

Heritage Statement

For the property known as:

Beach House, Brighton Road, Worthing, BN11 2EJ

For: Beach House Residents Association Ltd

Date: 8 April 2026

Reference: EKA260178



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1.0 Heritage Statement

1.1 Schedule of work – summary of proposals

This application for Listed Building Consent is being submitted due to the desire to carry out remedial works to the rear terrace at Beach House, Brighton Road Worthing BN11 2EJ.

The proposed work includes:

- Removing the existing trowelled concrete terrace finishes and asphalt waterproofing
- Carrying out repairs to the structural deck
- Replacing the asphalt waterproofing and concrete finish

Aligned to this project are several other repairs and general planned maintenance such as replacing sections of defective render and general redecoration.



Figure 1: Areal image of rear terrace work area

The primary driver behind the proposed project is to alleviate persistent water ingress which is occurring within the lower ground floor flats. The lower ground floor flats' rear bedrooms sit directly below the terrace and water ingress is present across the building.



Figure 2: Example water damage to lower ground floor flats

1.2 Affected heritage assets

Beach House, Brighton Road Worthing BN11 2EJ is a Grade II * listed building which is a private residence, converted into flats, located within the Steyne Gardens Conservation Area.

1.3 What is known about the affected heritage asset

The building's listed status is confirmed under Historic England reference 1025808.

Beach House is well known locally for its Regency-era architecture and forms a key part of the Steyne Gardens Conservation Area's architectural identity. Believed to date from 1820, the building was designed by John Rebecca and was previously known as Marino Mansion. The site is recorded to have housed a number of prominent individuals, including a former member of Parliament, Sir Robert Loder, American playwright Edward Knoblock and King Edward VII.

The house was briefly in public ownership when sold to the local Council by then owner, a Mor Cohen. Online records state that the building stood empty until the mid-1930s when it was used to accommodate displaced children from the Spanish Civil War. During the WWII, Beach House was used by the Air Training Corps and was provided its Grade II* designation shortly after the war ended.

Records show that there were attempts to demolish the building during the late 1970s but were met with resistance from the local community. The property was then converted into modern apartments in 1982.

The Regency architecture of Beach House is typical of many parts of Worthing and similar towns and boroughs across this section of the south coast. The curved bays, stucco finish and cornicing and sash windows create a grand appearance external directly adjacent to the adjacent, publicly owned, Beach House grounds and beach. Specific features, such as lion faces to rainwater hoppers and ornate detailing around windows, contribute heavily to the aesthetic. Three sets of blue plaques are present on the main elevation which detail some of the individuals and Spanish children who resided at the property. Internally, the Regency appearance continues with striped internal wallpaper, communal stair and historic photographs of the building.



Figure 3: Overview of Beach House relative to its surroundings

1.4 Archive research

Due to the simple, internal and localised nature of the proposed project, consultation has not been carried out, at the time of application, directly with Historic England or with the County Archaeologist. Liaison with the local Conservation Officer has been carried out to discuss specifications.

Research via records held by the residents and online articles are, in the project team's view, proportionate to provide sufficient background and comment on the impact on significance, given the nature of the proposed works.

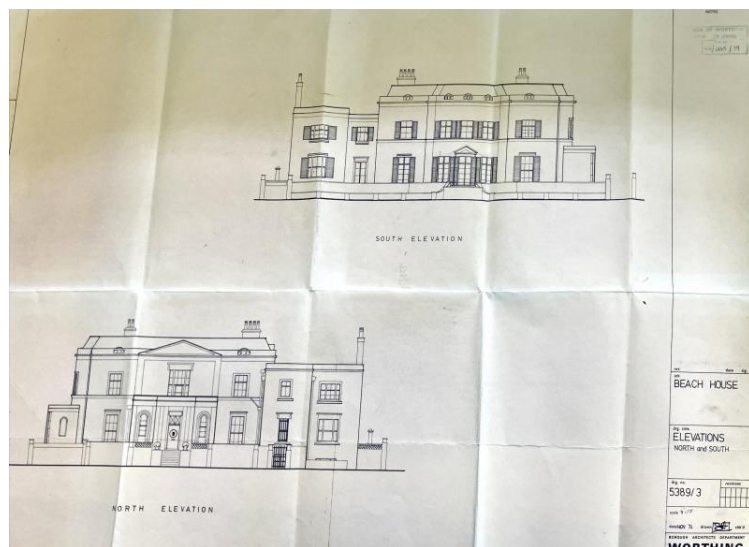


Figure 4: Excerpt of archive drawings held by residents

1.5 Significance of the heritage asset

The following assessment is carried out in accordance with the principles of BS7913: *Guide to the conservation of historic buildings*.

