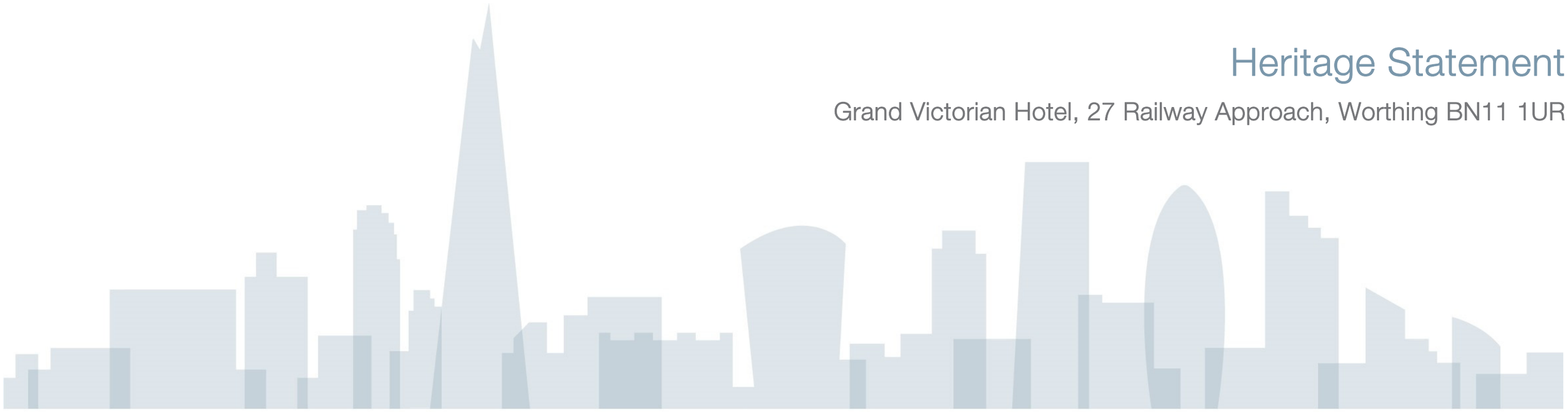
Heritage Potential

Heritage Statement

Grand Victorian Hotel, 27 Railway Approach, Worthing BN11 1UR



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Contents

1. Introduction 2

2. Site Background and Planning Context 3

3. Legislation, Policy and Guidance 4

4. Heritage Significance 6

5. Proposals 11

6. Heritage Impact Assessment 15

7. Conclusion 19

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1. Introduction

1.1. This Heritage Statement has been prepared on behalf of a Portobello Brewing Co. The assessment relates to proposed internal works including the enhancement of toilets, kitchen and bar areas and proposed external works including the removal of modern PVC extensions to the rear, the removal of modern entrance porches and garden enhancement works. The internal works also include the partial removal of the central lobby to allow for essential operational improvements and connection from both sides of the pub. The site falls within the jurisdiction of the Adur and Worthing Council.

1.2. The Statement has been prepared under the guidance of Niall Hanrahan of Planning Potential. Niall has a MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.

1.3. Section 2 of this statement describes the site and its surroundings.

1.4. Section 3 sets out the relevant legislation, policy and guidance framework.

1.5. Section 4 assesses the heritage significance of the Chapmans Grade II listed building (27 Railway Approach).

1.6. Section 5 describes the proposals in detail.

1.7. Section 6 assesses the impact of the proposals on the heritage asset.

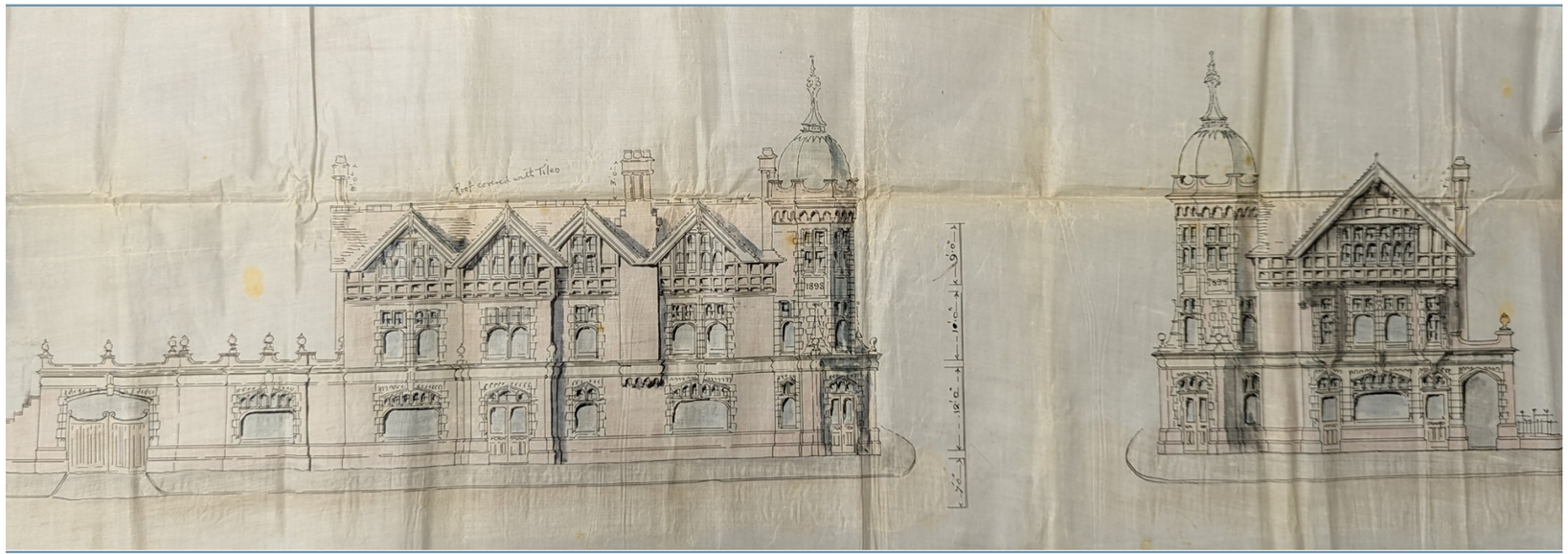
1.8. Section 7 provides an overview of the proposal and draws conclusions.

1.9. Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:

- The proposed works enhance the existing historic features of the property. This is demonstrated through the reuse and focus on the historic features such as the timber back bar and the restoration of the etched glass windows.
- The removal of fabric within the interior mostly affects modern, detracting, fabric, including the multi-level joinery in the main bar area.
- The alteration to the vestibule area is justified as the current configuration of the premises is dysfunctional and linking the two bars is essential. The proposals encourage continued use of this historic entrance. The reuse of the historic doors ensures that this change will have a limited impact on the historic significance of the pub. The works will enhance the flow of the ground floor and allow disconnected spaces to be unified. Such works will give the premises the best chance of commercial success and are in the interests of the long term conservation of the building.
- The proposal also includes interior design detail to allow for consistency of details, including the skirting and coving. The existing design is a mismatch of styles and the proposals will enhance significance by providing a more genuine Victoria character.
- The alteration to the outbuilding and extensions are important to increase the viability of the pub through investing in the building's role as a bar and hotel. The design is of high quality and will only affect areas which have previously been altered.
- The proposals allow for the opportunity to improve the building and its setting through the removal of unsympathetic and detracting conservatories. These will be replaced with minimal, yet high quality, garden facilities, enhancing the building's setting.

1.10. The works are considered to offer considerable heritage benefits, including the removal of detracting features. This, along with the investment in the property and protection of community use, would outweigh any areas of minor harm linked to the opening up of the two bar areas, which is essential for the functionality and viability of the premises. As such, it is considered that the proposals are positive, allow for overall enhancement, and that public benefits would clearly outweigh harm under Paragraph 202 of the NPPF.

1898 North and West Elevation



Source: West Sussex Record Office

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2. Site Background and Planning Context

2.1. The Grand Victorian Hotel is a Grade II listed building (list entry – 1072600).

2.2. The site is a hotel and public house which was built around 1900. It was constructed in the Late Victorian/ Edwardian Revival style with red brick in English bond with timber-framed gables, a tiled roof with tall chimney stacks and a 3-storey octagonal corner turret with an ogee-shaped tiled dome with a finial (shown below).

Grand Victorian Hotel



Source: Heritage Potential Research

2.3. The property was separated into a bar, hotel and nightclub in 1986 with numerous applications throughout the 1990s and 2000s relating to relevant alterations to these uses.

2.4. There has been a previously approved application to convert the nightclub into 19 hotel rooms in 2015 (AWDM/1362/14 / AWDM/1363/14) and 16 hotel rooms in 2018 (AWDM/0586/18 / AWDM/0587/18), which was then extended as part of a Minor Material Amendment to 18 rooms in 2019 (AWDM/0878/19). It is understood that the latter approval has been implemented and works are currently underway.

2.5. The extensive planning history and following applications are relevant to the applicant site:

Reference	Description	Decision & Date
92/05542/FULL	Conversion of first floor from staff rooms, and erection of first floor extension above night club to provide restaurant, conference room/functions room, toilets and off.	Withdrawn - 30 Sep 1992
92/05544/FULL	Application to amend Condition 2 of planning consent WB/1032/86 dated 16/12/86 to extend hours of use of existing night club (Monday to Saturday 10am to 2am, Sunday 10)	Approved - 30 Sep 1992
92/05543/FULL	Renewal of temporary permission WB/92/0487 to operate the hours of use of night club from 10am to 2am the following day on Mondays to Saturdays and from 10am to 11pm on	Approved - 20 Jan 1993
93/05601/FULL	Retrospective application for the provision of porch at rear	Approved - 17 Mar 1993
93/05602/FULL	Erection of store for security of empty casks/bottles (retrospective).	Approved - 06 Dec 1993
93/05603/FULL	Retention of opening in screen wall and provision of gates, together with new fire exit door in rear wall of Bensons.	Approved - 14 Jan 1994
94/05601/FULL	Proposed new fire escape door to nightclub	Approved - 08 Feb 1994
94/05602/ADV	Installation of one illuminated neon sign	Approved - 22 Feb 1994
96/05638/FULL	Change of use of part of rear first floor premises from hotel to toilet accommodation in connection with night club on ground floor together with alterations to implement	Approved - 20 Feb 1996
01/00522/FULL / 01/00531/LBC	Alterations to provide first floor function / conference facilities above nightclub.	Refused - 02 Jul 2001
02/00088/FULL / 02/00089/LBC	Extension to reception area of nightclub and installation of new fire door at first floor level on east facing elevation.	Approved - 13 Mar 2002
02/00395/LBC	Application for Listed Building Consent for internal alterations and extension to Desire Nightclub.	Approved – 24 May 2002
02/00411/FULL	Extension to rear of premises to form conference/function suite	Withdrawn - 23 May 2002
02/00412/LBC	Application for Listed Building Consent for an extension to rear of premises to form conference/function suite	Approved - 13 Jun 2002
02/00733/LBC / 02/00734/ADV	Installation of two illuminated fascia signs and two illuminated poster display cases	Split Consent - 05 Sep 2002
02/01168/FULL	Extension to rear to form conference/function suite	Refused - 18 Dec 2002
03/00346/FULL	Extension to form conference/function suite/night club at rear	Approved - 06 Jun 2003
AWDM/1362/14 / AWDM/1363/14	Conversion of existing night club to 19 new hotel rooms. Extension to south elevation to replace existing conservatory.	Approved - 13 Jan 2015
AWDM/1891/17	Variation of wording of Condition 3 of AWDM/1362/14 to 'No works to the south extension shall be carried out unless and until samples of materials and finishes to be used for the proposed extension have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule'.	Withdrawn - 16 Aug 2018
AWDM/0458/18 / AWDM/0459/18	Provision of black wrought iron railing on top of existing terrace walls to north elevation.	Approved - 21 Jun 2018
AWDM/0586/18 / AWDM/0587/18	Conversion of former night club to 16 new hotel rooms with associated internal and external alterations including link roof extension and new windows to east and west elevations and replacement double doors to north elevation.	Approved - 02 Aug 2018
AWDM/0876/19	Listed Building Consent for internal alterations to Hotel reception area: new recess double doorset between Reception/Dining room; replace Fire Door to match existing opposite, removal of raising seating area to Bar and Dining areas; New U/A toilet off dining area plus amendment to AWDM/0587/18 to increase number of hotel rooms from 16 to 18).	Approved - 30 Aug 2019
AWDM/0878/19	Minor Material Amendment to AWDM/0586/18 to increase number of new hotel rooms from 16 to 18.	Approved - 30 Aug 2019

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3. Legislation, Policy and Guidance

Heritage Legislation

3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the 'general duty as respects listed buildings in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

3.2. Section 66 (2) of the Act states that "a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings".

NPPF (2021)

3.3. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was recently updated again (February 2019) in order to provide definitions for housing need. No paragraph numbers changed as a result of this update.

