2 WARWICK ROAD, WORTHING, BN11 3ET 2809

Listed Buildings Consent Application to Carry Out Replacement Windows to Rear of Property

Heritage Statement

1 Introduction

2 Warwick Road, Worthing is a Georgian terraced property built in 1806. The whole terrace of 15 properties formerly known as Warwick Buildings, has Grade II listed status, and lies on the easternmost boundary of the Steyne Gardens Conservation Area.

2 Historical Background

2.1 Until the 1700s, Worthings 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. John Luther from London began the trend, building a large lodging house around 1759. In 1789, George Greville, 4th Earl of Warwick , bought the property and renamed it Warwick House. The original house was demolished in 1896, but it gave its name to the roads on, and adjacent to, the site of his estate, namely Warwick Street, Warwick Gardens, Warwick Place and Warwick Buildings, later to become Warwick Road.

2.2 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, the period in which Warwick Buildings was built, 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.

2.3 The layout of the streets was influenced by strips of the open fields which preceded them: those north of Warwick Street all ran east-west, and those south of Warwick Street north to south, which Warwick Buildings exemplified. The Georgian terraces on the west side of Steyne Gardens and Warwick Buildings were both constructed around 1806. The Steyne was laid out with twenty three lodging houses on its western side, again running north to south, which was separated from Warwick Buildings by open land. In 1821 The Esplanade was built along the seafront, its easterly extent marked by Warwick Buildings, providing residents and visitors with the perfect place to take up newly fashionable promenading. Warwick Buildings therefore constitutes a key element

of the history of the town's earliest development.

3 The Locality

3.1 Warwick Road lies at the eastern edge of the Steyne Gardens Conservation Area. The Conservation Area description identifies 'the intimate sense of enclosure in the streets in this area, particularly in Warwick Road'. Given its proximity to the town centre and the seafront and the absence of on-site parking, the streets are heavily parked but receive relatively little through traffic. The immediate vicinity is primarily residential but stands on the eastern edge of the busy commercial, retail and tourist centre of the town. The area as a whole contains a large proportion of listed buildings, of which this terrace is a particularly important feature. Each frontage is unified providing a sense of cohesion to this urban space.

3.2 Although outside the Conservation Area, the rear aspect of the terrace (facing east) directly adjoins Denton Gardens. In the 1920s Denton Gardens was given to the town by Alderman Denton, and the 2-acre site opened to the public. It is an attractive and well-used open space. The rear aspect of the terrace, in contrast to the unity of the frontage, varies considerably in terms of the size, structure and arrangement of extensions, terraces and balconies, and the location and style of windows. The aesthetic effect is less regimented and more informal which emanates an attractive hotchpotch character of its own. They are however, all unified by the almost universal use of the same light rendered finish seen at the front.

4 Description of the Property

4.1 The terrace itself consists of 15 sequential properties with four floors, the lowest being at basement level. Number 2 sits one property in at the terrace's southern end. An attractive canopied front balcony, typical of developments at the time and made of timber, runs along the entire terrace front at first-floor level. The doorways have arched openings accommodating semi-circular fanlights above and each house is stuccoed. The walls of the building are a mixture of brickwork and bungaroosh - a weak mix of rubble and cement commonly used along the Sussex coast.

4.2 In recognition of the historical and architectural prominence of the terrace, it was conferred Grade II listed status in 1975. The listing entry is recorded as follows:

Grade II Listing Description.

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.
Date listed: 20 June 1975.

4.3 As well as the listing, the Conservation Area status requires that custodians should preserve and maintain the uniformity of terrace frontage, a common building line close to the back of the pavement, boundary railings, elevations finished in light coloured painted stucco, slate roofs, timber sliding sash windows, and architectural detailing such as dressings to door and window openings. It also lists enhancement opportunities as: carrying out all necessary repairs, reinstating original features which have been removed including timber canopies and balconies, black iron railings and vertical sliding double hung timber sash windows.

4.4 The following 3 photographs were taken c. 1850, 1902 (by which time a Victorian terrace had been built opposite on the western side of the road), and 2017 respectively. The house is accessed by 2 entry points, both at the front. The main front door gives access to the ground floor being 3 steps up from pavement level. Directly below, a door, reached by a flight of 9 steps down from the pavement, gives direct access to the front of the basement level.







4.5 From the rear basement a back door opens out into a completely enclosed courtyard space.

4.6 At second floor level there is a rear balcony which forms the flat asphalt and promenade tiled roof above a bedroom. This is bounded by black painted iron railings to the east and south and a mid-height wall to the north. The balcony is accessed at second floor level via a door from the staircase landing area. The house has a double pitch slate roof.

5 The House Today

5.1 The house ins in spilt ownership with the Basement flat being on one ownership and the upper three floors in our client's ownership. Extensive remodeling was carried out many years ago, prior to the current owners purchasing the building, which has led to an open plan ground floor living space and the upper rooms being retained in their proportions to give four bedrooms

and a family bathroom.

5.2 During the refurbishment, the rear of the property had new Crittall windows installed into new wider openings. This has resulted in the proportions of the windows being changed and the lintels being increased to suit the larger openings.

6 This Application

6.1 The aim of this application is to replace the rear Crittall windows with new aluminum framed windows in a form to the existing, and to introduce double glazing for energy conservation. The existing windows are past their useful life and many have failing openers and hinges which can only be replaced as a whole unit.

6.2 The rear of the building has a uniformity which will be retained and reinforced with the new windows.



6.3 The nature of the Crittall windows is that over time they begin to corrode and at this point the frames expand and become difficult to either open or shut.

6.4 The ironmongery is integral to the window and where they have begun to corrode they are difficult to use.



6.5 As can be seen the windows are corroding and are bulging at openers where the frames are expanding due to delamination. These windows have therefore reached the end of their life span and need to be replaced.

6.6 To retain the existing openings and form it is proposed that the existing windows are removed and replaced with new thermally broken aluminium framed white double glazed windows. These will fit and match the existing opening arrangements.

6.7 All works are to respect the historic status and any visible materials are to match the existing adjacent surfaces.