

Heritage Statement

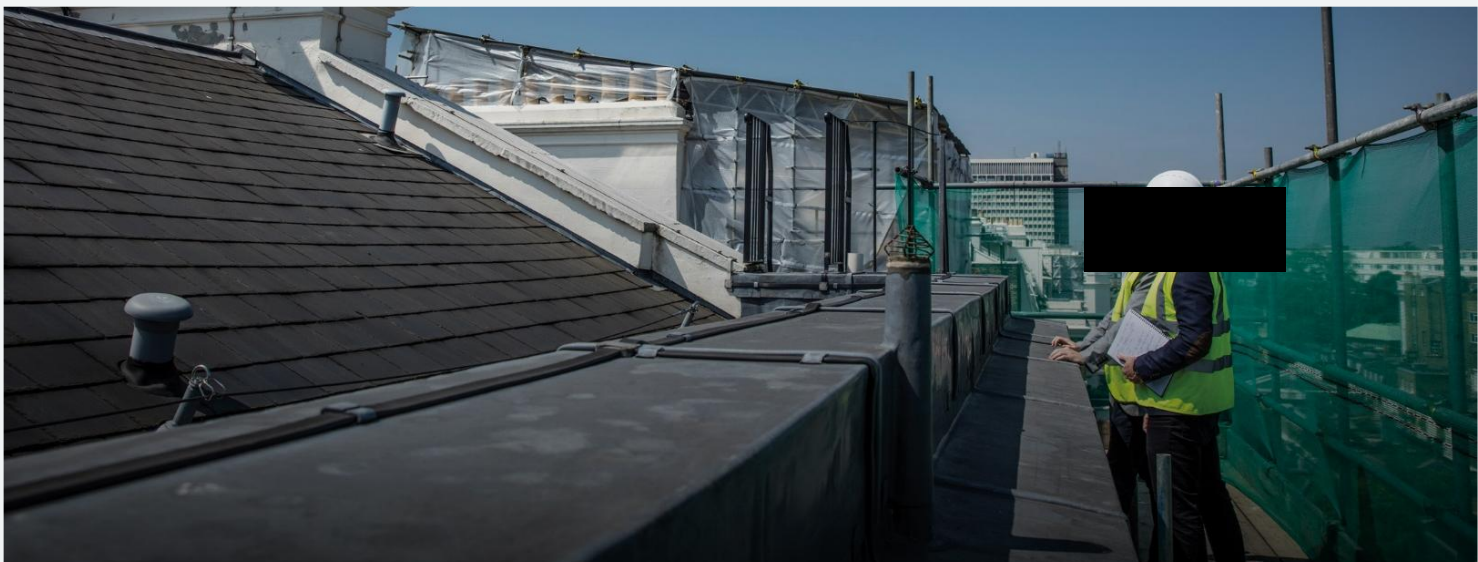
For the property known as:

Beach House, Brighton Road, Worthing, BN11 2EJ

For: Beach House Residents Association Ltd

Date: 9 September 2026

Reference: EKA260178



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1.0 Heritage Statement

1.1 Schedule of work – background and summary of proposals

This retrospective application for Listed Building Consent is being submitted due to the need to carry out urgent, localised re-building works to stabilise the structure, during a current planned maintenance project at Beach House, Brighton Road Worthing BN11 2EJ.

Listed Building Consent was recently granted for replacement of the rear terrace screed (application reference AWDM/0462/26). Allied to this, repair works are also taking place to localised sections of render to the rear elevation – the client team had, prior to commencement, engaged with the local Conservation Officer who had visited the site and advised that Listed Building Consent would not be required for that aspect of the project.

During this project, when repairing the render, significant hidden cracks were found in the brickwork behind the render, which were far more substantial than the visible cracking to the render itself. As a result, a structural engineer was engaged to advise on remedial actions.

The work includes:

- Localised re-building of a soldier course lintel over the rear curved bay at ground floor level;
- Localised re-stitching together of brickwork above this lintel; and
- Installation of helical bar to stabilise significant cracking.

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



Figure 1: image of rear elevation

The primary driver behind the proposed project is, therefore, simply to repair and re-build the curved structure back to the way it was initially constructed to ensure long-term stability, and stabilise other sections of notable cracking.

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 2: 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 the re-building requirements prior to submitting this application.

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.

