

**1 Liverpool Terrace,
Worthing,
BN11 1TA**

,

Heritage Statement

August 2026

Heritage Statement in support of Listed Building Consent Application for replacement of internal doors to 1 Liverpool Terrace, Worthing, BN11 1TA

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Image 1: Front Elevation of 1 Liverpool Terrace

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1.0 Introduction

- 1.1 This report has been prepared in support of a Listed Building Consent Application to Adur & Worthing Borough Council for internal doors replacement to 1 Liverpool Terrace, Worthing.
- 1.2 This Statement should be read in conjunction with the Listed Building Consent Application and the submitted drawings, including location plan, block plan, floor plans and door details.
- 1.3 1 Liverpool Terrace, Worthing is a Grade II listed building located within the South Street Conservation Area of Worthing Borough.
- 1.4 Reference should be made to the following Submission Drawings:

25016 SK01 - Location and Block Plan
25016 SK02 - Plans as Existing
25016 SK03 – Existing doors images – Sheet 1
25016 SK04 - Existing doors images – Sheet 2
25016 SK05 - Existing doors images – Sheet 3
25016 SK06 - Existing doors images – Sheet 4
25016 SK07 - Existing doors images – Sheet 5
25016 SK08 – Doors as existing
25016 SK09 – Plans as proposed
25016 SK10 – Doors as proposed

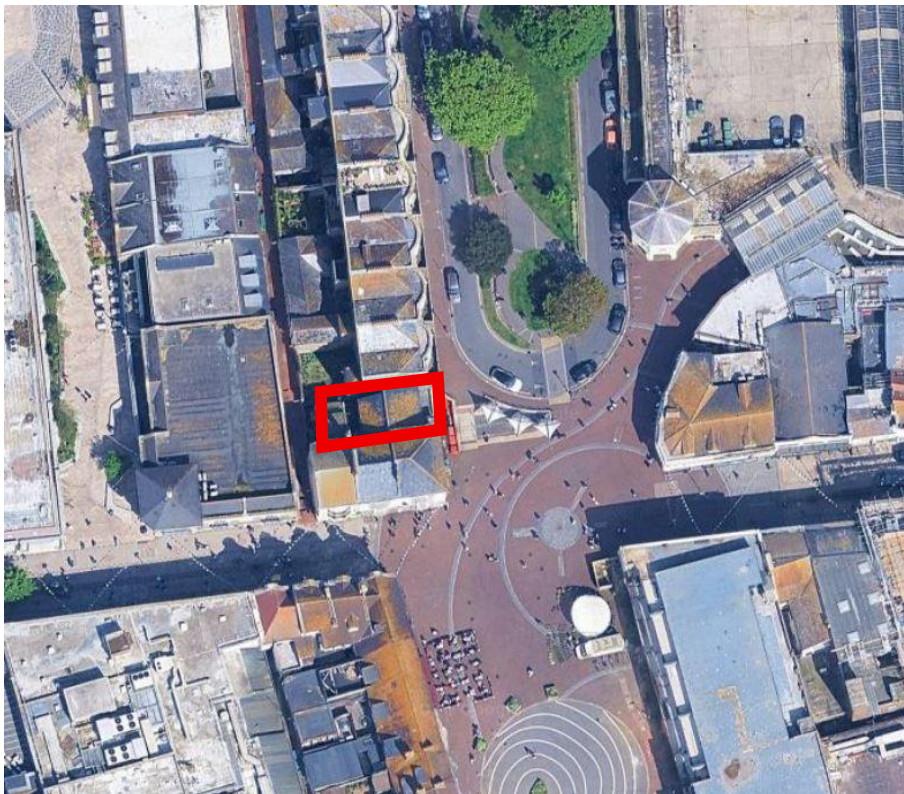


Image 2 – Google satellite view showing the 1 Liverpool Terrace in relation to the surrounding area.

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2.0 The site

- 2.1 The building is located to the west side of the southern end of Liverpool Terrace, bounded by Field Row to the west side and Liverpool Terrace to the east side, adjoined by 34-38 Montague Street to south and 2 Liverpool Terrace to the north side.
- 2.2 The existing building consists of offices with staff kitchenettes and staff WCs to Basement, Ground, First and Second Floor. The Third floor is used as a one-bedroom flat.