3.4. The most recent update was published on 20 July 2021. This update did not cause any changes to national policy which would affect this proposal, some paragraph numbers have been updated accordingly.

3.5. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.

3.6. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" (Paragraph 190).

3.7. 'Conservation' is defined within the NPPF as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance" (p.66).

3.8. No definition of 'preservation' (or any variant) is contained within the document. However, Historic England advise that both 'conservation' and 'preservation' are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. 'Conservation' has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England's 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

3.9. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

3.10. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 189-208).

Term	Definition
Heritage Assets	"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)." (p.67)
Designated Heritage Assets	"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation." (p.66)
Significance	"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (p.71)
Setting of a Heritage Asset	"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." (p.71)

3.11. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)

3.12. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.57).

Degrees of Harm

3.13. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.

3.14. Paragraph 201 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

3.15. Paragraph 202 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

National Planning Practice Guidance (NPPG)

3.16. The NPPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

Worthing Local Plan (April 2011)

3.17. The existing local plan is soon to be superseded by the new incoming plan which will cover the period 2020-2036. It is important to lay out these policies nonetheless due to this crossover.

3.18. Strategic Objective 3 'Deliver a Sustainable Economy' of the local plan states that an environment which encourages and supports economic vitality will be promoted, with development opportunities to maximise the potential for sustainable economic growth that supports existing businesses.

3.19. Strategic Objective 6 'Deliver High Quality Distinctive Places' aims to deliver regeneration and improve the quality of life for all by ensuring new development is built in sustainable locations, to a high standard that protects the distinctive characteristics of listed buildings and other areas/features that contribute to the character and local identity.

3.20. Policy 3 'Providing for a Diverse and Sustainable Economy' highlights that sustainable economic growth will be achieved through promoting key employment areas for reinvestment intensification and redevelopment to bring about upgraded and additional employment floor space, as well as making more efficient use of existing and underused accessible employment sites.

3.21. Policy 5 'The Visitor Economy' works to retain, upgrade and enhance existing visitor attractions and accommodation to meet changing consumer demands.

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3.22. Policy 16 'Built Environment and Design' states that all new development will be expected to demonstrate good quality architectural and landscape design and use of materials which takes into account the local physical, historical and environmental characteristics of the area. The settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained; preserving and enhancing existing assets.

Draft Worthing Local Plan (January 2021)

3.23. The new local plan for the period 2020-2036 has not yet been fully adopted. Therefore, this is an overview of the existing draft which is subject to final modifications and review, such as that which took place in April 2022.

3.24. The Inspector's final report was issued to the Council on the 14th October 2022. The report concludes that, subject to the inclusion of a number of modifications listed in the report, the Submission Draft Worthing Local Plan is sound and legally compliant and provides an appropriate basis for planning in the borough.

3.25. The Spatial Strategy (SS1) sets out how the Local Plan will provide the needs of local communities and balance the impact of growth through the protection and enhancement of local services and (where appropriate) the safeguarding of employment sites, leisure uses, community facilities, valued green/open spaces and natural resources.

3.26. Spatial Strategy (SS3) will work to improve and increase the mix of uses in the Town Centre particularly retail, employment, community, residential, leisure, recreation, cultural and tourist facilities through maximising development around key development sites and through the more efficient use of existing sites.

3.27. Policy DM5 'Quality of the Built Environment' states that all new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should be of high architectural and design quality and enhance and make a positive contribution to the character of the site and the prevailing character of the area and local environment. New development should also respect, preserve and enhance heritage assets and settings.

3.28. Policy DM10 'Economic Growth and Skills' sets out that the local plan will support the development of tourism, leisure, sporting and creative industries with particular emphasis on the town centre and seafront locations.

3.29. Policy DM12 'The Visitor Economy' states that the local plan will support the provision of tourism facilities and meet the needs of visitors and the local community and are acceptable in environmental and amenity terms. Existing visitor attractions, facilities and accommodation should be retained and the council will have regard to changes in the market, the economy and supply of visitor accommodation at the time of assessing an application.

3.30. Policy DM23 'Strategic Approach to the Historic Environment' sets out how the Council will conserve and enhance the historic environment and character of Worthing, including its historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes. The Council will seek to:

- Update Worthing's Conservation and Heritage Guide;
- Review Worthing's heritage assets;
- Take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;
- Recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
- Work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and
- Have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

3.31. Policy DM24 'The Historic Environment' works to ensure that where development affects any designated heritage asset, it will only be permitted if it is of high quality, respectful of its context and demonstrates a strong sense of place. For designated heritage assets it lays out that:

- Development should not adversely affect the setting of heritage assets. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, a Heritage Impact Assessment must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.
- Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality.

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4. Heritage Significance

4.1. This section assesses the significance of the heritage assets potentially affected by the proposed works. This is considered to be:

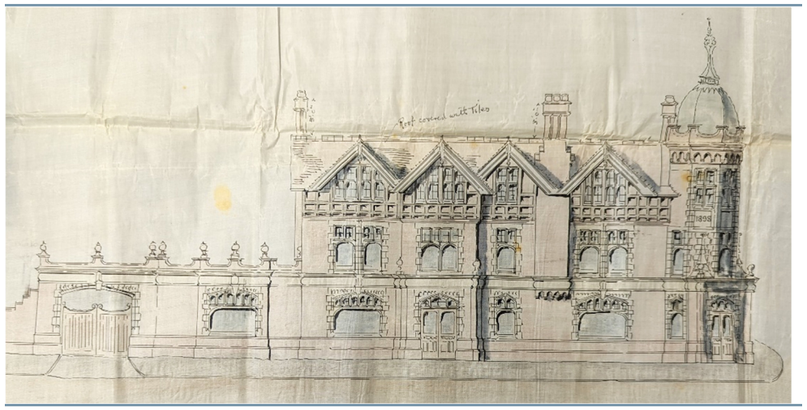
- Chapmans, Grade II Listed (List Entry - 1072600)

4.2. The site was first listed on 1 September 1997 as a Grade II listed building, under its former name 'Chapmans'. The list entry describes the site as:

Hotel and public house. c1900 with some late C20 alterations and extensions to rear. Vernacular Revival style of red brick in English bond with timber-framed gables with plastered infill and tiled roof with tall brick chimneystacks. EXTERIOR: the principal feature is a 3-storey octagonal corner turret with ogee-shaped tiled dome with finial. Arched doorcase below into Public Bar. Remainder of2 storeys and attics. Elevation to Station Approach has 4 gables, one projecting, with two single and two double doors and frosted glass to all windows on ground floor. Elevation to Oxford Road has one gable with timber-framing, 6-light window to second floor, 4-light window to first floor and 2 half-glazed doors and 2 windows all with cambered headed windows with stained glass fanlights with leaf decoration and frosted glass windows. Late C20 conservatory to rear. INTERIOR: public bar retains lincrusta ceiling, 2 Tuscan columns painted to represent marble, mahogany dado panelling, wooden partition with engraved glass panels, large wooden clock, tiled fireplace, bar fitment with round-headed arches and original counter with floor tiling in front of it. Staircase hall has well staircase with widely spaced balusters.

4.3. As the list entry states, the Grand Victorian Hotel was constructed in the Late Victorian/ Edwardian Revival style with red brick in English bond with timber-framed gables, a tiled roof with tall chimney stacks and a 3-storey octagonal corner turret with an ogee-shaped tiled dome with finial. This design is shown on the original elevation below.

1898 Design of North Elevation



Source: West Sussex Record Office

Map Progression

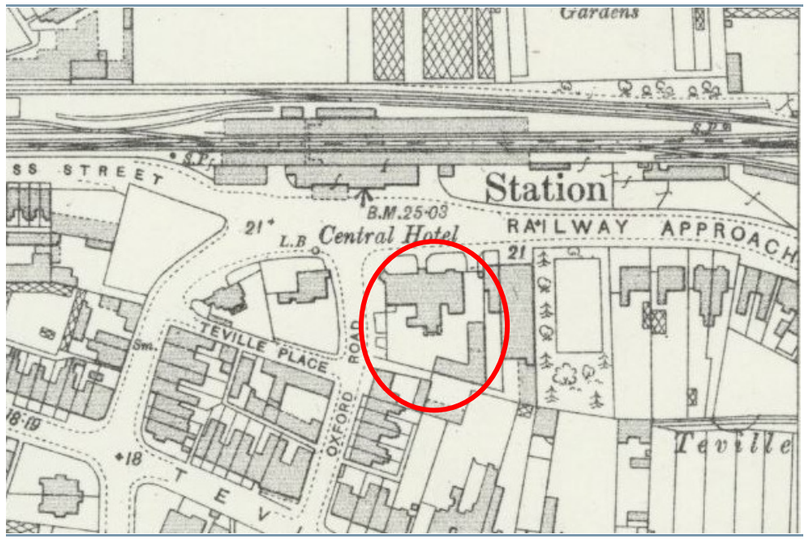
1899 Map



Source: NLS

4.4. The property was designed by Samuel Denman and built by Patching & Co., and was opened as the Central Hotel on 11 April 1900. This is evidenced by the comparison of the 1899 and 1912 mapping, which shows the site was constructed between this period.

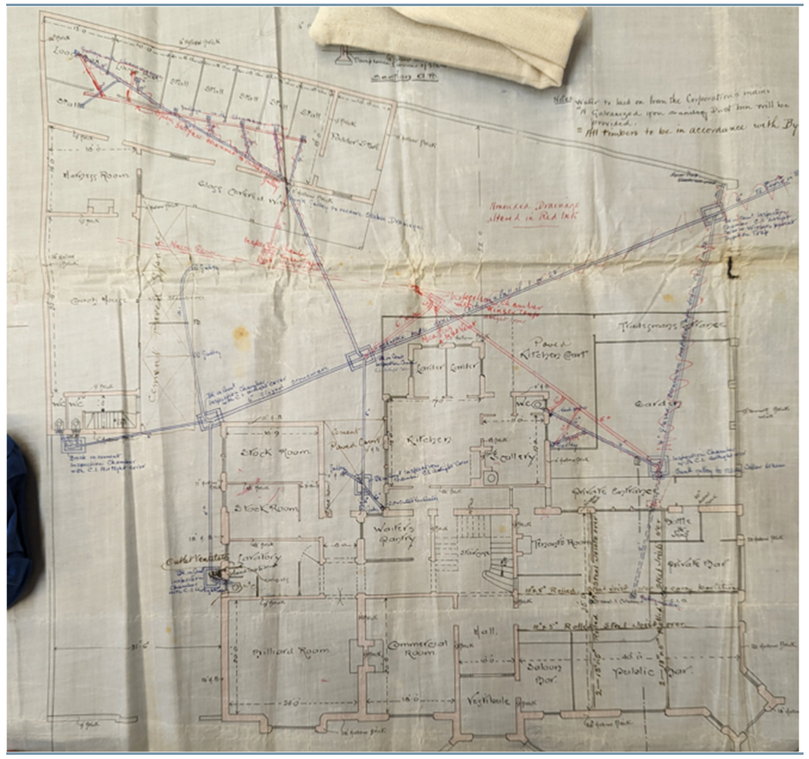
1912 Map



Source: NLS

4.5. The original form of the pub includes the rear coach house (also shown on the original 1898 designs of the site below).

