Heritage Statement

Site Address

'Ayrton', 2 Beach House, Brighton Road, Worthing BN11 2EJ

Grid Reference TQ 15449 02653

Proposal

Re-working of bathroom/shower room area in basement including new wall mounted balanced flue gas boiler, pressurized hot water storage cylinder. New enhanced capacity gas supply from meter location to boiler location.

Details from listing:

BRIGHTON ROAD

1. *5406 South side Beach House TQ 1502 NW5/19 3.8.48 II**
2. *1820 by J B Rebecca. Originally called Marino Mansion. 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.*

1982 conversion

Beach House was converted to seven flats in 1982. Flat 2 extends over part of the ground floor and basement. The 1982 conversion made material alterations to the layout of the basement areas, creating an amended layout with timber framed plasterboard covered partitions and batten mounted plasterboard linings. The bathroom/shower room zone was created from basement service areas. No trace of original finishes or purposes remains.

The proposed shower/utility zone is contained wholly within the existing bathroom/shower room zone. The new gas boiler will be mounted on an external wall facing into the lightwell adjacent to the front door of Beach House.

Impact on heritage assets

The flue terminal for the new gas boiler will be created within the lightwell and a new extract fan discharge also within the lightwell. The new flue terminal will require a short riser to permit effective functionality within the lightwell (air circulation patterns), but both the flue terminal and extract fan discharge will be well below the level of the parapet surrounding the lightwell and invisible from nearly every viewpoint.

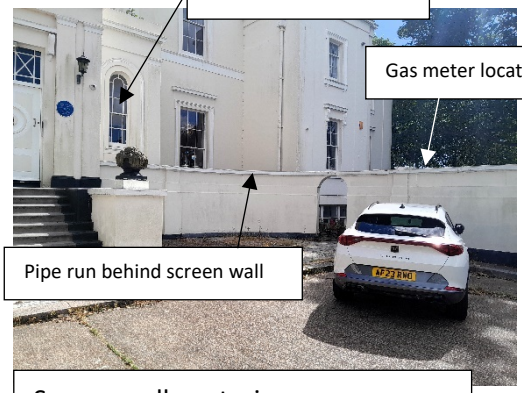
An enhanced gas supply is required and this will be routed in 28mm copper pipe (painted to blend with the fabric) from the gas meter (situated behind the curved screen wall), running at high level just beneath the coping of the screen wall and finally across the lightwell and into the boiler location. No part of this route is visible from the front courtyard or any public view of Beach House.

Photomontage

Indications of the effect of the proposed works on the northern aspect: -



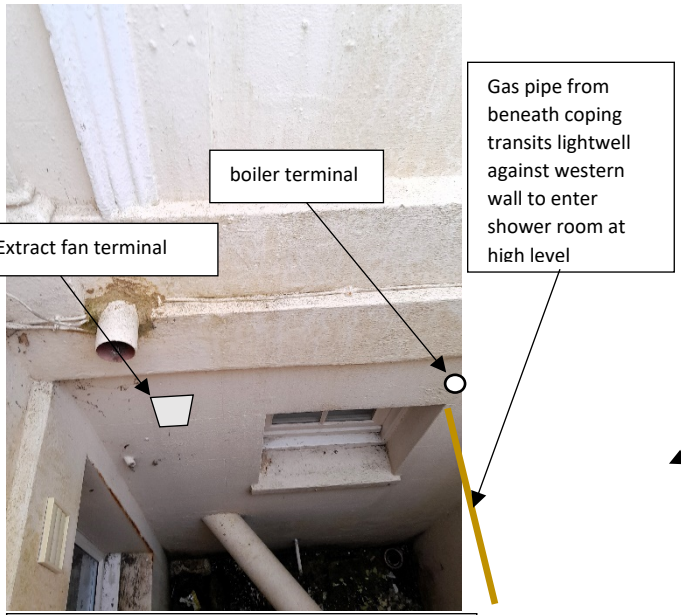
Cloakroom northern facade



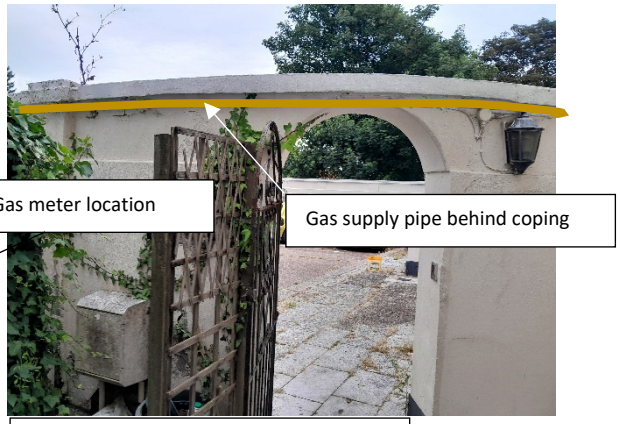
Screen wall - exterior



Screen wall -interior



Lightwell below cloakroom window



Screen wall - interior