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Marine Place AWDM/0396/26

Richard Small <richard.small@adur-worthing.gov.uk>
To: Louise Prew <louise.prew@adur-worthing.gov.uk>

11 August 2026 at 14:50

Hi Louise,

There are a number of assertions and omissions within Manorwoods' Heritage Statement that need to be addressed when comparing the current application with that previously negotiated and approved.

"The heritage asset, Grade II Listed Building The Dome Cinema is not considered affected by the proposal due to the distance and very limited inter-visibility between the site, the listed building and the setting. The current view of the roof of The Dome Cinema from Marine Place has only been available since the demolition of nos. 12 & 14 after the mid 1970s and as such, maintaining it would be inauthentic."*

The Dome Cinema, Grade II*, has its significance, in part from it being one of the few surviving early cinemas and its retention of many original features. It is also linked to the tourism growth of Worthing in providing entertainment venues. Its scale and design give the Cinema a prominence along the seafront but also makes it visible in certain views within the town centre, again emphasising its importance as a landmark building. As such, its setting, which includes views from along Bedford Road and Marine Place contribute positively to its significance. The South Street Conservation Area was established after the demolition of nos.12 & 14 Marine Place, hence the tower feature of the Dome Cinema was visible from Marine Place at the time. It is not just the obvious frontal views of buildings within conservation areas that are of significance to setting, incidental views, such as glimpses, add another important layer to the character and appearance of these areas. The resultant detrimental impact on the setting of the Dome Cinema and on the character and appearance of the South Street Conservation Area due to the proposed alteration on the footprint and form of the approved scheme would cause a less than substantial to a moderate level of harm.

"Similarly the views of and from Bedford Cottage, Gospel Hall and their settings will be beneficially restored, particularly in the case of Bedford Cottage where its former enclosure by later C19th terraces will be reinstated, after it was revealed by C20th demolition and neglect."

The footprint and three storey mass of the proposed development would now sit partially in front of, and in close proximity to, the open north elevation of the listed Bedford Cottage. The impact of this larger scaled mass on the setting of the listed building would be particularly harmful; whereas the previously approved footprint had been sensitively limited to minimise this harm. The historic OS maps reproduced in the applicant's Heritage Statement, clearly show the historic open nature of the land directly north of this building's northern elevation. Here the resultant detrimental impact on the setting of Bedford Cottage due to the proposed buildings' close proximity and greater scale would cause a less than substantial but a moderate to higher level of harm.

"The rear views of Bedford Row will be restricted to the occupants of residential premises on Marine Place that back onto them, as would have been intended in the original street planning of the late C18th."

It is not uncommon for the backs of Regency terraces in Worthing to be clearly visible in street scenes revealing much about the changing social histories of these buildings, e.g. Ambrose Place. There is no evidence that just because they were secondary elevations, that there were any plans to hide them from view when they were constructed in the early C19th. Early development in Marine Place was contemporary with Bedford Row, originally known as Copping's Row, with a mixture of stables, fishermen's cottages and lodging houses.

More importantly, the footprint and three storey mass of the proposed development is located closer than the approved scheme to the west elevation of Bedford Row, and as such would have a greater impact on the setting of this listed terrace. The impact of the proposed scheme on the setting of Bedford Row would cause a less than substantial to a low level of harm.

"The street scene in Marine Place will be returned largely to a residential architectural form and appearance, appropriate to the scale in the immediate setting and therefore beneficial to the appreciation of the historical special interests of the Conservation Area and Listed Buildings."

Unlike the southern half of South Street and Marine Place (western side) where many original buildings between these streets have been replaced by ones of greater height and mass, the urban grain in the northern half of these streets, around Bedford Row and along the eastern side of Marine Place has largely remained relatively unaltered. The previously approved scheme (AWDM/1884/22) reflected the older historic street form by visually breaking up the elevational mass of the proposed building into smaller distinct units. The current proposals have a single dominant mass resembling a warehouse building, which appears to be a close reflection of the buildings on the

western side of the street. This approach is considered to be out of character with the existing buildings along the eastern side of the street and lacks the greater articulation and visual subdivision secured in the approved scheme. The artist's impression submitted as part of the current application, illustrates the relatively flat and repetitive nature of the proposed building, which is further compounded by a very similar aesthetic style dominating the western side of the street. This would be detrimental to the existing, more varied, character and appearance along this side of the street and would fail to preserve or enhance this part of the conservation area.

I have identified harm to a number of designated heritage assets and as such I object to the proposals and recommend refusal.

Kind regards
Richard

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