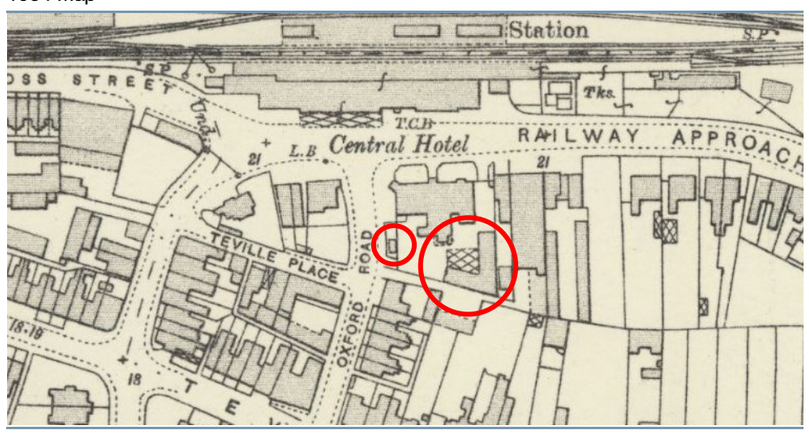
1898 Ground Floor Plan



Source: West Sussex Record Office

4.6. By 1934, there is an extension to the coach house and stables, which appears to have been glazed, as identified by the hatching. There is also a small structure constructed adjacent to Oxford Road.

1934 Map



Source: NLS

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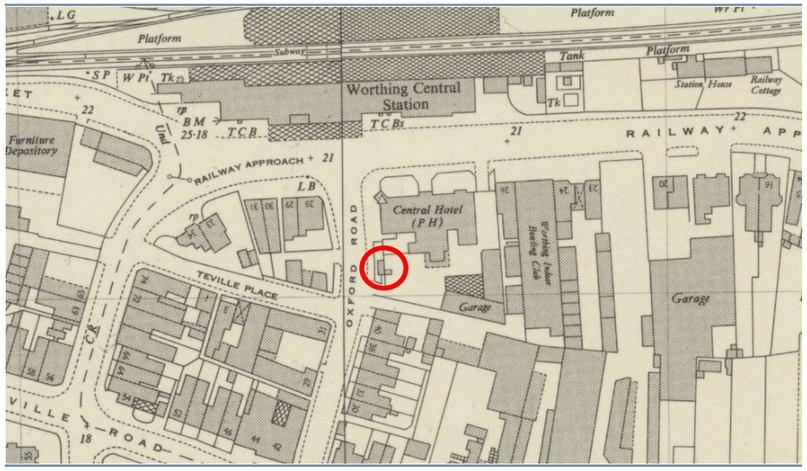
4.7. Between 1934 and 1954, the plan form remains the same, with the only extension consisting of a small addition to the outbuilding on Oxford Road.

1954 Map



Source: NLS

4.8. The site later included a rear conservatory and additional timber pergola, as a seating area (shown on the right).

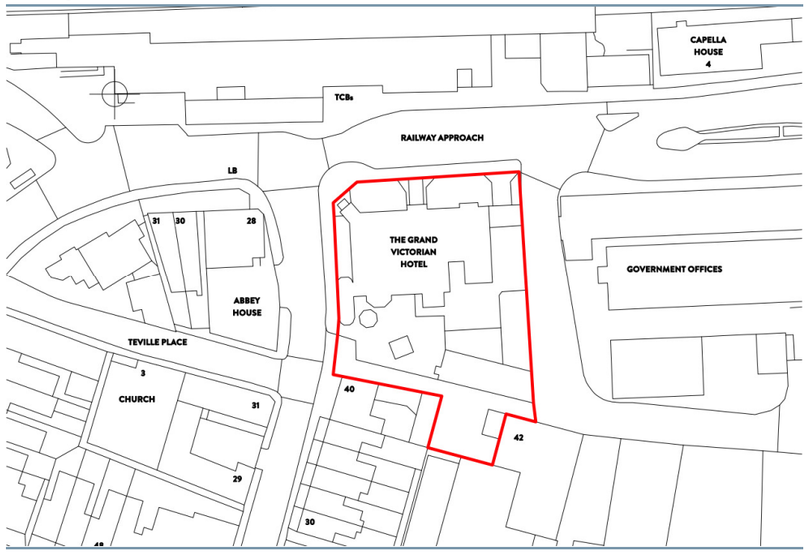
Existing Conservatory and Outbuilding



Source: Google Maps

4.9. The rear extension and outbuilding became a nightclub under the ownership of Chris Chapman, who owned the pub between 1983 – 1995.

Existing Location Plan



Source: Simple Simon

Internal Alterations

4.10. The interior of the pub is elaborate with many ornamental features such as stained and etched glass, a lincrusta ceiling and a mahogany bar and dado panelling. Some of these are shown in the photo below, such as the lincrusta ceiling, the stained glass lamp shades, the mahogany bar and the etched glass and wood panelling.

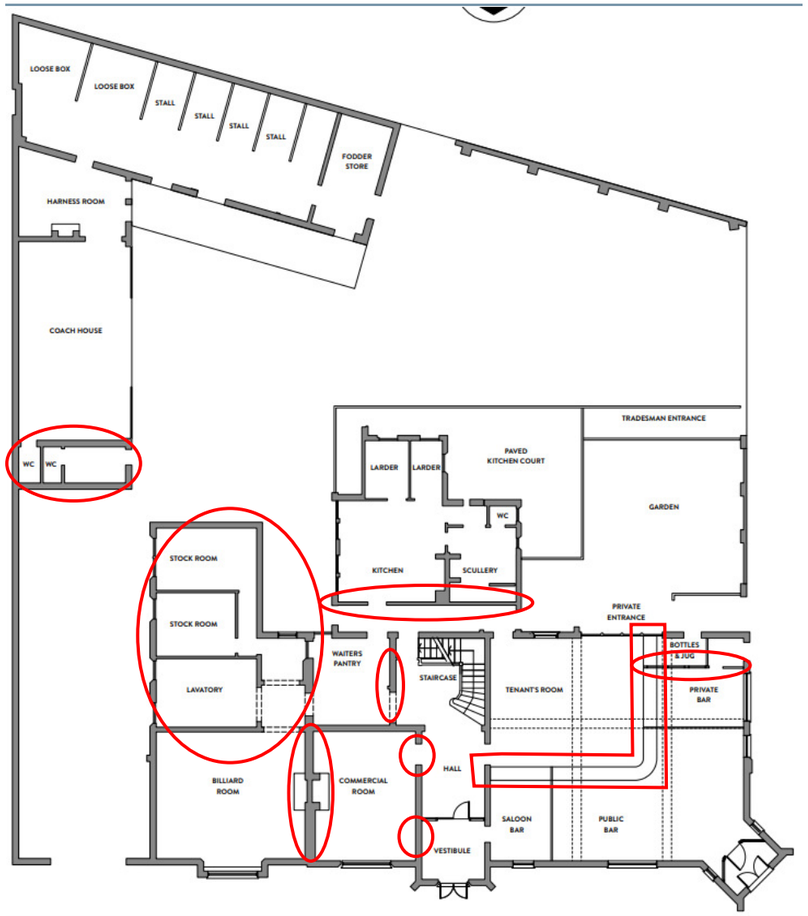
Main Bar of Grand Victorian



Source: Simple Simon

4.11. The internal development of the site will be laid out through a comparison of the 1898 designs and plans compared to the existing floor plans. The original plans were found in West Sussex Record Office and were redrawn by Simple Simon into a clearer plan form (which will be the plans used within this report).

1898 Ground Floor Plan



Source: West Sussex Record Office (Adapted by Simple Simon)

4.12. The key changes of the ground floor plan are circled above. The bar area of the original plan has significantly changed. The original bar extended much further than the existing bar, which is a tighter fit into the wall. The internal segmentation of the saloon bar, public bar, private bar and bottles and jug rooms has all been removed and the area is now much more open. The general form of the original hotel entrance, leading to the staircase, has been conserved. The key changes in this area involve the creation of a doorway from the vestibule to what was the commercial room, the widening of the original opening from the hall to the commercial room. The screen between the private bar and bottles and jug area has been conserved and is shown on the right.

4.13. The entrance between the waiters' pantry and commercial room has been moved from being nearer the front of the building to a more central location.

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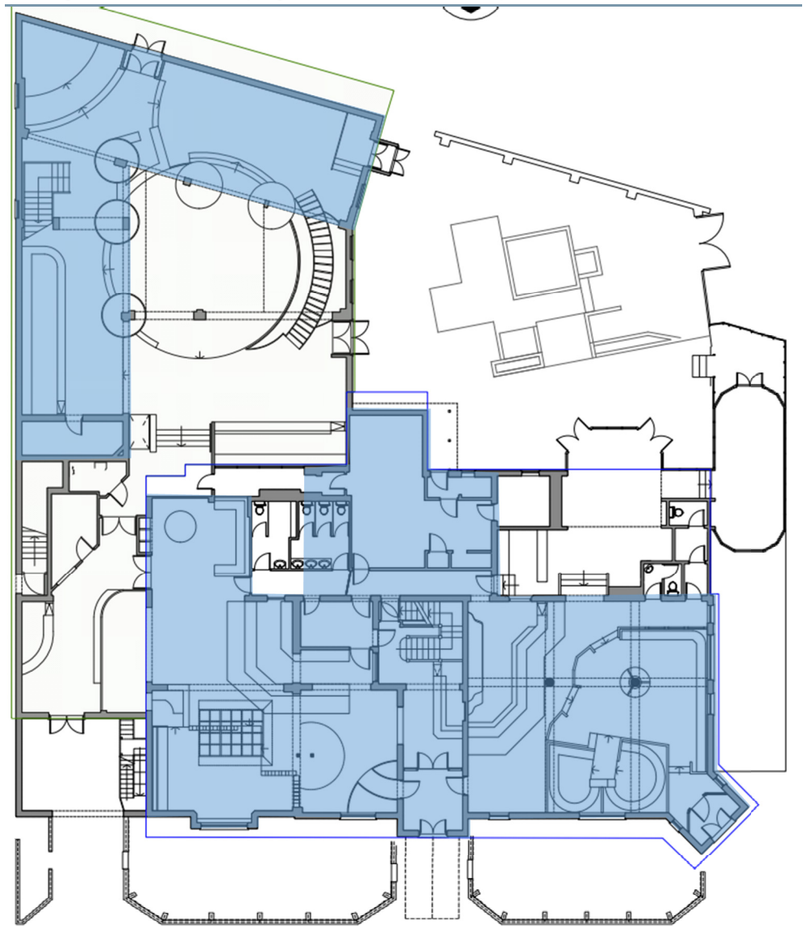
Existing Ground Floor Plan (Original Plan Overlaid in Blue)



Source: Simple Simon

4.14. The wall between the waiters' pantry and commercial room has been opened up, most likely associated with the works to open up the original walls between the commercial room and billiard room, and the billiard room, lavatory, and two rear stock rooms.

4.15. The original kitchen extension has similarly been significantly altered, predominantly by removing the internal partitions. The wall adjacent to the historic core of the pub appears unaltered from its original form, it could have some alteration to the entrance due to the installation of the bathroom in the next room.

4.16. The form of the outbuilding is significantly different from the original plans. This is due to the infill extension which appears by 1962 in the mapping of the site. The original external walls are mostly removed, with some remaining columns. The original W/C of the coach house has retained much of its original form, with minor changes to the internal partitions and doorways.

Original Screen



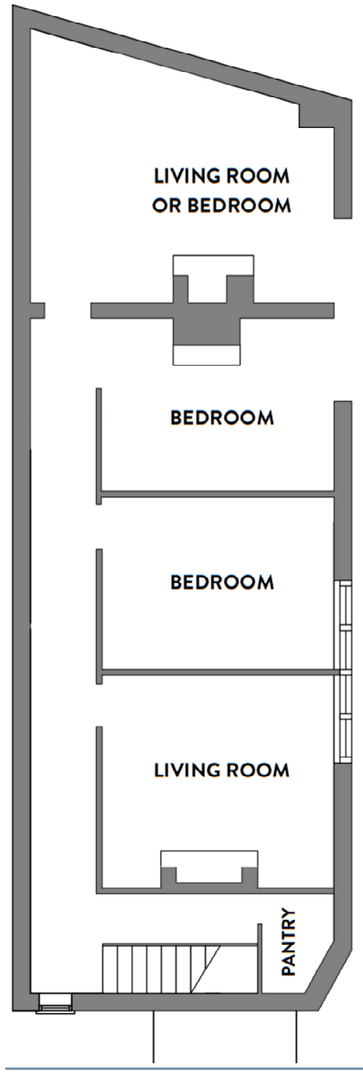
Source: Heritage Potential

Existing Vestibule



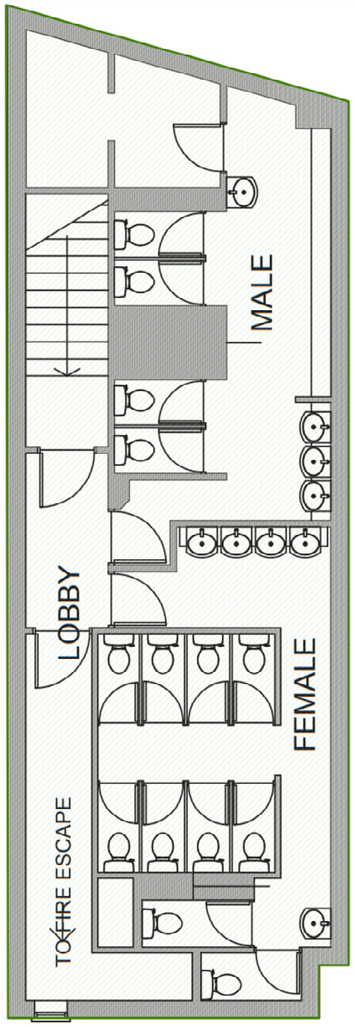
Source: Heritage Potential

1898 First Floor Plan (Outbuilding)



Source: West Sussex Record Office (Adapted by Simple Simon)

Existing First Floor Plan (Outbuilding)



Source: Simple Simon

4.17. Similar to the ground floor of the outbuilding, the first floor has been significantly altered from its historic plan.

