HERITAGE STATEMENT

FOR WORKS TO

11 WARWICK ROAD, WORTHING BN11 3ET

Assessment of Heritage Significance.

11 Warwick Road is one of the properties in the Grade II listing for 1-15 Warwick Road, Worthing. 1-15 Warwick Road was first listed on 20 June 1975. Warwick Road is in the Steyne Gardens Conservation Area lying to the eastern most boundary with Denton Gardens.

11 Warwick Road was presumably originally a single dwelling that is now divided into three self-contained flats. The date of the conversion is not known.

1-15 Warwick Road comprises Georgian Terrace houses built in the early 1800's. 11 Warwick Road has a three storey rear projection to the east which may be a later addition to the original building. The terrace comprises 15 properties with four floors, the lowest being at basement or lower ground floor level.

External wall finishes are decorated render to the main building and rear projection. The main roof is pitched. A roof terrace has been created to the rear. Number 11 has a front balcony, run in common with similar balconies to the adjacent properties to the north and south, which is part enclosed, built in timber with a sheet metal roof above. To the front elevation there is an arched door opening accommodating a semi-circular fanlight above. Windows are in the main timber sash windows.

The external wall construction is in the main solid probably incorporating a mix of brick and flint set in a sand based mortar. The south elevation wall of the rear projection is a timber frame wall weathered externally with a decorated sand cement render. The east and north elevation walls of the rear projection also appear to be solid construction again rendered externally.

The Grade II listing description is as follows;

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.



Photograph 1: Showing south elevation external wall of rear projection.

Assessment of Impact, Justification and Mitigation.

The rear projection to 11 Warwick Road had been built with a timber frame external wall to the south elevation. Remaining walls to the building and rear projection are assumed of solid wall construction, with the rear elevation of the rear projection seen to be formed with concrete blockwork. The timber frame wall is not believed to be original, but an historic re-build.

The timber frame wall was constructed having a sand and cement render laid over an expanded metal lath fixed over a thin layer of polythene fixed to OSB. The OSB is fixed to a timber framework formed with approx. 100x50mm timber studs finished internally with plasterboard which is either foil backed or fixed over

a layer of polythene. The 100mm void of the timber frame wall is filled with fibreglass insulation.
The following statement was provided to form part of a previous Listed Building Consent Application, AWDM/0951/23, which was GRANTED on 31st August 2023, allowing for the render replacement and repairs of the south elevation wall:

> *Following rainfall dark water had been exiting the timber frame wall, particularly at lower ground floor level, above window heads internally and externally periodically over several years.*
>
> *Investigations via test holes have found dark discolouration to the external face of the timber plyboard. Damp meter readings taken of the plyboard via test holes were high and the boarding is generally saturated. Timber decay is becoming apparent to the timber framework of the wall within one of the test holes at lower ground floor level.*
>
> *It has been concluded that, due to the nature of the timber frame wall construction, the long term saturation of the plyboard, to which the render has been applied, has caused the plyboard to deteriorate and turn black. The black staining periodically goes into solution, following heavy rain, and the stained water then exits the timber frame wall internally and externally. These works are therefore required in order to remedy the situation and prevent further deterioration in the timber frame wall.*

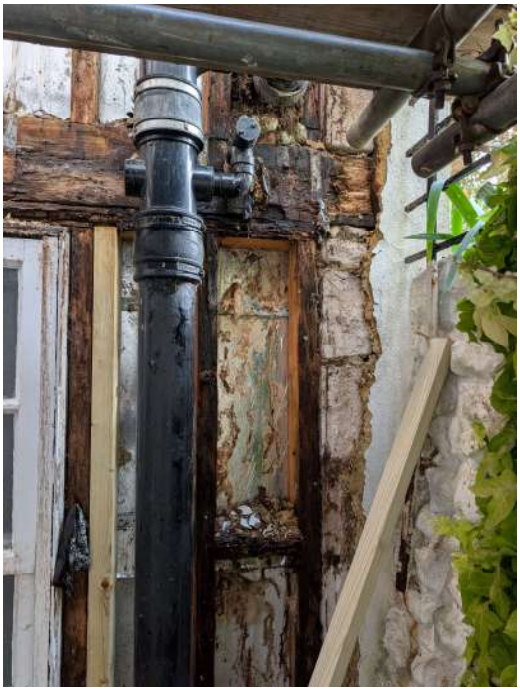
Works commenced on 14th July 2025 under the previous Application.

Upon removal of the render, the exposed timber frame structure was found to be in an extremely poor and rotten condition, structurally unstable, and in a state of disrepair. Temporary props were immediately installed in the form of new supporting timber studs and plates, and these remain in place. The remaining deteriorated render was safely removed and the whole elevation has been covered and weathered, and the full-height scaffolding remains in place.











Photographs 2: Showing condition of exposed timber frame and temporary props where lower timbers have perished.

The requirement for remedial work is significantly greater, and will need to include:

- Strip out, secure and weather all internal rooms of the rear projection.
- Carefully remove timber sliding sash windows. Windows to be repaired/restored as required, ready for reinstatement.
- Remove the foul waste and rainwater pipework from the wall.
- Carefully demolish south external wall of rear projection.
- Rebuild south external wall of rear projection in timber frame to design drawings. Timber frame reconstruction is required due to the Grade II Listing of the property and requirements of the Design and Conservation Architect, and Principal Planning Officer, of Adur and Worthing Councils, as set out by them during a recent site meeting.
- Localised repairs and treatment are anticipated to the ends of floor and roof joists. This is expected to be in the form of wood treatment and replacement of joist hangers. It is likely that sheathing of joists will need to be disturbed by the works adjacent to the south elevation, and reinstatement will be carried out on a like-for-like basis, with plasterboard to ceilings and ply to floors.
- At roof terrace level, parapet to be re-built to match and existing railings reinstated. A new waterproofing layer will be required, comprising a fleece reinforced liquid membrane system over a ply deck, with decking reinstated to match existing levels and layout.
- Reinstatement and decoration of internal areas.
- Render external elevation and external decorations, as per the original specification (Listed Building Consent Application AWDM/0951/23).
- Adjust underground foul and surface water drainage to accommodate reinstated waste water pipework.
- Reinstate foul and surface water waste pipework.

Heritage Assets

1. Timber Frame

Whilst not original to the building, the existing timber frame construction of the south elevation external wall to the rear projection will be reinstated in a similar form to the existing. This will comprise 100mm deep timber studs at maximum 400mm centres, with sole plates and head binders around openings, and deep perimeter timber beams at each floor level for the full length of the wall acting as lintels and support to the floor/roof.

It is proposed to upgrade the performance of the wall by providing breathable finishes externally in the form of reflective breather membrane and drainage/air void, and fire cavity barrier strips. Internally, it is proposed to provide a service void to avoid penetrations through the building fabric, and an air and vapour control layer behind the plasterboard.

At the base of the wall, it is proposed to form a small masonry plinth to match the level of the plinth detail to the masonry walls, in order to avoid timbers at ground level and vulnerable to similar damage in the future.



Photographs 3: Showing plinth detail as existing.

2. Sliding Sash Windows

It is hoped that the existing timber frame sliding sash windows can be reinstated with appropriate repairs and treatment of rod and minor section loss. If replacement is required for part or all of the window frame, then this will be provided on a like-for-like basis in treated timber.



Photographs 4: Showing sliding sash window at lower ground floor.