Heritage Statement

Site Address
3 Beach House, Brighton Road, Worthing BN11 2EJ

Grid Reference
TQ 15449 02653

Proposal
Installation of new boiler

Proposed works
Removal of existing boiler within the property and replacement with new. Installation of new copper gas delivery pipe work

Pre application advice
Pre application advice has not been sought

Reason why pre application advice has not been sought
Minimal works are to be carried out and the historic fabric will not be affected

Pre application heritage advice
Pre application advice has not been sought from the planning department
Pre application advice has not been sought from Historic England

Affected heritage assets

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

Summary of history of the site and building
Beach House is a Grade II* listed building converted to seven flats in 1982. Flat 3 is located to the rear west of the property with views to the south.

Until the 1700s, Worthing beach was only frequented by local fishing and farming communities and passing travellers. It was in the late 18th century that Worthing began to attract visitors

By the end of the 18th century Worthing was becoming a popular destination for people seeking a cure for their ailments by 'taking the waters'. The first visitors were wealthy fashionable people who expected a variety of entertainments, comfortable lodgings and regular dips in the sea. A royal visit from Princess Amelia in 1798 did much to boost the destination’s popularity. Between

1798 and 1812, Worthing experienced significant advancement expanding very rapidly, seeing a threefold increase in the number of houses. By 1803 Worthing's population had grown to approximately 2,500 and the hamlet was given town status.

Details from listing:
Beach House is a Grade II* 2. 1820 by J B Rebecca. Originally called Marino Mansion. It has 2 storeys, attic and basement. 3 windows. Stuccoed. Cornice and parapet. The central portion projects slightly with a pediment over. Windows in frames, the central one with entablature over. Porch in 3 sections with Doric pilasters. The south front has a curved bay of 3 windows with parapet over and Venetian shutters on the 1st floor. The east front of 1window is also curved and has a projection on the ground floor. There is a later addition of 2 windows to the west. Edward Knoblock, Dramatist, lived here for some years and added the "Regency" internal decoration.



Beach House frontage taken in 1923



Rear elevation from 1923



Current front elevation



Current rear elevation. Flat 3 is located on the ground floor left of the building

Research undertaken

HER	☐
The Keep (East Sussex Record Office)	☐
Map regression (historic maps)	☐
Local Planning Authority sources	☒
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

Importance of the affected heritage asset

Please see Summary of history of the site and building above

Extensive renovations were undertaken in 1982 to convert the property to flats and very little original fabric remains in Flat 3. The boiler cupboard that twill be sued to house the new boiler was constructed at the time of the renovation works

Affect of proposals on the significance of the heritage asset and the site

There are minimal proposed alterations.
The boiler installation replaces an existing hot water and heating system that is now redundant.
There will not be any impact on the heritage asses because of the proposal
Copper pipe works will be installed externally. This will run along the same route as existing pipe works and will not detract from the appearance or property

How the proposal has been designed to conserve the significance of the heritage asset and its setting

There will be no change to the external appearance or property.

External pipe work is hidden in private areas and by vegetation
The boiler will be located internally in a cupboard previously constructed and containing the existing system.

Further information

HER (Historic Environment Record) Consultation report attached	☐
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	☒ ☐ ☐