EarlKendrick
Property & Construction Consultancy

Heritage Statement

For the property known as:

Beach House, Brighton Road, Worthing, BN11 2EJ

For: Beach House Residents Association Ltd

Date: 2 November 2026

Reference: EKA260178



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1.0 Heritage Statement

1.1 Schedule of work – summary of proposals

This application for Listed Building Consent is being submitted due to the need to carry out additional remedial works to the rear terrace at Beach House, Brighton Road Worthing BN11 2EJ.

Works to replace the rear terrace waterproofing and covering recently secured Listed Building Consent (AWDM/0462/26) and works recently commenced. During the works, further issues have been identified and significant water ingress taken place to the lower ground floor flats which have prompted a new application.

The proposed work includes:

- Adapting the upstand detail between asphalt and walling
- The new detail will comprise a Code 5 lead flashing instead of a render lap

The new design will a) be more aligned with typical designs associated with historic buildings and b) provide greater protection against water ingress to the flats below.

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



Figure 1: Areal image of rear terrace work area

The primary driver behind the proposed project is to alleviate persistent water ingress which is occurring within the lower ground floor flats. The lower ground floor flats' rear bedrooms sit directly below the terrace and water ingress is present across the building.

The images below show water ingress that has taken place over recent months:



Figures 2,3 & 4: Example water damage to lower ground floor flats

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 5: 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 on a number of points relating to the overall project.

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 6: 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 persistent water ingress to the lower ground floor flats.

To achieve this, works are currently underway, in accordance with Listed Building Consent AWDM/0462/26, to remove the existing terrace coverings carry out repairs to the structural deck and replace asphalt and surface finishes reinstated.

During the works, a poorly-designed detail has been encountered whereby the existing render to main elevation and separating dwarf walls meet without providing robust waterproofing – the proposals, therefore, are to replace this detail with a traditional lead flashing to provide greater protection to the asphalt upstand and, in so doing, better protect the historic fabric of the lower ground floor flats, below.

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 Upstand detail

To ensure the habitable areas below remain usable, the current wall/floor junction needs to be adapted. At present, the render to external walls and terrace dwarf walls meets without a sufficient lap and presents a route for water to track between the two materials – there is no specific weathering and the arrangement does not comply with any standard installation details. A lead flashing is therefore proposed.

a) Aesthetic value: low impact. The new lead flashing will only be visible to persons using the south terrace areas. The existing arrangement is not significant in aesthetic terms.

b) Communal value: no impact.

c) Evidential value: low 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 Upstand detail

At present, all four flats below the rear terrace have evidence of water staining. This is typically present at the junction between the terrace itself and main external wall. During the works, it has become apparent that there is no suitable waterproofing detail here, as the existing render meets the asphalt without an over-sail or flashing.

The introduction of a lead flashing will be consistent with flashings elsewhere about the building and that of comparable heritage assets – the design is felt to be more in keeping with conservation principles. The introduction of this flashing, along with the wider asphalt replacement works which are underway, are designed to conserve the heritage assets by reducing the potential for water ingress to occur in the lower ground floor flats which, in turn, will reduce damage to the fabric of the building and improve residents' enjoyment of the building.

The flashings will be designed and installed in accordance with guidance from the Lead Shreet Training Academy



Figure 6: Example of current lead flashing about the building

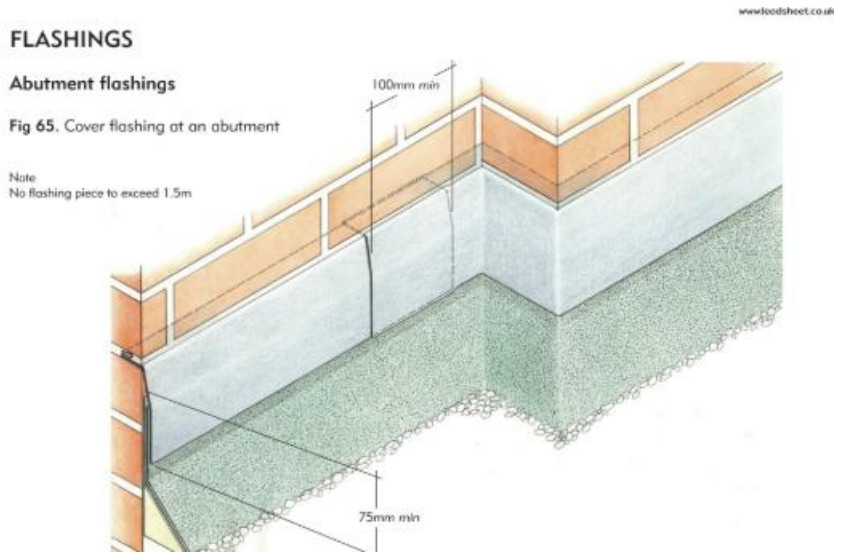


Figure 7: Excerpt from LSTA Manual showing typical flashing detail at asphalt upstand

4.0 Enhancement and Public Benefit

In simple terms, the refurbished terrace will ensure that the private terrace, and habitable spaces below, remain watertight for occupants.

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

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