Listed Building / Heritage Statement

Flat 4, 13 Heene Terrace, Worthing
Internal alterations to second floor flat

Description

The site is in the Marine Parade and Hinterland Conservation area, and all the properties in the terrace are Grade II listed.

"This section of Worthing seafront is particularly important as the original 19" century form of development largely remains intact. There are a number of Regency buildings at the east end of this area but moving west the seafront mainly comprises of three to four storey properties characteristically Victorian in appearance. Moving further west, the original red brick houses of Heene Parade were remodelled in an art deco style by A T W Goldsmith in the mid·1930s and the site now forms the Beach Hotel. At the west end of this section of the seafront is Heene Terrace and the Burlington Hotel, all erected in 1865 to the designs of G A Dean and all now listed buildings. Heene Terrace is a grand Victorian interpretation of Regency features such as balconies, canopies. columnated entrance porticoes, iron railings and stucco decoration. The terrace is set back from the highway of Marine Parade by a carpet garden which very much enhances its setting."
(Taken from WBC description of conservation area)

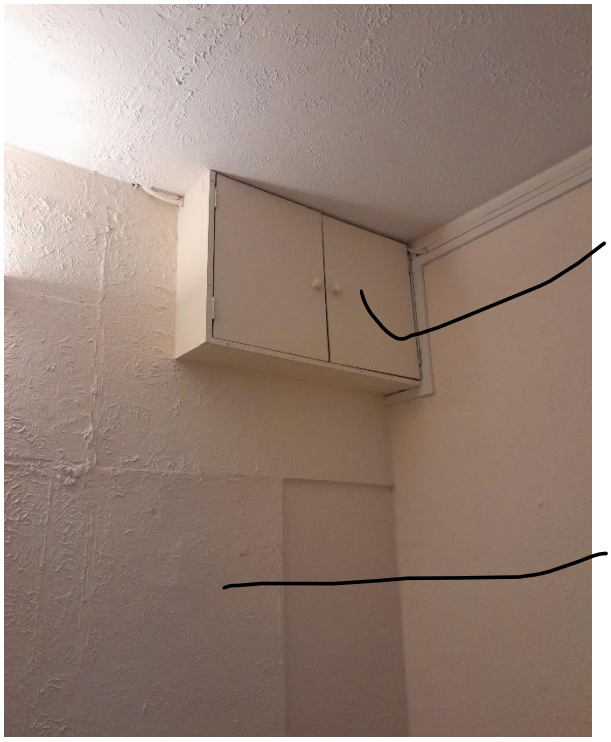
Appearance

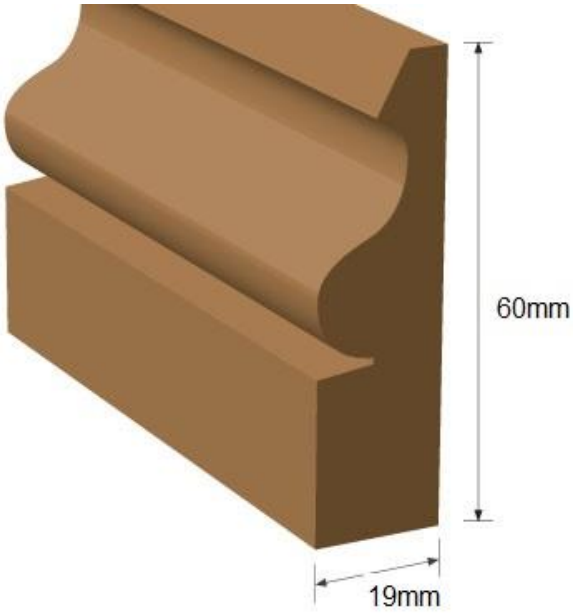
The appearance of the externals of the site will be unaltered as all works will all be undertaken internally.

There is a further blocked door to the side of the proposal, which has been blocked up with a false single panel door finish within the stair well, where the old architrave has been retained – see below.



The new door will be in an existing opening which has been blocked up using timber framing and plasterboard. This will be removed and the door reinstated. The existing architrave appears to be boarded over within the stair well, so will be re-used if suitable. If not it will be replaced in a design that matches the existing old door as above. (Ogee type 60mm wide as below)





Suggested architrave if existing not available/suitable. In timber, painted to match the existing décor within the stairwell.

It is suggested that the new door be of a similar design to the door of flat 3 on the floor below, as shown below.



Use

The use of the site remains as residential – one flat on two levels.

This statement to be read in conjunction with the plan 4123:1 and Design and Access statement.