- a) Aesthetic value: Beach House undoubtedly represents a high degree of aesthetic value for residents and visitors alike. As the building can be openly viewed from all elevations, and the manner in which it towers over the public gardens and beach to the south, its Regency appearance and general visibility is particularly prominent.
- b) Communal value: historic links with the Air Training Corps and accommodation of Spanish Civil War refugees, along with the notable individuals who lived at the building, provide strong – and well documented – sense of communal value.

- c) Evidential value: The blue plaques, records held by residents and the general appearance of the building provide important evidential value. The 1982 conversion into flats provides a reminder that this was once a single, grand building likely with a very different internal appearance to the present day.
- d) Historical value: As noted above, the street in general is associated with number individuals and historic events, which provide clear historical stimulation and illustrate

Table 1: Schedule of significant features

Feature	Degree of significance
Stucco walls	High
Lions face detailing to rainwater goods	High
Sash windows	High
Parapet and cornice detailing	High
Slate mansard roofs	High
Flat (rolled lead sheet) roofs	Medium
Asphalt waterproofing to terrace	Medium
Concrete screed to terrace	Medium

2.0 Impact Assessment

2.1 How will the proposals impact on the significance of the heritage asset

As noted within the opening section of this report, the scope of the project is to address persistent water ingress to the lower ground floor flats.

To achieve this, the existing terrace coverings need to be removed, repairs carried out to the structural deck and asphalt and surface finishes reinstated.

These interventions, and their levels of impact, are assessed in further detail within this section in accordance with BS7913. Mitigation for the impacts are outlined at Section 3, below.

2.1.1 Asphalt waterproofing

To ensure the habitable areas below remain usable, the existing asphalt will need to be fully stripped back to the structural deck and repairs carried out to the deck, before reinstating the asphalt entirely. Much of the asphalt which is visible (and not covered with a concrete overlay, see below) is demonstrably in poor condition, with several areas slumped and eroded:



Figure 4: Typical example of asphalt condition

- a) Aesthetic value: low impact. The new waterproofing layer be replaced with one of an identical appearance.
- b) Communal value: no impact.
- c) Evidential value: low impact.
- d) Historical value: no impact.

2.1.2 Concrete screed finish

The existing asphalt is overlaid with a concrete layer which appears to be a cast-in situ, rather than laid paving slabs - despite the appearance suggesting the latter, this concrete

is bonded firmly to the asphalt. As a result, removal is an unavoidable consequence of replacing the asphalt and repairing the deck.

- a) Aesthetic value: medium impact. Replicating the concrete appearance is challenging, not least as the weathered appearance, which has developed over time. The terrace finish can be seen only by residents, rather than public or passers-by, limiting the extent to which this has genuine impact.
- b) Communal value: no impact.
- c) Evidential value: no impact.
- d) Historical value: no impact.

3.0 Impact Mitigation

3.1 How has the proposal been designed to conserve the significance of the heritage asset

3.1.1 Asphalt waterproofing

During the initial scoping phases the project team undertook an options appraisal, and considered the following options to address the water ingress matters, within the context of their levels of impact and reversibility.