4.18. The reconfiguration of the internal walls, openings, and stairs to form the bathrooms for the nightclub means the historic plan is no longer legible at all in the existing plan.

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4.19. The first and second floor plans have a similar layout in both the historic and existing plans. This is shown below.

4.20. The key difference between the historic plans and the existing floor plan is the installation of ensuite bathrooms throughout, to ensure the hotel facilities are adapted to modern use – including the requirement for private bathrooms.

4.21. The bedrooms within the turret have been altered to include bathrooms by altering the form of the corridor.

4.22. The historic sitting room has been separated into two, on both floors, to create two ensuite bedrooms.

4.23. In the historic bathroom, a wall has been removed to create another hotel room.

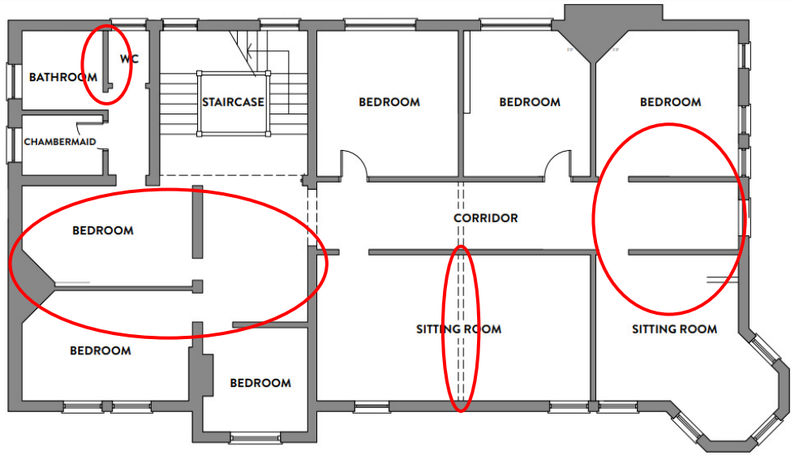
4.24. The three bedrooms near the historic bathroom and chambermaid rooms have been reconfigured into two bedrooms and room for the corridor to extend to the side of the property with a new door opening out onto the roof of the side extension.

4.25. Ultimately, there is significant alteration to the historic form on all levels of the pub, meaning the internal floor plan has more limited interest because of the extent of the loss. Where remnants of the original configuration or design survive, there is interest however the current fit out and arrangement predominantly confuses the understanding of the building.

4.26. This includes the insertion of a fireplace over an original window as you enter the main bar from the vestibule area. The multi-level seating arrangement is an unnecessary and bizarre addition that detracts from the original character and the surviving panelling around the perimeter of the walls.

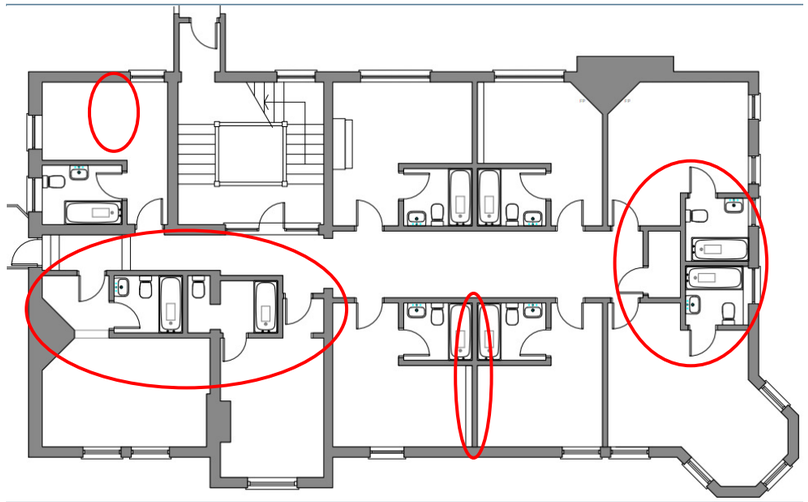
4.27. The bar has evidently been replaced with a shorter bar, with replacement bar tiling. It is understood that the once larger back bar has been repurposed to serve the two separate bars that now exist.

1898 First Floor Plan



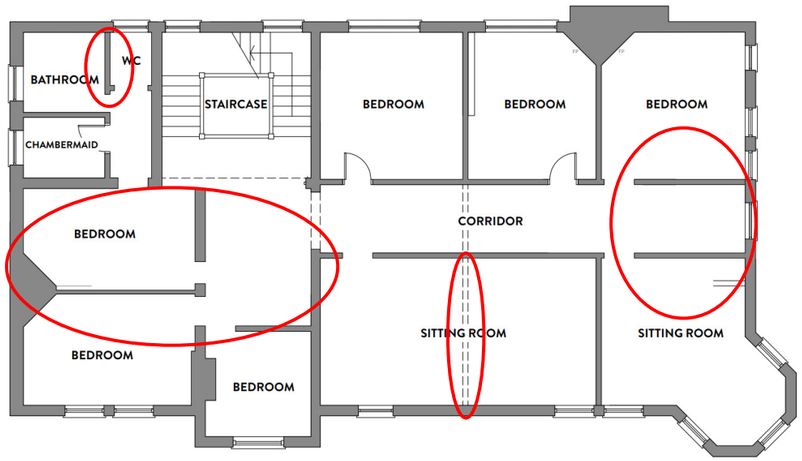
Source: West Sussex Record Office (Adapted by Simple Simon)

Existing First Floor Plan



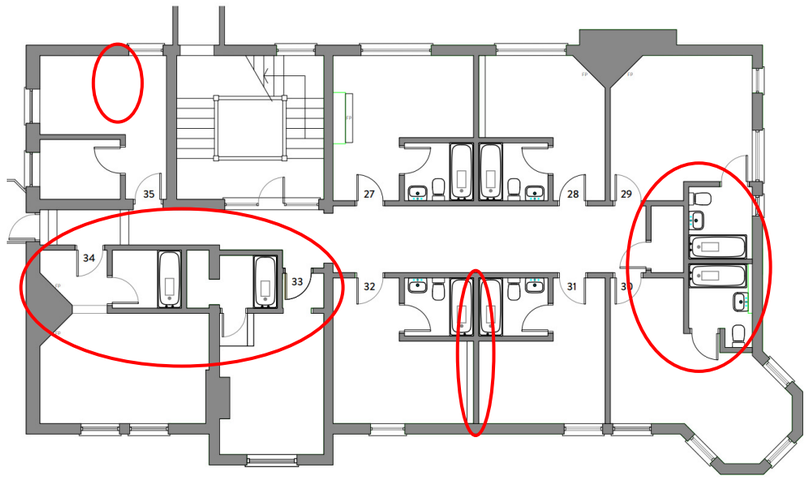
Source: Simple Simon

1898 Second Floor Plan



Source: West Sussex Record Office (Adapted by Simple Simon)

Existing Second Floor Plan



Source: Simple Simon

Social History of the Pub

4.28. The pub was originally named the Central Hotel and first ran by landlord Horace William Symonds.

4.29. Soon after its construction, the pub was made the meeting place for the council of the Sussex County Football Association and the management committee of the Worthing & District Football League. In 1922, the Worthing Rotary Club was formed at the pub.

4.30. In 1969, the landlord Brian Downs and his partner started the pub's popular drag nights.

The Stage Newspaper – Nov 18, 1976


THE CENTRAL HOTEL

(OPPOSITE WORTHING CENTRAL STATION)

Is back shortly with drag after a seven year break Saturday nights and Sunday mornings. Artists please write to Brian J. Downs with all details.

Source: British Newspaper Archive

4.31. The two drag performers Patrick Fyffe and George Logan, who were known as, Dr Evadne Hinge and Dame Hilda Bracket regularly performed here. They were very successful and later went onto tour the UK and had a BBC Radio series.

Dr Evadne Hinge and Dame Hilda Bracket



Source: British Classic Comedy

Copyright © Heritage Potential 2022

4.32. The pub was bought in 1983 by Chris and Delia Chapman, after which it was known as Chapman's Hotel. In this period the nightclub section of the pub was formed.

4.33. The inaugural meeting of the Arun & Adur branch of CAMRA took place at the pub in March 1988.

4.34. The pub was sold again in 1995, and it was given the name Grand Victorian Hotel in March 2000.

Historic Interest

4.35. The Grand Victorian Hotel has significant historic value in its continued use as a hotel and public house.

4.36. The long social history of the pub as a local hub for clubs and performances, which range from the meeting place of the local football league to drag performances, highlights a significant feature of the building's history as a social and communal hub.

Architectural Interest

4.37. The architectural interest of the site is primarily rooted in its striking and grand late Victorian/Edwardian Revival style features of the exterior. This is highlighted by elaborate features such as the turret and ogee-shaped finial dome.

4.38. There is architectural interest in the building's interesting use of materials, such as the red brick alongside the timber framing.

4.39. Due to significant alteration to the interior of the pub, the coach house and its associated extensions, the architectural significance of the internal plan form is very limited.

4.40. The conserved historic features of the interior, such as the decorative glass detailing and wooden backboard to the bar, adds architectural interest to the site.

4.41. It is however pertinent to note that the interior has been altered significantly since the pub was first built and that the detail within the listing description, suggesting the bar itself is original, is erroneous.

Artistic Interest

4.42. There is some artistic interest in the history of drag performance at the pub in the late 60s and 70s.

Archaeological Interest

4.43. The archaeological interest of the Grand Victorian Hotel is beyond the scope of this report.

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5. Proposals

5.1. The proposals will be laid out in terms of the different sections of proposed changes. These are:

- Proposed changes to the bar/pub;
- Proposed changes to existing hotel rooms and the construction of more hotel rooms;
- Proposed changes to the pub garden.

