WORTHING BOROUGH COUNCIL

REPORT TO PLANNING COMMITTEE

14TH OCTOBER 2010

RECOMMENDATIONS

of the

EXECUTIVE HEAD OF PLANNING,

REGENERATION AND WELLBEING

The planning applications to be determined by the Committee will be available in the Gordon Room for Members to inspect from 1.30 p.m. on the afternoon of the meeting. Officers of the Planning Services Section will be present to assist Members.

HPRW/jb
Planning Section
Services Department
Portland House
Worthing
5th October 2010

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The Chairman has the discretion to change the order in which these applications are considered in an attempt to reduce the waiting time for members of the public.

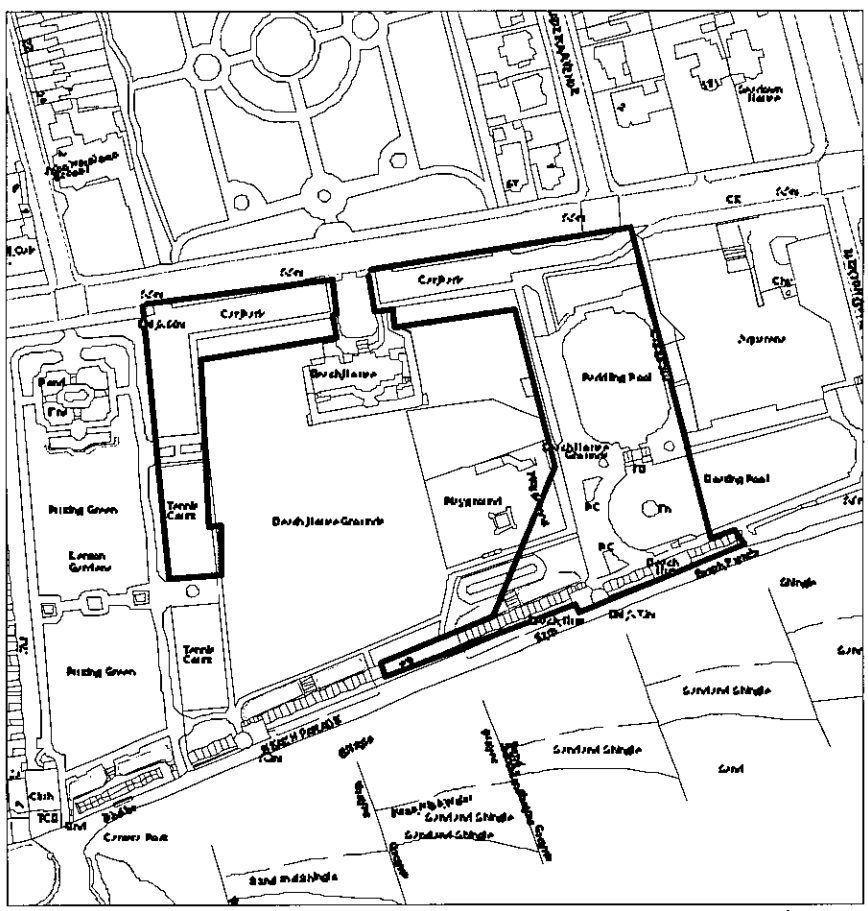
A location plan is included with each report for ease of reference for both Committee Members and the public. It is important to note that this plan is not to scale and is indicative only of the site area. For a definitive site plan, reference should be made to the 'red line' plan accompanying each planning application.

Mr J Lee
Worthing Borough Council

WB/10/0489/WBR3
CEN
JA

Location : The Aquarena Brighton Road

Proposal: Application under Regulation 3 for the construction of new swimming and health and fitness facilities for the public of Worthing. The facilities will include a cafe, competition pool, diving/learner pool, leisure pools with wet changing areas, a health and fitness suite with dry changing facilities, and flexible studio spaces and ancillary support spaces, provision of additional 72 surface car parking spaces and alterations to access.



Not to Scale

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1. THE PROPOSAL AND THE SITE

This application submitted by the Borough Council under Regulation 3 proposes a swimming pool to replace the existing Aquarena. The proposal is to build the new pool on the site of the existing paddling pool and part of the

former boating pool (now filled in and grassed over). The new pool incorporating a terrace and external waters would extend down to the seafront and connect to the raised walkway adjacent to the coastal cycle path.
The replacement swimming pool would include a 25 metre competition pool, a separate diving/learner pool together with inside and outside leisure waters, steam and sauna room, changing rooms and spectator seating for a minimum of 100 people. In addition, the replacement building would include a health and fitness facility with a suite for 100 exercise stations, 2 multi-use studios, 3 treatment rooms and ancillary staff/administrative space. The lobby would include space for a cafeteria. The entrance would be set back from the frontage of the site with a landscaped forecourt and space for cycle parking.