3.0 Heritage Context

- 3.1 The application building is in a prominent position in the town centre on the west side of Liverpool Gardens, within the South Street Conservation Area of Worthing Borough. The building is a Grade II listed building, as part of 1-12 Liverpool Terrace. The historic environment has been fully considered in this proposal.
- 3.2 1-12 Liverpool Terrace is described in the Historic England List Entry as *"LIVERPOOL TERRACE 1. 5406 Nos 1 to 12 (consec) TQ 1402 NE 3/20 TQ 1402 SE 4/20 11.10.49. II GV 2. 1830-1835. Possibly designed by Amon Henry Wilds of Brighton, but Edward Snewin's "Glimpses of Old Worthing" gives the Architect as Henry Cotton. 4 storeys and basement with area (an extra storey added to Nos 8 and 10), 4 windows each. Stuccoed, the ground floor rusticated. Curved bay of 3 windows each on all floors including the basement. Cornice and parapet. Stringcourse above 1st floor. Iron balconies on 1st floor (replaced at Nos 8, 11 and 12). Instead of an iron balcony No 10 has a narthex or colonnade of 5 large Doric columns over the pavement with a wide stuccoed balcony above having a balustrade supporting urns. Nearly all glazing bars intact. Rectangular fanlights to doorways and 8 panelled moulded doors. Railings to basement areas and front steps, with finials in form of spears impaling crescents. "*
- 3.3 With specific reference to Liverpool Terrace, the Conservation Area Appraisal states that the following architectural historic and townscape elements should be preserved : *"Buildings of individual design, two to three storeys high; A common building line at the back of the pavement; Slate roofs; Stucco or brick treatments on elevations; Original architectural detailing on Victorian properties such as cant bays, string courses, parapets, slate roofs, bracketed eaves, and timber sliding sash windows; A vertical emphasis to front elevations; Small unit paving materials, especially clay brick.*

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4.0 The application proposal

- 4.1 The proposal is to provide a protected route for fire escape from the One-bedroom flat located at Third floor and from all offices located at Second, First, Ground and Basement Floors, to the existing Fire Exits located at Ground Floor and at basement floor. The location of the two existing fire exits is shown on submission drawings 25016 SK02 Plan as Existing and 25016 SK09 Plan as proposed.
- 4.2 It is a requirement of Approved Document B of the Building Regulations that fire doors should form part of the compartmentation that protect escape routes. With specific regard to the application, all doors that separate the Offices and the Flat from the Stair should be FD30S-SC fire doors, which should provide 30 minutes fire resistance and fitted with smoke seals and self-closing devices.
- 4.3 The existing doors facing the Stair can be divided into four categories:
- Door Type 1: painted timber panelled doors with moulded panels, referenced in drawing 25016 SK08 as doors SD02, SD03, FD02 and GD03.
 - Door Type 2: painted timber panelled doors with square edged panels, referenced in drawing 25016 SK08 as doors TD02, TD03, SD01, FD01, GD04, BD02, BD03, BD04
 - Door Type 3: modern replacement doors with glazed panels, referenced in drawing 25016 SK08 as doors FD03, GD01, GD02
 - Door Type 4: cupboard doors referenced in drawing 25016 SK08 as doors TD01 and BD01

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4.4 Door Type 1 refers to five existing painted timber panelled doors with moulded panels, which could be the original doors of the building. Details of all doors of this type are shown on drawing 25016 SK08. The thickness of these doors varies between 40mm and 46mm with 6mm thick panels. Two of these doors are over-boarded on the opening face with asbestos boards.

None of the Type 1 doors is suitable for upgrading to FD30S, mainly due to insufficient thickness of the panels, but also due to the presence of asbestos board and to cracking and warping that cannot be rectified. It is therefore proposed that all original frames and architraves of all Type 1 doors are retained and made good, whilst the door leaves replaced with new FD30S painted timber four-panelled (or six-panelled) doors with moulded panels, of matching style. The new doors would be provided with fire & smoke seals and self-closing devices.