Bar

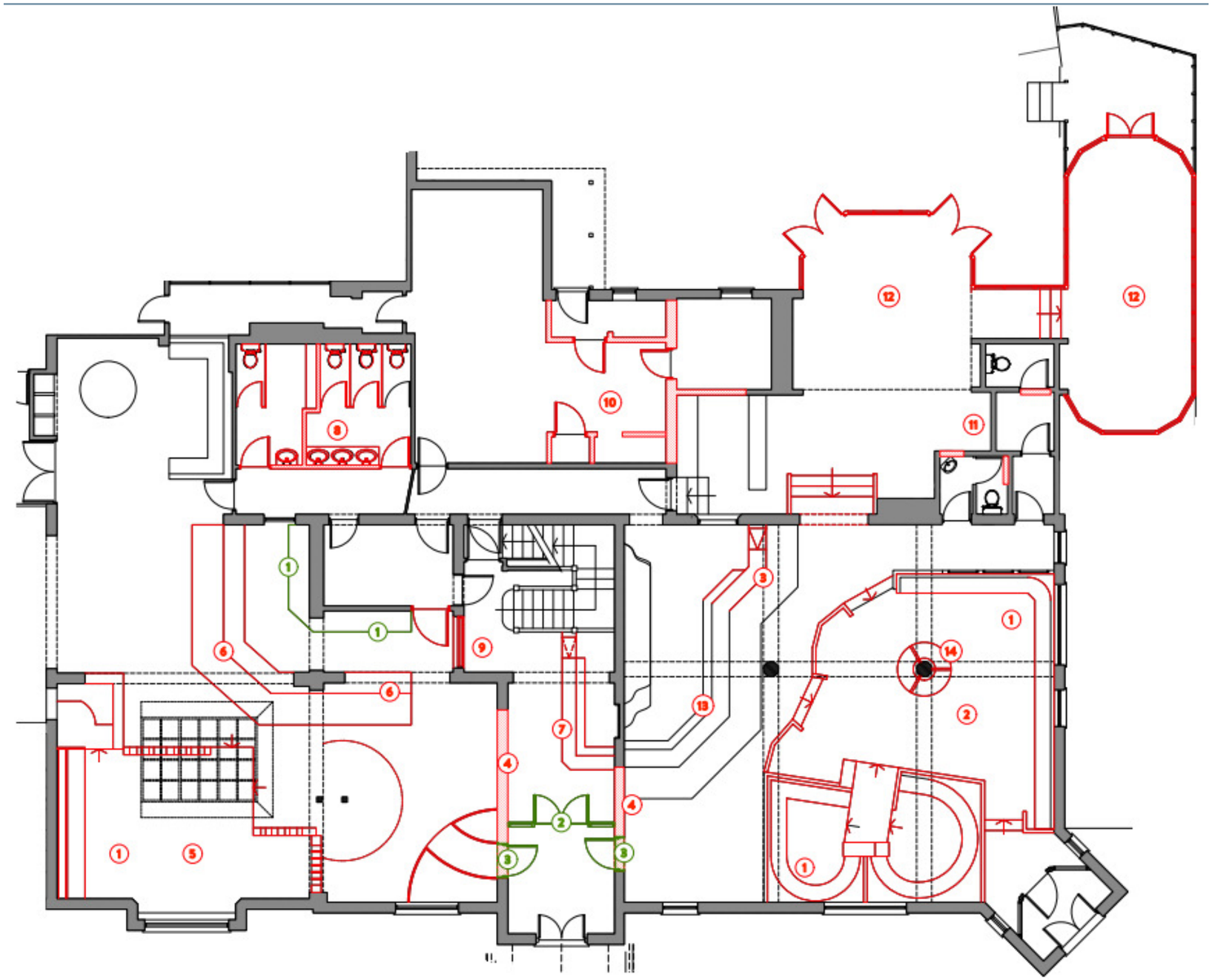
5.2. Below shows the proposed demolition within the main bar/pub area. The proposed demolition includes:

1) All existing fixed seating to be removed;
2) All raised flooring to be removed and taken back to the existing floor level;
3) Bar to be straightened to allow for glass wash;
4) Walls to be removed to create large entrance and open up ground floor space;
5) Raised area, seating and rafts to be removed;
6) Existing bar to be removed;
7) Existing reception to be removed;
8) Existing WCs to be demolished and redesigned;
9) Existing wall to be removed within arch and opened up to create new stairway entrance;
10) Walls removed within kitchen;
11) Existing WCs to be extended and adapted to create larger WCs;
12) Existing UPVC conservatory to be removed (existing base kept);
13) Removal of over bar and stain glass column lights;
14) Seating and large tiffany style lantern to be removed.

5.3. The following features will be moved and reused in the proposal:

1) Existing back bar to be reused in new bar layout;
2) Existing screen to be kept and moved further back into entrance lobby;
3) Existing doors to be removed and used elsewhere on site.

Demolition Plan



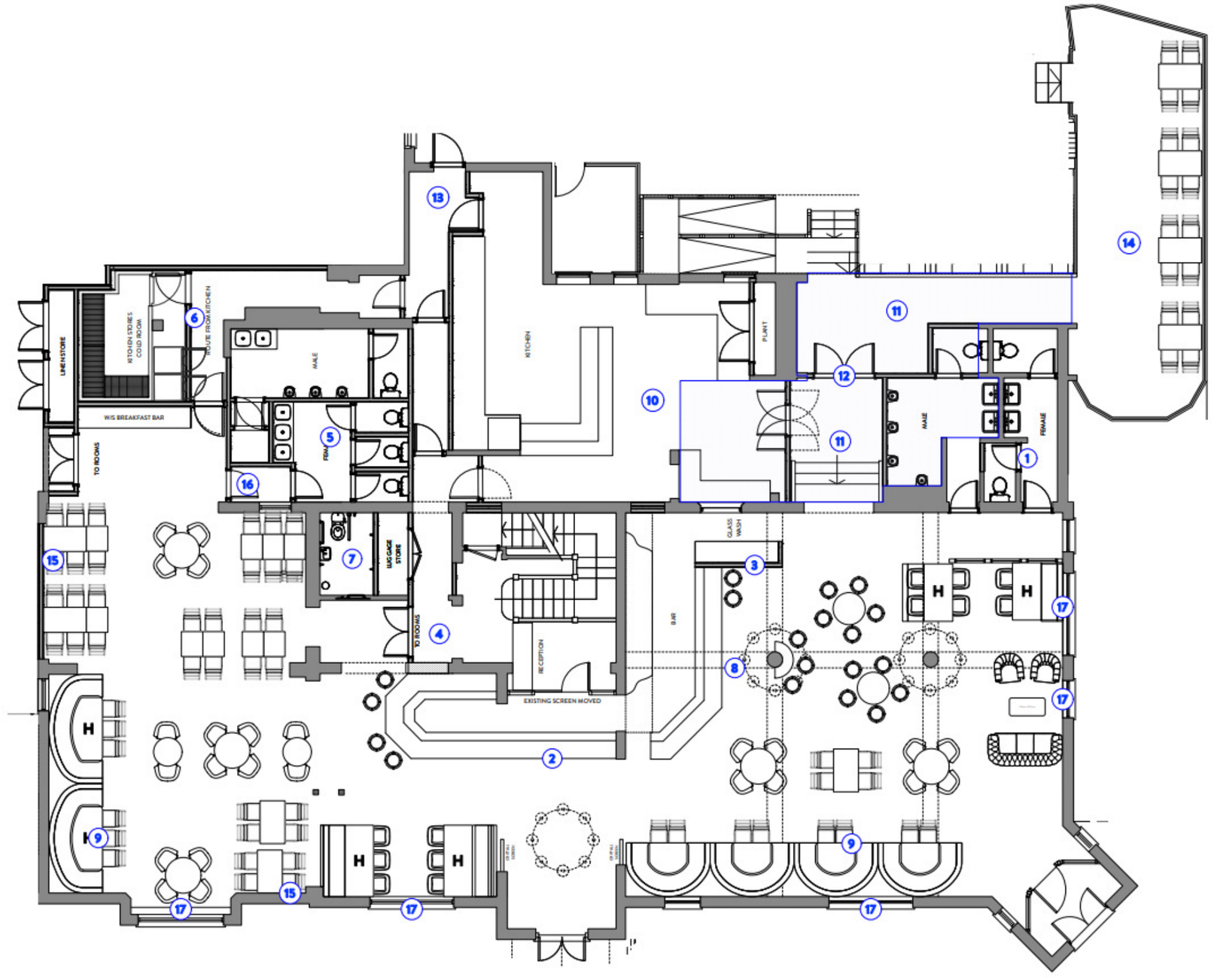
Source: Simple Simon

Copyright © Heritage Potential 2022

5.4. The proposed construction within the bar consists of:

1) WCs to be adapted and extended to create larger space;
2) New bar: bar front made to match existing main bar;
3) New glass wash area to end of bar – panelling to match bar front;
4) New entrance to stairs and protected exit route from 1F;
5) New layout to WCs;
6) New store room constructed from former nightclub;
7) New DDA WC & luggage store;
8) Existing bar to be moved back to allow large space between bar and existing column;
9) New fixed seating and booths throughout the ground floor;
10) Kitchen layout amended, existing walls removed – new plant room;
11) Floor raised in highlighted area – new exterior steps;
12) New glazed back doors to pub garden;
13) New 1 hour fire resistant studwork and doors;
14) Base of existing conservatory to be kept – new balustrades additions to the edge;
15) Coving and skirting to be added back into scheme where missing – to match existing;
16) Existing doors to be reused for WC entrance;
17) All windows to be restored where it is needed – cut glass by specialist.

Proposed Ground Floor Plan



Source: Simple Simon

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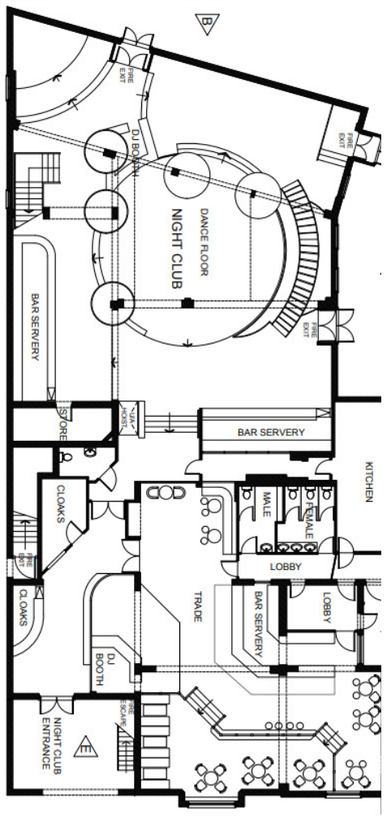
Proposal for Hotel

5.5. It is understood that the previous hotel permissions under AWDM/0876/19/ AWDM/0878/19 are currently being built out.

5.6. The Officer's report for the amendment highlighted that "The proposed development will not result in any harm to the historic significance of the Listed Building. The additional 2 no. hotel rooms will enhance the viability of the development proposals which now involve more extensive refurbishment works to the interior of the existing 'tired-looking' public house and restaurant (considered in more detail under AWDM/0876/19).

5.7. This previously approved scheme is shown below.

2019 Existing Plan



Source: Hollington Architects

2019 Proposed Plan



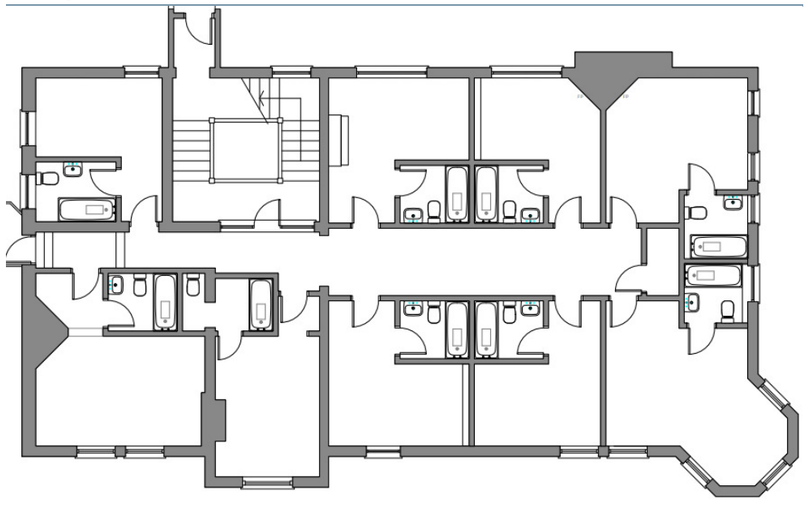
Source: Hollington Architects

5.8. There are some minor alterations to the upper floors of the main hotel, which is already a hotel.

5.9. This includes changes from baths to showers in some ensuites, all of the other existing baths will be upgraded. The proposed works also involve the installation of sinks and toilets and the movement of the existing layout of sinks and toilets.

5.10. None of these alterations are around changes (removal or addition) to the existing fabric, and the doorways and walls will remain as existing. As such, these works are purely cosmetic.