The existing vehicular access from Brighton Road would be utilised to provide for a coach drop off area and 7 spaces adjacent to the road frontage. The existing parking either side of Beach House is to be retained and additional parking provided by extending into the landscaped area either side of the Listed Building. The additional parking in this area has been reduced by 9 spaces during the course of the planning application and this is explained in more detail in the Planning Assessment. The existing parking adjacent to Denton Gardens is also to be extended in a southerly direction making use of one of the existing redundant tennis courts. The southernmost tennis court is to be replaced either by a new play area or would be used for beach volleyball. Apart from the additional parking areas, Beach House Grounds falls outside of the planning application site albeit that it is land owned by the Borough Council.

The design philosophy of the replacement swimming pool is set out in the applicant's Design and Access Statement. Essentially, the building has been designed to connect Brighton Road to the sea by fragmenting the building mass into a series of smaller forms that run north to south whilst the building is rectilinear in form fronting Brighton Road, the roof form curves around the park intending to accentuate the landscaped setting and provide a sheltered zone to the Beach House Grounds. The building opens up towards the sea, offering maximum views and allowing a *"free and exciting geometry for the leisure pool"*. It is submitted that the fragmented shapes and the lines created by the building would help to reduce the overall scale to relate more sympathetically to the massing of surrounding developments. The higher elements of the scheme relate to the health and fitness building at first floor level which extends out as a separate element and will be treated in timber cladding rather than copper which is to be used to clad the swimming pool element of the scheme.

The pool hall roof is made up of 4 copper strips and would measure 20 metres wide at the north end and a maximum height of 14.1 metres. This element of the scheme would extend 88 metres towards the sea and 'flare out' to be 30 metres wide maximising the southerly aspect and sea views. The pool hall roof would slope down to a height of 10 metres then increase up to a height of 13 metres towards the sea. The health and fitness timber clad element would rise up from a height of 8.5 metres at the northern entrance point to a maximum height of 15 metres towards the sea. This new pool building would

be approximately 4 metres higher than the existing Aquarena building although Members will be aware that the existing Aquarena has a chimney which measures some 24 metres in height.

The building would incorporate a basement to accommodate the pool tanks as well as the main plant room. It would have a raised ground floor approximately 1.5 metres above existing ground level and would have a gentle ramp leading up to the entrance across the landscaped frontage from Brighton Road. Adjacent to Beach House Grounds and the existing coastal cycle path, a glazed balustrade would be provided for safety and security reasons. The raised terrace would also step up to meet the raised walkway and the existing small octagonal kiosk. It is intended that the existing kiosk would be converted to provide a small cafeteria at first and ground floor level. The eastern section of the walkway would provide a sun terrace to be used in conjunction with the swimming pool. To restrict general public access, it is proposed to demolish the central section of the raised walkway together with the staircase up to the raised walkway. The development would also involve the demolition of two chalet blocks, toilets and other structures associated with the existing paddling pool. The Peter Pan play area would also be removed and it is not intended to relocate this playground.

The west elevation has evolved following pre-application consultation with English Heritage and the South East Regional Design Panel. The roof now curves down from Brighton Road more dramatically and up again to the sea. The elevation is broken up by glazed sections at ground floor level and angled bay windows. Solar glare has been a significant concern and this has clearly influenced the design of this west elevation with the triangular bay windows letting north light into the main pool hall. A perforated copper rain screen is proposed to these windows providing variation in texture and vertical elements. The north elevation is primarily formed of glazed sections, with the glazing at the southern elevation protected by solar glare and heat gain by the incorporation of a series of external fixed horizontal louvers. The east elevation, adjacent to the existing Aquarena, is to be clad in timber with a series of narrow windows punched within the timber module. The intention is to use a Western Red Cedar wood which naturally ages to a silver finish.

Amended plans have been submitted: reducing the number of parking spaces either side of Beach House; indicating a wall and railings along the Beach House frontage; minor elevational changes and; additional details regarding pest (seagull) control. In relation to seagulls the applicant submits that a combination of measures including spikes, netting and post and wire would be deployed although these would be used in areas not visible by the public.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

The applicant has submitted the following Design and Access Statement:-

"Brief and Objectives

'The project brief for the new Aquarena is to deliver a destination leisure facility that replaces the existing tired Aquarena and provide a new and exciting architecture to act as a eastern 'book-end' to the active beach zone of Worthing. It should be an exciting space that appeals to all age groups.