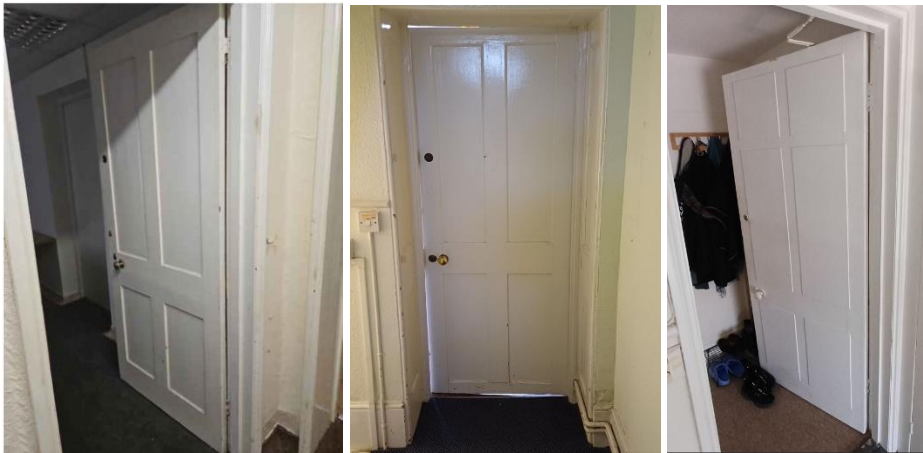


Images 3, 4 and 5: Door Type 1

4.5 Door Type 2 refers to eight existing painted timber four-panelled doors with square edged panels, which lead to the Flat at third floor and to secondary rooms, such as Tea Points or WCs. Details of all doors of this type are shown on drawing 25016 SK08. The construction of these doors is not consistent, with thickness that varies between 30mm and 42mm and panels of varying size and thickness. Two of these doors are over-boarded on the opening face with asbestos boards. Four of these doors (TD02, TD03, BD02, BD03) are required to be fire doors, but are unsuitable for upgrading to FD30S, due to insufficient thickness of the panels, but also due to the presence of the asbestos board and to excessive gaps between door leaf and frame. It is therefore proposed that all original frames and architraves doors are retained and made good, whilst the door leaves are replaced with new FD30S painted timber four-panelled doors with square edged panels, of matching style. The new doors would be provided with fire & smoke seals and self-closing devices. The remaining four doors of this type (SD01, FD01, GD04, BD04) do not require to be fire rated and will be retained.

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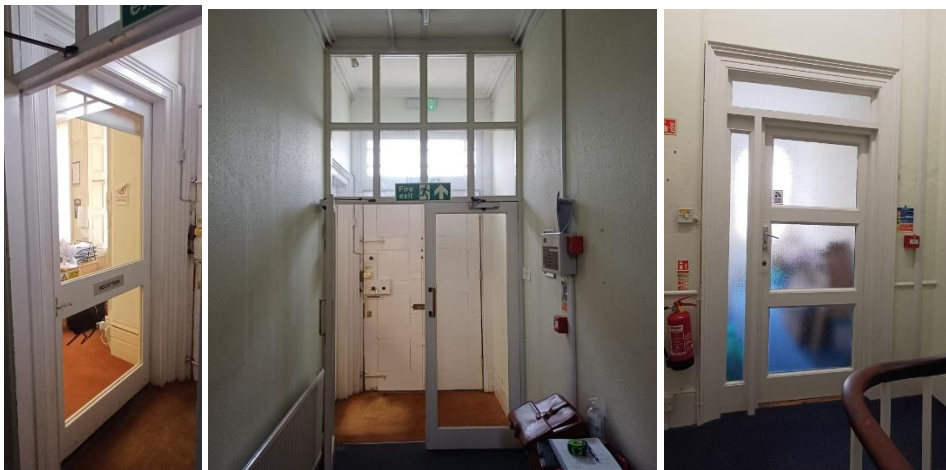
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Images 6, 7 and 8: Door Type 2

4.6 Door Type 3 refers to three existing modern replacement doors with glazed panels. Details of all doors of this type are shown on drawing 25016 SK08.

- Door GD01 is required to be a fire door, but it is unsuitable for upgrading to FD30S, due to the presence of non-fire rated glass and excessive gaps between door leaf and frame. It is therefore proposed that the original frame and architrave will be retained and made good, whilst the door leaf replaced with new FD30S painted timber four-panelled door with moulded panels. The new door would be provided with fire & smoke seals and self-closing devices.
- Door GD02 is not required to be a fire door and it will be retained.
- Door FD03 is an existing fire rated door, glazed with Georgian wire glass, which will be retained and upgraded to the required FD30-S performance by fitting new fire and smoke seals.



Images 9, 10 and 11: Doors GD01, GD02 and FD03

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4.7 Door Type 4 refers to two existing cupboard doors. As these doors open towards the stairs, they are required to be FD30S doors. They are four-panelled timber doors with square edged panels, stiles and rails are 30mm thick. They are unsuitable for upgrading to FD30S, due to insufficient thickness of the door leaf and panels. It is therefore proposed that all original frames and cupboards are retained and upgraded internally with fireboard to provide a fire resistance of 30min, whilst the door leaves are replaced with new FD30S painted timber four-panelled doors with square edged panels, of matching style. The new doors would be provided with fire & smoke seals.



Images 12 and 13: Doors BD01 and TD01

10.0 Conclusions

10.1 The application proposes the replacement of eleven existing timber painted doors located within a Grade II listed building, with new fire resisting painted doors of matching style. The existing doors have been assessed and are unsuitable for upgrading to fire doors. As part of the proposal all existing timber frames and architraves would be retained and made good.