Existing First Floor Plan



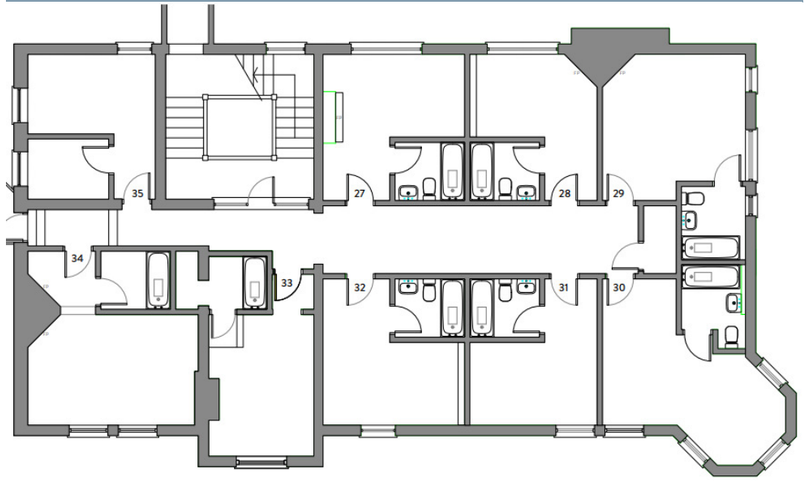
Source: Simple Simon

Proposed First Floor Plan



Source: Simple Simon

Existing Second Floor Plan



Source: Simple Simon

Proposed Second Floor Plan



Source: Simple Simon

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Pub Garden

5.11. The key changes to the existing rear pub garden include the demolition of the modern UVPC conservatory and the timber seating area (shown below).

Existing Conservatory



Source: Heritage Potential

Existing Timber Seating Area



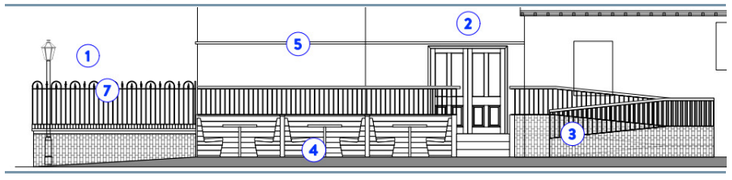
Source: Heritage Potential

5.12. The proposed works are summarised below:

1) New pergola within pub garden;
2) Roof over fixed seating;
3) Existing UVPC conservatory being removed;
4) New booths and fixed seating;
5) New fence between hotel rooms and garden;
6) New steps and ramp down into garden;
7) New iron fencing around existing conservatory base (which will be retained despite the removal of the conservatory);
8) New back door to building.

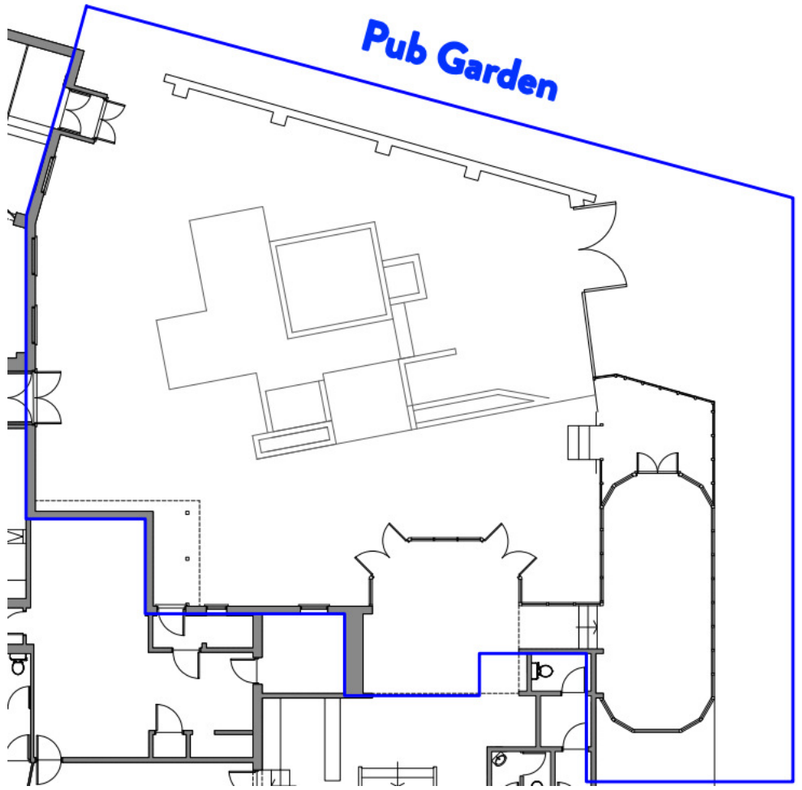
5.13. The proposed section of the central pergola is shown on the right, as well as the proposed section of the fixed seating area. The proposed railing is shown below.

Proposed Railing



Source: Simple Simon

Existing Rear



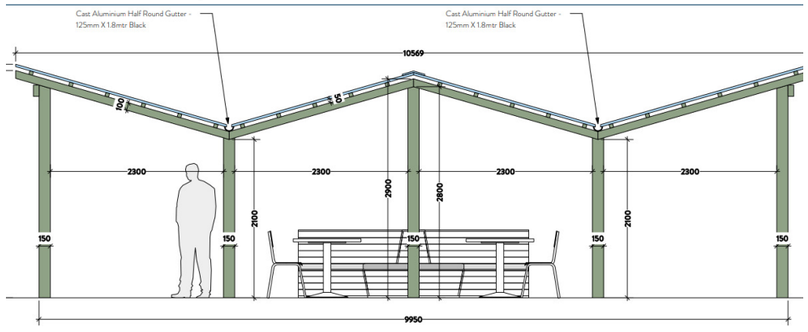
Source: Simple Simon

Proposed Rear



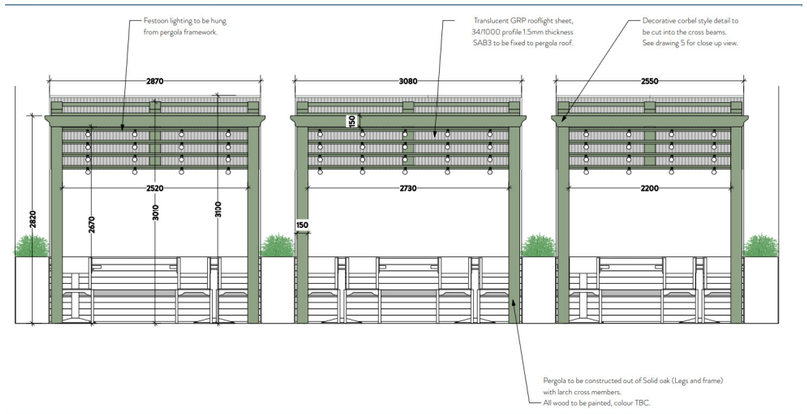
Source: Simple Simon

Proposed Central Pergola



Source: Simple Simon

Proposed Fixed Seating Area



Source: Simple Simon

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6. Heritage Impact Assessment

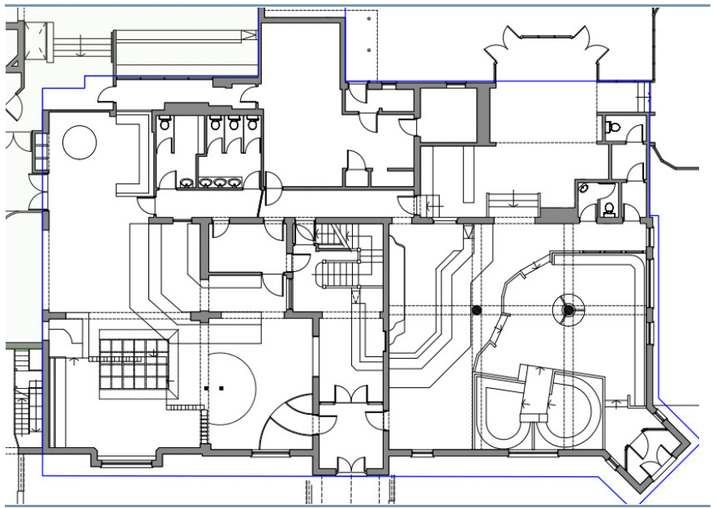
6.1. The main consideration of this heritage assessment is:

- The Impact on the Significance of "Chapmans" (Grade II Listed).

Bar

6.2. This section will consider the impact of the proposed internal changes to the bar on the significance of the Grade II listed building.

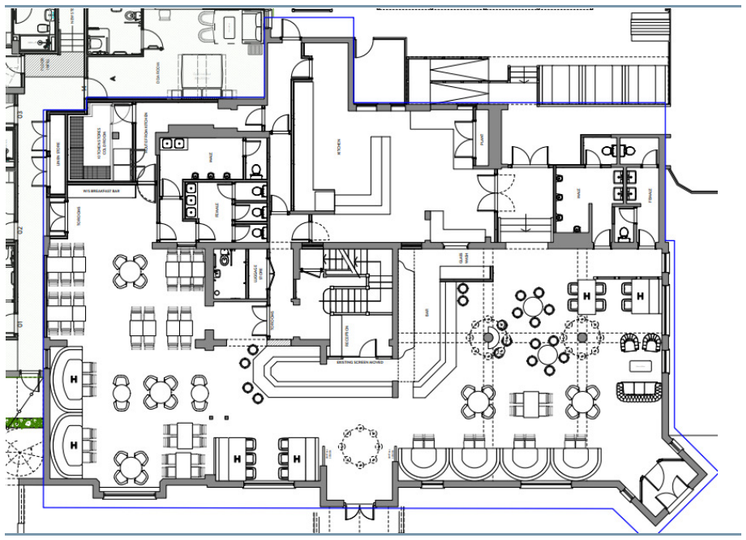
Existing Plan



Source: Simple Simon

6.3. The proposed plan is shown below.

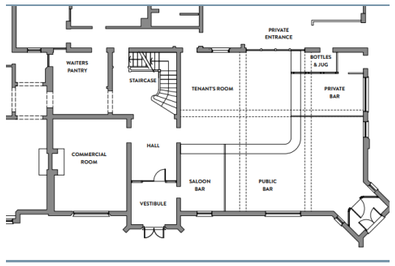
Proposed Plan



Source: Simple Simon

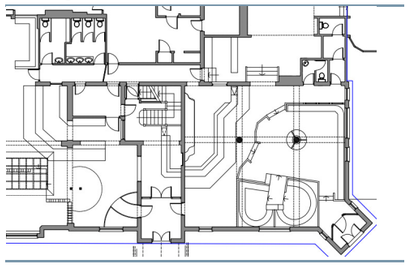
6.4. The existing bar – both within the bar area and nightclub, as well as the hotel reception desk, is not original. This is demonstrated by the 1898 plan which shows a much larger bar to the main bar area on the corner of the premises, with no bar to the commercial room, to the left of the vestibuled hotel entrance. Whilst it is possible the original bar and its back fittings was repurposed, there is little evidence of this, and it is unclear why the listing description suggests these fittings are original to the pub.

1898 Plan



Source: West Sussex Record Office (Adapted by Simple Simon)

Existing Plan



Source: Simple Simon

6.5. Therefore, the proposals to remove the nightclub bar and hotel reception desk, as well as the removal of part of the main bar to install a glass wash area, will not affect the historic significance of the Grade II listed building.

6.6. The glass wash area is also important to the functionality and efficiency of the pub. Therefore, its incorporation into the designs is important.

6.7. The bar areas will also retain the historic back bar and glass screens (shown below). These are considered to be original within the listing description, despite the 1898 plans demonstrating a significantly altered layout. Nonetheless, given the creation of two bars, it is very possible, if not likely, that the original back bar was repurposed. The fittings are of high quality (mahogany) and complementary to the surviving screens (discussed adjacent). As such, the retention of the back bar fittings will ensure that any potential architectural and historic feature of interest is preserved.

Back Bar



Source: Heritage Potential

6.8. The timber and etched glass screen, shown below, is considered to be original (separating the private bar and bottles and jug room) and now screens the entrance to the WC.

6.9. This, along with the surviving wall panelling, ceiling detail and lincrusta wallpaper (replaced) creates a coherent architectural atmosphere within the interior which is important to conserve. These surviving elements have however been compromised with inappropriate additions in an attempt to make the public house feel more "Victorian". The proposals therefore take the opportunity to remove such detracting features and allow for a more appropriate interior design.

Original Screen



Source: Heritage Potential

6.10. The proposed visual of the bar area is shown below and highlights how the design works to enhance the existing historic character with traditional bar detailing, rails and complementary colour scheme. The removal of the bar light fittings, an overly ornate feature, will simplify the bar, allowing for greater appreciation of the back fitting.

