

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/0095/26
Location:	10 - 11 Arcade Buildings South Street Worthing West Sussex
Proposal:	Replacement of Crittall windows at first and second floors on the front elevation
Case Officer:	Louise Prew

	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
✓	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	Arcade Buildings located in the South Street Conservation Area and which form an important element of the Royal Arcade redevelopment, opened in 1925. This reflected the inter-war development of the seafront during the Art Deco period. The Crittall windows were a distinct feature of this period and remain an important element of the façade. The Royal Arcade Buildings are included on the Council's Local Interest List and form an important corner opposite the pier at the junction of South Street with Marine Parade. 10-11 Arcade Buildings currently hosts Café Nero and is in a prominent corner location being at the junction with Montague Street. The current condition of the windows has been subject of an enforcement investigation The application seeks Planning Permission for the replacement of Crittall windows at first and second floors on the front elevation. A site visit was conducted on 19th March 2026 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area." The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as
-------------------------------	---

	will Local Policy. It should also be noted that the building is considered to be a non-designated heritage asset and a building of local interest, as such both local and national policy will be applied in this respect.
Drawing Errors:	
Comments:	The steel frame windows seen along the façade of the wider Arcade Buildings development do much to contribute to its character and its designation as a locally listed building. Indeed, it is also noted that a once in a generation opportunity for positive heritage outcomes is now presenting itself with a number of applications in respect of Arcade Buildings and its windows, including proposals round onto the Marine Parade elevation. It is accepted that the term 'Crittall' is often used as a colloquialism for a metal window of a particular style that was of considerable popularity during the early part of the 20th century. However, the design of early 20th century steel windows do much to convey finesse, style, and elegance and as such in order to ensure consistency along the terrace any replacement window needs to be of an appropriate design and appearance. Crittall or not to Crittall, that is the question or point of concern raised by both the worthing society others on similar applications, which is also pertinent in this instance. Turning to the legislation it is noted that the conservation area designation brings Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 into consideration and the desirability to preserve or enhance character and appearance of the conservation area. Policy DM24 of the Worthing Local Plan and Section 16 of the NPPF do much to reinforce this requirement. A locally listed building or non-designated heritage asset enjoys no protection under legislation but does warrant consideration under local and national policy. In both local and national policy, and legislation there is no requirement to preserve architectural and historic interest of the building as is usually required under Section 16 of the Act in respect of listed buildings. As such it is reasonable, based upon the information provided, to require a metal window that accurately replicates appearance, proportionality, sections, general design and opening method. These aspects clearly contribute to character and appearance which is protected by legislation and local and national policy. In terms of the need to improve energy efficiency to meet building regulations, the use of slim double glazing and thermally broken frames will be considered but particular attention to the points raised above will still be required.

	Having reviewed the documentation, the proposed drawings are of good quality but raise a number of issues. It is not clear how big the sections proposed are, an amended drawing set annotating the glazing bar, meeting rails, rails and stiles etc sizes would be beneficial. It was noted that glazing bars at both 10-11 arcade buildings and 8-9 ranged from 20-25mm, meeting rails at approx 50mm, main stiles and rails at 45mm and larger transom sections are approx. 75-80mm. The revised sections should also show horizontal and vertical sections showing a relationship with the surrounding aperture, fascia panels and mullions as relevant. The other query that the manufacturer could clarify is whether the windows are indeed W20's or some type of residential alternative, this is unclear due to the section sizes variation. Further to this, beyond the conservation area designation is the local listing or NDHA status which requires a greater degree of attention be paid and further application of policy. In this instance it is noted that the original arrangements comprise of a central pivot casement with a bottom hung top light above, which can be produced by the manufacturer. It is suggested that the opening method is revised to faithfully reproduce the original opening method. Whereas there is no objection in principle to the replacement of the windows, particularly where changing them will bring about an ongoing viable use for the upper floors, the quality and detail of the windows should be exceptional to ensure the preservation of the arcades consistent appearance and ensure the preservation of character and appearance. In relation to local policy DM24, the policy requires high quality proposals that respect sense of place, context, character and appearance. The policy goes on to state the council will support the reinstatement or replication of original windows but subject to appropriate materiality and design. Moreover the policy also makes clear that proposals involving buildings of local interest should respect, support, and where possible, positively contribute to the essential character of these heritage assets. On this basis, it is considered that where the applicants initial submission is reasonable, it does not fully justify the approach taken and ensures the overall quality of the design. As such the applicant should be invited to make amendments
--	---

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 26/3/26