Existing non-original skirtings



Existing non-original architraves

They also wish to open up the chimneys, as these have been infilled, to use as features and storage.

FIRST FLOOR

It is proposed to make the following changes to the first floor of the property.

The only proposed alteration to this floor is the addition of a pocket door to the rear bedroom. This wall is a stud partition and not an original wall. This will allow additional space which the clients would like.



Existing architraves to first floor look to be original but in poor condition

SECOND FLOOR

It is proposed to make the following changes to the second floor of the property.

The proposed alteration to this floor is the addition of a Jack and Jill bathroom as it is felt that for this type of property, four bedrooms a single bathroom is inadequate, and it is not felt appropriate to have to travel up and down stairs to use these facilities.



Existing non-original architrave to rear bedroom



Existing non-original architrave to front bedroom

They also wish to open up the chimneys, as these have been infilled, to use as features and storage.



Chimney blocked up, modern basin in room and plain skirtings.

EXTERNALLY

It is proposed to make the following changes to the external appearance of the building.

My clients wish to consider the addition of a small orangery to the rear balcony. Similar extensions have been formed along the rear of the properties to Warwick Road and each has it's own distinctive style and form, adding a little unique character to an otherwise formal front elevation. This will be predominantly double glazed but with the proportions respecting the existing character.



View from landing looking towards balcony area



View of neighbours rear extension and second floor flat room beside