- Localised patch repairs. This option would involve identifying individual points of water ingress, and carrying out repairs. Over a large area, this can be both challenging to physically identify and, also, remediate. To identify breaches in the asphalt it would be necessary to carry out a dye test to pinpoint individual defects. This investigation, unto itself, is damaging to the fabric of the building due to the volume of dyed water required. Even once identified, there remains the need to intrusively repair both the concrete cover and asphalt waterproofing. This option would lack the comprehensiveness of a complete replacement approach and would hold a genuine risk that water ingress would not be fully abated, thus prolonging the harm that current dampness is doing to the building fabric.
- Overlay. The only materials which are suitable to overlay asphalt are liquid-applied waterproofing systems or solar reflective paint. As the asphalt is itself covered with the concrete screed, this makes a liquid overlay exceptionally challenging and would introduce a modern material to a historic structure, deviating substantially from the original architectural intent.
- Complete replacement. Removing the asphalt waterproofing is undoubtedly a major intervention. However, it is one that can be carried out very much on a like-for-like basis, given the use of asphalt as a raw material which has changed minimally over time. Under this approach, the greatest degree of certainty can be obtained to fully address the water ingress problems and maintain an identical material. This option also permits inspection – and likely repair – of the structural deck below the asphalt, providing further long-term certainty.

Taking the above options into account, the project team are clear that the proposal to fully replace the asphalt is the preferred solution as it offers the most comprehensive solution which minimises the risk of ongoing harm being caused to the building fabric, and maintains conservation principles.

3.1.2 Concrete screed finish

The replacement concrete screed finish represents the most challenging aspect of the proposed specification. This is because the thin concrete covering currently in-situ is not a specification which is readily available in the present day, and there are a number of building safety matters to consider concurrently to conservation requirements.

The project team have approached a number of cementitious screed manufacturers to discuss options. These manufacturers have stated that they are unable to match the course textured finish due to the smooth nature of aggregates used in modern screed. Following their enquires, the project team have formed the view that a polymer modified screed provides the closest aesthetic match, an example of which is shown below:



Figure 4: Proposed screed appearance to be used

The existing appearance of the concrete cover, which has been cast into the squares to mimic the effect of paving slabs, cannot be replicated. The current arrangement has the concrete adhered directly to the asphalt – referred to under modern design codes as a ‘bonded’ arrangement. As the asphalt below the screed is an inherently softer material, it softens in hot weather, leading to flex of the asphalt and, in turn, the concrete above it. This can be seen in the existing arrangement, particularly around perimeters:



Figure 5: Cracking of existing screed

As a result, requirements by both asphalt manufacturers and screed manufacturers set out that any replacement system should not replicate this, with a bonded arrangement avoided in order to preserve the integrity of the asphalt. Instead, an ‘unbonded’ system should be employed with a polythene separation layer between the screed and asphalt installed so as to preserve the long-term integrity of both asphalt and screed, and avoid the risk of repeat cracking.

The risk of cracking reappearing is a material consideration for safe management of the building, as well as aesthetic matters. As can be seen above, the primary cracking occurs around the perimeter of the screed – this is due to a combination of its bonded installation type, and lack of strength at the perimeter. This lack of strength is very likely to be exacerbated by the fact that the screed is cut into smaller, paving slab-style shapes, meaning that the screed loses its overall strength that it would otherwise gain in mass. It is likely that the existing screed’s movement may well be a contributory factor in the current asphalt leaking, given their direct bonding.

The parapet at the edge of the terrace is also a key consideration. The height of the parapet is very low, at 370mm – modern design codes require a barrier of 1,100mm. This situation creates a substantial fall risk for anyone using the terrace and places even greater importance on ensuring that the new screed remains fully intact, so as to ensure the fall risk is not increased by loose sections of screed. The correct specification of this screed is therefore of genuine concerns to residents and the project team, and must be considered alongside conservation best practice. Should any new screed be cut into paving slab shapes, this would provide an unacceptable health and safety risk and is not, therefore, a viable specification option.

Consequently, the project team believe that a monolithic, polymer modified screed represents the safest technical solution which matches the current appearance as closely as can be achieved, and is therefore the best solution to mitigate the risk of harm to both the building and its users.

4.0 Enhancement and Public Benefit

In simple terms, the refurbished terrace will ensure that the private terrace, and habitable spaces below, remain watertight for occupants.

Adur and Worthing's *Conservation and Heritage Guide* sets out that favourable consideration should be given to applications in which seek to maintain the materials “*originally used or typical of the locality*” within applications for Listed Building Consent. This application is predicated on these principles, matching replacement materials as closely as possible to those currently used.



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