Proposed Visual of Bar

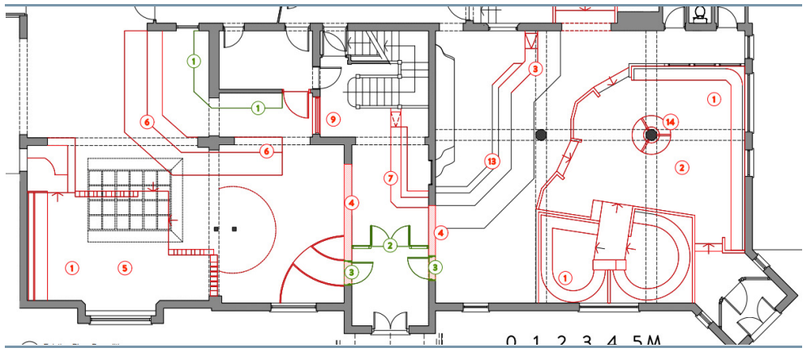


Source: Simple Simon

Copyright © Heritage Potential 2022

6.11. The internal alterations to the bar area also include the removal of existing fixed seating and level changes with the installation of different fixed seating. This is shown in the demolition plan.

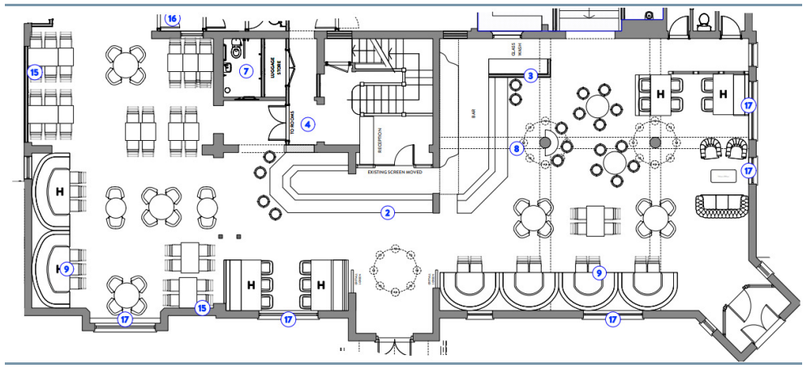
Demolition Plan



Source: Simple Simon

6.12. This proposed fixed seating is made clear in the construction plan (below).

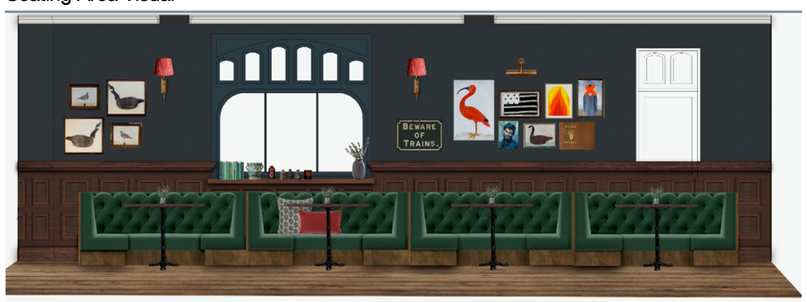
Construction Plan



Source: Simple Simon

6.13. The design of this seating is high quality and in keeping with the architectural style of the historic features of interest. A visual of the proposed seating (below) demonstrates this neutral, high-quality design.

Seating Area Visual



Source: Simple Simon

6.14. The stained glass lamps and features will be removed. Due to the original location of the bar having moved, the lamps are modern. Their removal ensures the bar takes on a more neutral and elegant appearance, allowing the historic features such as the back bar and screen to take precedence in the interior, as opposed to the dated look of the stained glass lamps.

Stained Glass Lamp



Source: Heritage Potential

6.15. The existing columns within this area will be retained in the proposed plan.

6.16. The existing coving and skirting will be added back into the building where missing and will be consistent with the style of the existing.

Existing Skirting and Stepped Seating Area

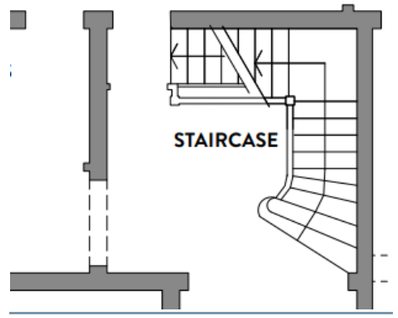


Source: Heritage Potential

6.17. The windows are proposed to be restored as needed by a glass specialist. This, as well as the works to the existing coving and skirting, highlight how the proposal works to enhance the existing historic and architectural interest of the building.

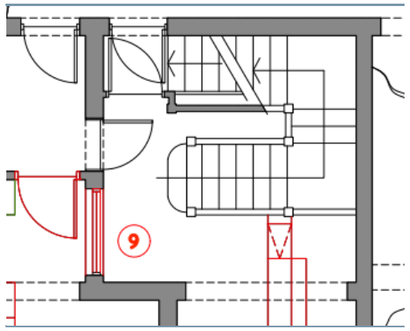
6.18. The proposal includes the removal of existing fabric in the stairway to create an opening. This will not harm any historic fabric, as the 1898 plan form for this area shows that there was a historic opening in this area. Therefore, this highlights how this proposed change will reinstate part of the historic plan.

1898 Plan



Source: Simple Simon

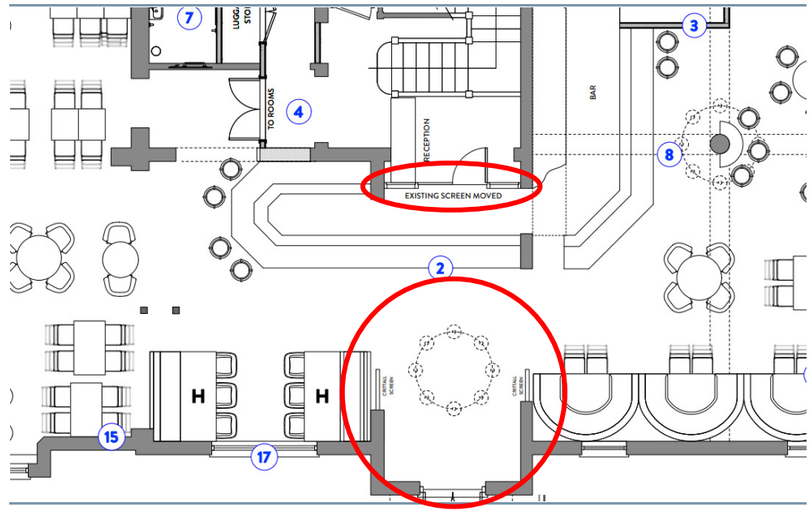
Demolition Plan



Source: Simple Simon

6.19. Within this stairway area, the existing doors of the vestibule will be reused. This will ensure that historic fabric is conserved whilst the essential requirements of creating a holistic and viable public house are achieved.

Proposed Ground Floor Plan



Source: Heritage Potential Research

6.20. The proposed alterations to the vestibule include removing the walls and reusing the historic doors, as discussed above. This is to ensure that the original fabric is retained and still contributing to the historic and architectural interest of the building. The removal of the vestibule is necessary to create an open entrance to the public house and ensure the floorplan (which has similarly been opened up, in contrast to the historic fabric) is able to be used by staff and customers with easy accessibility and as one space. The openings to be created retain nibs and are not proposed to be full height. This allows for appreciation of a later opening.

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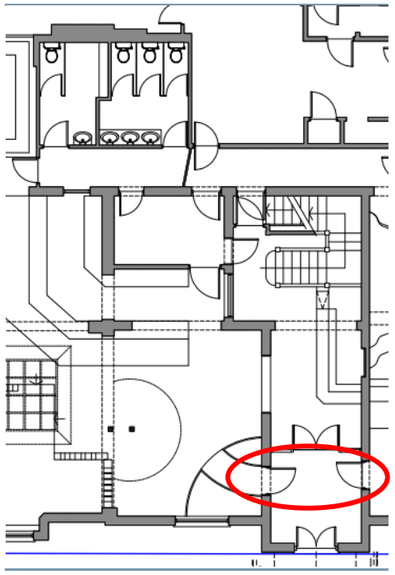
6.21. Given the poor internal circulation at present, and the benefits to removing the modern conservatory additions, which reduce the space to the main bar, the proposals to open up the vestibule area, yet retain the only real item of significance in the doors, is considered to be a reasonable solution which ill subtle transform the space and give the public house the maximum chance of successfully integrating its spaces.

6.22. The significance of the commercial and billiard rooms has been decimated when it was converted to a nightclub and the works here are considered to be wholly beneficial.

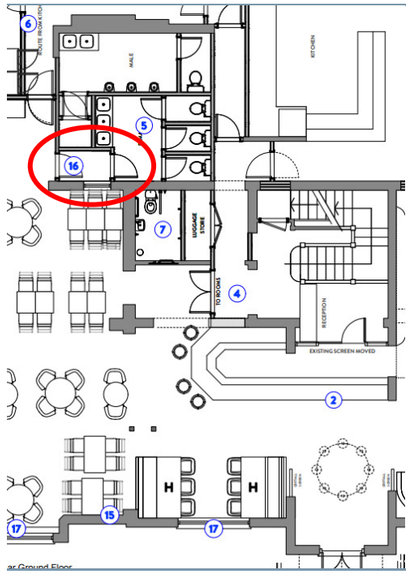
6.23. The proposal also allows for the extension and alteration to the existing WCs. The two doors leading into the WC will be the reused as the entrance to the doors.

Existing Plan (Doors to be Reused - Red)



Source: Simple Simon

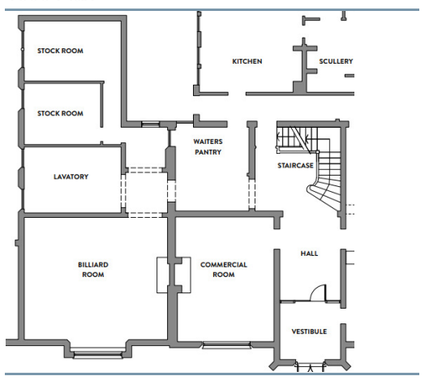
Proposed Plan



Source: Simple Simon

6.24. This area has been significantly altered, as shown by the difference between the existing plan (above) and the historic plan (below) for this area. Therefore, this proposed extension of the WCs will not harm any historic fabric.

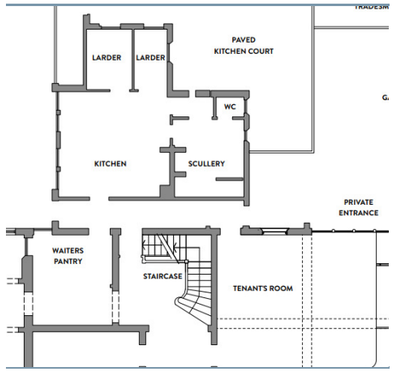
1898 Plan



Source: West Sussex Record Office (Adapted by Simple Simon)

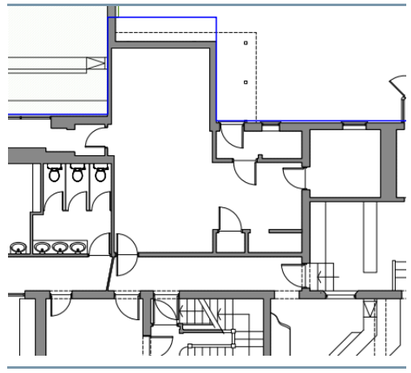
6.25. The walls within the kitchen area have also been significantly altered and the historic plan is not recognisable.

1898 Plan



Source: West Sussex Record Office (Adapted by Simple Simon)

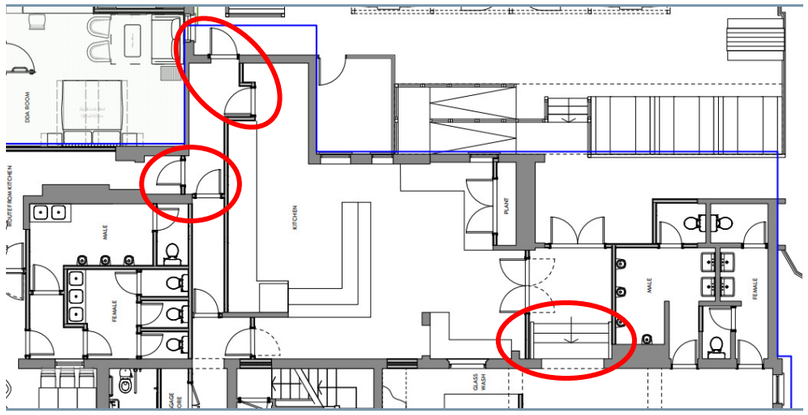
Existing Plan



Source: Simple Simon

6.26. Therefore, the proposed removal of walls (shown below), will not harm the historic form of the property.

Proposed Plan



Source: Simple Simon

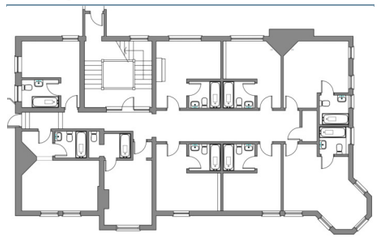
6.27. This proposal also includes the installation of fire-resistant studwork and doors around the kitchen. This will improve the fire safety of the kitchen (also circled above). Given the lack of significance within this area, there will be no adverse impact on the building.

