PHILIP GOACHER ASSOCIATES

Job No. 22402

HERITAGE STATEMENT - LISTED BUILDING CONSENT APPLICATION

ADDITIONAL REPAIRS UNDERTAKEN DURING WORKS TO STABILISE THE FRONT WALL AND DORMERS TO 17 HEENE TERRACE, WORTHING, BN11 3NR



Fig 1. Front elevation to 17 Heene Terrace, Worthing, BN11 3NR.

Nature of the Asset

The property is located on the third floor of a 5-storey block of flats on Heene Terrace, Worthing. The number of the property is 17.

The Works

The works comprise the following additional items undertaken during the course of the work outlined in the previous application:

1. Internal and external fire wall to the east elevation repaired, partially rebuilt, and provided with galvanised restraint straps to restrain protruding fire wall. Repointing undertaken using new lime mortar and external render provided to match existing. Internal finishes to be reinstated as per existing (lath and plaster).

2. East elevation fire wall provided with new prestressed concrete lintel to allow for rebuilding of low level brickwork.

3. Provision of replacement timbers to mansard wall as outlined in drawing 22402/008 with new treated softwood timbers. Wall plate replaced below central window and adjacent floor joist spliced.

4. Existing gutter replaced with new external box gutter and leadwork similar to Mayfair House. Mansard tiles removed and replaced with new slates to match existing.

Impact on the Asset

The alterations are focused on repairing the existing elements at third floor towards the south elevation of 17 Heene Terrace and to repair the existing windows as part of the work. The existing building forms a block of 5 flats.

The works stated above applies to the top flat. The additional work was at the front of the building, facing South.



Fig 2. Room to east showing repaired wall plate prior to providing new studs to mansard.



Fig 3. Galvanised straps and pre stressed lintel to east elevation.



Fig 4. New external leadwork and box gutter.

Historic England Entry – 17 Heene Terrace, Worthing

SUMMARY

HERITAGE CATEGORY: LISTED BUILDING
GRADE: II
LIST ENTRY NUMBER: 1263331

Statutory Address 4: WEST MANSIONS, 13-17, HEENE TERRACE

DETAILS

WORTHING

HEEN TERRACE 1. 5406 East Mansions Heene Court Mansions No.s 6 to 10 (consec) No.s 11 and 12 (Mayfair Hotel) No.s 13 to 17 (consec) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across lst storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs.

East Mansions, Heene Court Mansions, No 6 to 17 (consec), and West Mansions, Heene Terrace and the Burlington Hotel, Wordsworth Road, form a group of which the Burlington Hotel is of local interest only.

Listing NGR: TQ1390702197