Ref: SBS/582/HDAS
Date: 30 June 2023

Heritage Statement with Design and Access Statement for the proposed repair to the south elevation wall of the rear projection of 11 Warwick Road, Worthing.

Heritage Statement

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. See photograph 1.

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. Front elevation of 11 Warwick Road, Worthing

Assessment of Impact, Justification and Mitigation.

The rear projection to 11 Warwick Road has been built with a timber frame external wall to the south elevation. The timber frame wall appears to comprise a sand and cement render laid over an expanded metal lath fixed over a thin layer of polythene fixed to plyboard. The plyboard is fixed to a timber framework formed with 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.

Following rainfall dark water has 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.

Schedule of proposed work to the rear south elevation wall.

1. Remove the foul waste and rainwater pipework from the wall.
2. Remove render finishes and plyboard from the wall.
3. Introduce Rockwool insulation into the wall if not already present.
4. Clad the wall with 3 coat sand cement render on stainless steel Riblath on a DPC breather paper over timber battens, to create a drained and ventilated cavity, over a Permavent Safeshield XT Reflect breather membrane on 20mm thick Promat.
5. Provide new extended sills to the existing windows to accommodate the additional wall thickness.
6. Apply mist coat and 2 coats emulsion paint to the new render.
7. Adjust underground foul and surface water drainage to accommodate reinstated waste water pipework.
8. Reinstate foul and surface water waste pipework.

The impact on the building of the proposed work is considered to be negligible and will not be detrimental to the building or its appearance.

Design and Access Statement.

Design

Use: The use of the building is unaffected by the proposed works.

Amount: The extent of the work is minimal.

Layout: The proposed work has no effect on the layout of the building or grounds.

Scale: There are no additions to the building.

Landscaping: All works are to the south elevation wall and consequently landscaping is unaffected.

Appearance: The external appearance is unaffected by the work. The proposed work will maintain the original external appearance of the building.

Access

Vehicular and pedestrian: There will be no effect on vehicular or pedestrian access to and from the building.

Internal movement: There will be no impact on internal movement through the common parts of the building.