Hotel

6.28. The previously approved hotel scheme is currently being built out (AWDM/0876/19/ AWDM/0878/19). The wider bar proposals are essential to support the hotel function and enhance the quality of the building, as a whole.

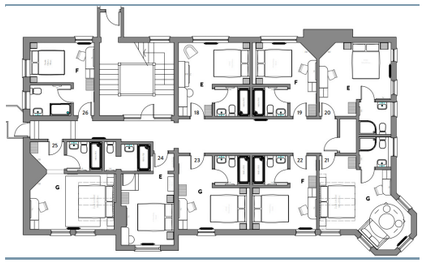
6.29. The proposed alteration to the first and second floor of the existing hotel rooms mostly consist of changes to the plans of the ensuites and arrangement of the bath/shower, sink and toilet. The existing and proposed first floor plan is shown below with the changes highlighted. These works are purely cosmetic and no harm to the building would result.

Existing First Floor Plan



Source: Simple Simon

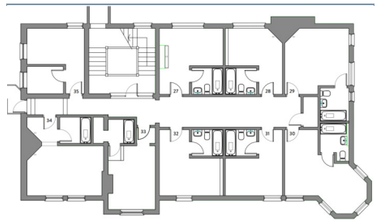
Proposed First Floor



Source: Simple Simon

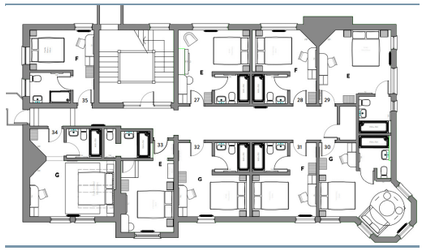
6.30. The existing and proposed of the second floor plan is shown below.

Existing Second Floor Plan



Source: Simple Simon

Proposed Second Floor Plan



Source: Simple Simon

Pub Garden

6.31. The poor quality of the existing UVPC conservatories detract from the significance of the conservation area. The Officer's Report from the 2019 approval (AWDM/0878/19), highlights that the south-west conservatory is "unsympathetic" to the listed building.

View of the Conservatory Extension from the Street



Source: Simple Simon

6.32. Therefore, this highlights that the removal of the conservatory extensions and the single storey timber seating area are an opportunity to enhance the setting of the listed building.

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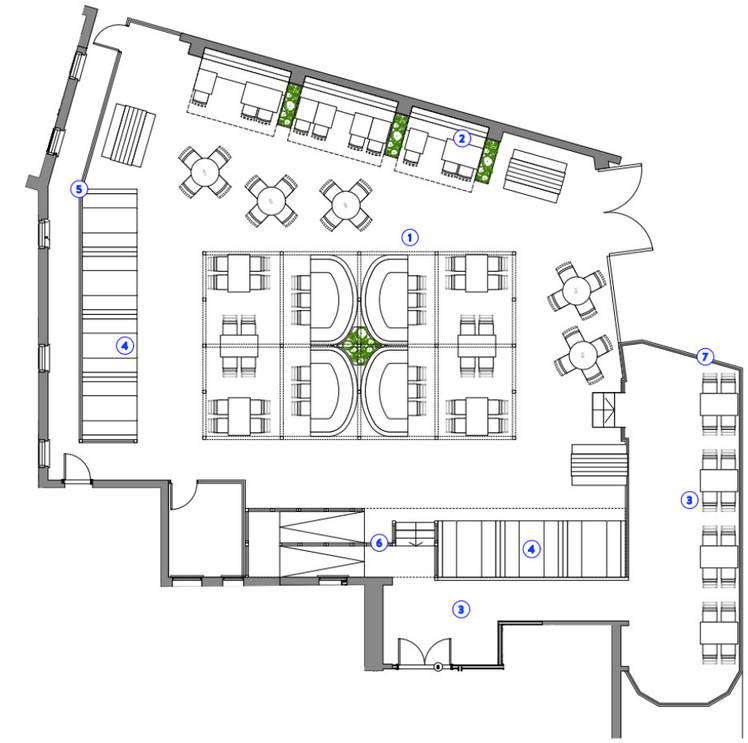
6.33. The proposal works to ensure the outdoor seating areas are small-scale and high quality and are less intrusive visually due to the lack of external walls, with only roofing to act as cover for the seating. This ensures they do not harm the setting of the listed building.

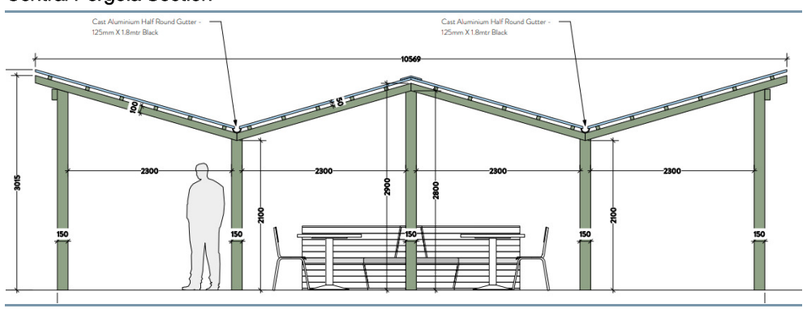
Proposed Garden Plan



Source: Simple Simon

6.34. The simple and minimal design of the proposals is shown below in the section of the proposed central pergola.

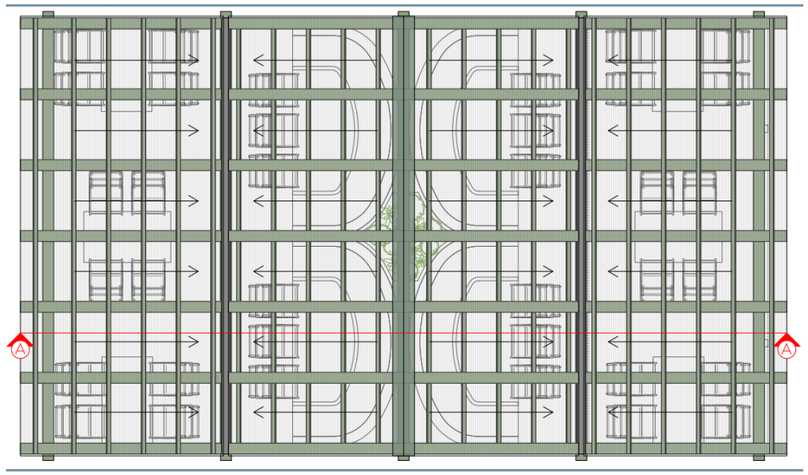
Central Pergola Section



Source: Simple Simon

6.35. The provision of external seating ensures the long-term viability of the pub through allowing more seating and customers throughout the year and especially in the winter months. This external seating therefore protects the continued use of the building as a pub, which is important to conserving its historic interest.

Central Pergola Plan



Source: Simple Simon

6.36. The external seating area will provide a new iron railing around the base of the existing conservatory. This will partially replace the existing railing, but these appear to be later additions due to their design and condition, shown below.

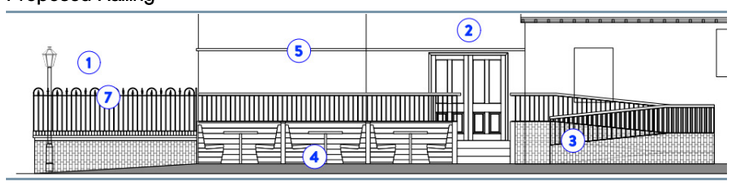
Existing Railing



Source: Heritage Potential

6.37. The proposed railing will be of similar simplistic design to ensure that they do not detract from the historic architecture.

Proposed Railing



Source: Simple Simon

Summary

6.38. The proposed works enhance the existing historic features of the property. This is demonstrated through the reuse and focus on the historic features such as the timber back bar, screens, panelling and the vestibule doors within the design of any new works.

6.39. The removal of fabric is focused on modern, detracting fabric, including the bizarre multi-level seating arrangement within the main bar, the removal of later light fixtures, and the removal of fireplace which boxes out an original window. Removal of these detracting features is a heritage benefit.

6.40. The alteration to the vestibule is justified by ensuring the historic entrance continues to be legible and that significant fabric is reused within the design. It is evident that the current configuration of the public house is inefficient and the lack of flow or accessibility between spaces is hampering the usability of those spaces and compromising the viability of the building. The proposals to unify the ground floor will give the public house the best chances of commercial success and would be in the interests of the long term conservation of the building. Such works to protect the community use are both an economic, social and heritage benefit.

6.41. The proposal also includes the conservation of existing features through works to conserve the windows and etched glass, as well as making the coving and skirting consistent throughout the interior. These are clear heritage benefits.

6.42. The alteration to the outbuilding and extensions is important to increase the viability of the pub through investing in the building's role as a hotel. The design is of high quality and will only affect areas which have already been altered.

6.43. This proposal acts as an opportunity to improve the 'unsympathetic' conservatories and rear seating area, by using high quality and minimal design to ensure the proposal enhances the significance of the listed building. Clearly, the reversal of these detracting features is a heritage benefit.

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7. Conclusion

7.1. This Heritage Statement provides an assessment of the works in relation to the relevant national and local planning policies. The heritage assessment demonstrates that the proposal positively enhances the significance of the building through the removal of an abundance of detracting and harmful features, the preservation of surviving historic fabric, and the high-quality design of new fabric. Together, the works will significantly enhance the quality of the space and reinstate a more genuine Victorian character to the building. This is achieved with only minor impact on the building, linked to works to the vestibule area, with those impacts minimised as far as possible whilst also ensuring the essential openness and connectivity of spaces is achieved.

7.2. The assessment highlights the importance of the site's history including the alterations impacting the site. This assessment concludes that:

- The proposed works enhance the existing historic features of the property. This is demonstrated through the reuse and focus on the historic features such as the timber back bar and the restoration of the etched glass windows.
- The removal of fabric within the interior mostly affects modern, detracting, fabric, including the multi-level joinery in the main bar area.
- The alteration to the vestibule area is justified as the current configuration of the premises is dysfunctional and linking the two bars is essential. The proposals encourage continued use of this historic entrance. The reuse of the historic doors ensures that this change will have a limited impact on the historic significance of the pub. The works will enhance the flow of the ground floor and allow disconnected spaces to be unified. Such works will give the premises the best chance of commercial success and are in the interests of the long term conservation of the building.
- The proposal also includes interior design detail to allow for consistency of details, including the skirting and coving. The existing design is a mismatch of styles and the proposals will enhance significance by providing a more genuine Victoria character.
- The alteration to the outbuilding and extensions are important to increase the viability of the pub through investing in the building's role as a bar and hotel. The design is of high quality and will only affect areas which have previously been altered.
- The proposals allow for the opportunity to improve the building and its setting through the removal of unsympathetic and detracting conservatories. These will be replaced with minimal, yet high quality, garden facilities, enhancing the building's setting.

7.3. The proposal is in line with both the current and incoming Local Plan. This protection and enhancement of the listed building's significance with high quality design is in line with Strategic Objective 6 and Policy 16 of the existing (2011) Local Plan, as well as Policy DM5, DM23 and DM24 of the incoming Local Plan.

7.4. The improved viability of the proposed works through the investment in the hotel accommodation, which will help protect the site's continued use as a public house and hotel, is in line with Policy 3 and 5 of the outgoing plan and Spatial Strategy SS1 and SS3, and Policies DM10 and DM12 of the new Local Plan.

7.5. The works are considered to offer considerable heritage benefits, including the removal of detracting features. This, along with the investment in the property and protection of community use, would outweigh any areas of minor harm linked to the opening up of the two bar areas, which is essential for the functionality and viability of the premises. As such, it is considered that the proposals are positive, allow for overall enhancement, and that public benefits would clearly outweigh harm under Paragraph 202 of the NPPF.

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