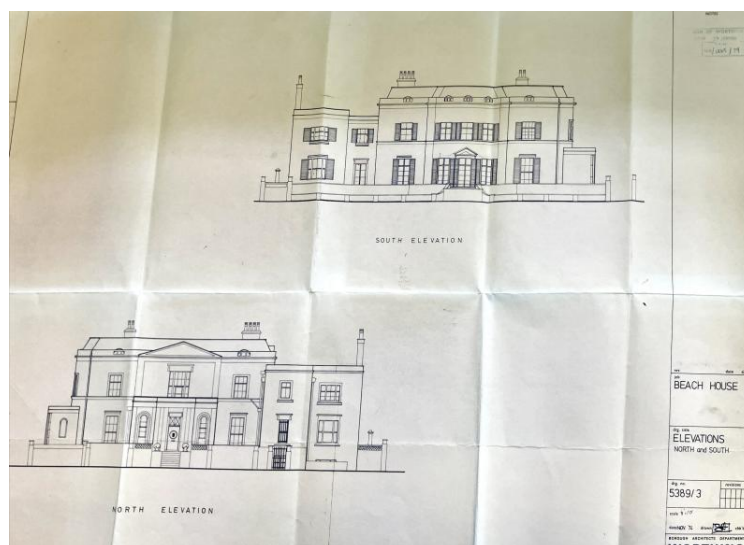


Figure 3: Excerpt of archive drawings held by residents

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 structural movement which was identified during the current repair project.

To achieve this, the curved bay at the rear elevation is being repaired by re-toothing together brickwork which has separated, re-building a soldier course lintel and introducing localised helical bar for additional support.

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 Re-toothing of brickwork

The affected brickwork is, and it is believed has always been, concealed behind a render. As a result, once repaired, this section of masonry will not be visible:



Figure 4: Cracking to curved bay – sheared brickwork

- a) Aesthetic value: low impact. The repairs will not be visible as, once complete, will be concealed behind the reinstated render.
- b) Communal value: no impact.
- c) Evidential value: low impact.
- d) Historical value: no impact.

2.1.2 Re-building of soldier course lintel

The brick-on-end soldier course lintel above one of the curved bay windows at ground floor level is to be re-built in-line with the structural engineer's report:



Figure 5: Soldier course lintel above window

- a) Aesthetic value: low impact, for the same reasons set out above.
- b) Communal value: no impact.
- c) Evidential value: no impact.
- d) Historical value: no impact.

2.1.3 Installation of helical bars

Helical bars will be installed to localised sections of masonry to provide additional strength, also in line with the structural engineer's report. The locations have been chosen to provide additional strength with the intention of preventing reoccurrence – and thus further harm to the building fabric – in the future.

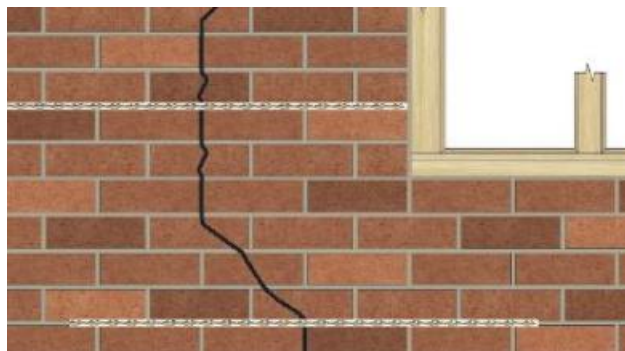


Figure 5: Typical helical bar installation method (taken from Helifix website)

- a) Aesthetic value: low impact, for the same reasons set out above.
- 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 General specification philosophy

When considering impact mitigation generally, the works need to be seen with the context of the alternative approach of failing to intervene. Should no works take place, the building would remain unstable, further structural movement would likely occur and, ultimately, greater harm to the historic fabric would occur if no intervention happens.

In arriving at the proposals contained within this report, the project team have given careful consideration to the extent of the proposals. In accordance with BS7913, a minimum intervention approach is being adopted – re-building of only a single lintel, localised brickwork and installation of the helical bars are only undertaken where strictly necessary.

3.1.2 Re-toothing of brickwork

The newly damaged bricks are being replaced, as far as practicable, with soft 'red rubber' heritage bricks of an identical appearance. The bricks will then be covered with a render which is matched to the existing based on laboratory samples. Therefore, the repaired brickwork will not be visible to passers-by, and the final render finish is being repaired to match the existing.

3.1.3 Re-building of soldier course lintel

Like the re-toothing of brickwork noted above, bricks of matching appearance are being used to reform the brick-on-end lintel which is being re-rendered with a matching render

3.1.4 Installation of helical bars

The introduction of helical bars around prominent cracks will, unlike the re-toothing of brickwork and rebuilding the lintel, introduce modern materials to this traditional building. The use will, however, be discrete, only used where required for genuine structural improvement and will be entirely concealed behind the render. As detailed above, the locations have been selected in accordance with the principles of BS7913 – meaning that these helical bars are only being carried out where there is a genuine need for additional support and realistic likelihood of success. In several locations, helical bar will not be installed, for example, at returns and short spans of masonry, where the additional restraint provided by the helical bars may cause more damage in the long run. The project team have carefully assessed these positions to ensure maximum benefit and minimum impact.

4.0 Enhancement and Public Benefit

In simple terms, the re-building works will ensure that the structure and fabric of the building will remain stable, avoiding deterioration and potentially physical risk for occupants. The proposals will also ensure ongoing watertightness of the structure, minimise the risk of internal dampness.

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 wherever possible, matching replacement materials as closely as possible to those currently used.



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