The facilities will include separate competition pools for diving and swimming; which should include a 3m diving, two 1m springboards and a 6 lane competition lap pool to comply with FINA & ASA standards. In addition to the competition facilities, leisure facilities include: pools, a flume, special water features, and steam & sauna rooms. Spectator seating for a minimum of 100+ people will overlook the competition pools. Ancillary support spaces include a wet changing village

The second major component to the brief is a Health and Fitness facilities; with a suite for 100 exercise stations, two multi use studio, three treatment rooms and ancillary staff/admin spaces.

An inviting lobby space including a reception and café should draw people into the facility from the landscaped entry piazza.

When the new facility is opened the existing Aquarena site will be redeveloped. As part of the brief for the site Wilkinson Eyre has been asked to investigate potential massing strategies to establish a masterplan framework for both sites.

Worthing's new pool will be a distinctive landmark, a 'destination', drawing in users from both the town and further afield and will be a sustainable development, responding appropriately to the natural environment of the seashore. The new pool will be an important anchor for the implementation of Worthing's Seafront Strategy, and help define the benchmark architectural quality for the new development proposed to replace the adjacent existing Aquarena site.

The principle objectives of the project are:

- *Integration with the overall strategy for the seafront*
- *Regeneration within a seafront context*
- *The delivery of a complex programme of leisure facilities*
- *The creation of outstanding architecture*
- *Sustainability as a design driver*
- *Provide an affordable development for the Town of Worthing*

Statement of Community Involvement

The feedback arising from the on-going consultation was generally favourable and complimented comments made by the Client Group. As a result of the feedback obtained, the following changes occurred to the design:

Redesign of the west elevation to respond to comments with English Heritage regarding the buildings relationship with Beach House Grounds with the incorporation of a low level window and projected window elements at high

level. Simplification of the roof form by reducing the number of 'strips' from five to four in response to comments at the SERDP presentation.

The exercise studios were increased in size after the existing instructors identified the need for larger rooms to accommodate anticipated class numbers. The Exercise Studios were increased in size after the existing instructors identified the need for larger rooms to accommodate anticipated class numbers.

Confirmation of the pool profile is still being reviewed with the swimming club.

The depth of the learner pool was established to accommodate 3m spring board diving, based largely on input from the centre's existing users to provide the same level of diving as the existing Aquarena.

The interface between the building and the promenade and Beach House Grounds, underwent extensive review with the planners and parks department. The planting strategy was altered to suit the Parks department's maintenance requirements and the planners influenced the boundary security provision.

The changing provision within the wet changing village increased due to the desire from many members of public and the pool users to provide more changing spaces.

Listed Buildings: Beach House

Adjacent to the site within the Beach House Grounds is Beach House, a Grade II listed building built in 1820 designed by John Rebecca, originally known as the Marino Mansion a regency beach side villa. The Beach House Grounds were purchased in December 1927 and laid out in 1937-1938.*

In 1917, playwright Edward Knoblock bought the house. His visitors included Arnold Bennett, J. B. Priestley, and Sir Compton Mackenzie. Knoblock refurbished the interior and forecourt of the property to the designs of Scottish architect Ormrod Maxwell Ayrton, while displaying furniture from the Thomas Hope collection he had bought from a sale at Deepdene in Dorking, Surrey.

This historic building is characteristic by its imposing architecture: sober, well proportioned, using only one visual material and colour which gives its presence and have made it a local landmark. Any new development, to respect its setting will have to respond to its height, building alignment and volumetric proportion.

But the architectural significance of the building also relates to its curtilage: care and attention needs to be given to the entrance and surrounding pillars/piers, Beach House Grounds itself (which by its simplicity emphasizes the dominant aspect of the building) as well as Beach House Park on the other side of Brighton Road, which is a flamboyant park surrounded by historic metal fences. The frontage of the Beach House along Brighton Road needs the appropriate degree of enclosure through landscaping or walling, detail of this will need to be agreed with the Council.

The proposal for the new swimming pool development which will be detailed in the next section of this document will describe a set of architectural principles to respects the surroundings of the historic building by developing:

- A landscaping strategy for Beach House Grounds,

- Mediating the massing of the building in height and scale,

- Setting back the new development from Brighton Road.

- Redefining the edge of the Beach House Grounds with the west elevation of the new building

The history of the Beach House and the surrounding Beach House Grounds is detailed in the Heritage Statement.

Concept/Site Response

The initial conceptual site strategy was to respond to the unique conditions of being between a busy road of small scaled buildings and the spectacular seafront, with open green space defining the western edge.

Our approach is to connect Brighton Road to the sea, fragmenting the building mass into a series of smaller forms that run north to south:

Responding on one side to the fragmenting scale of the residential properties along Brighton Road, practically rectilinear to reflect the competition pool geometry and on the other end, opening up towards the sea, offering maximum views and allowing a "free" and exciting geometry for the leisure pool.

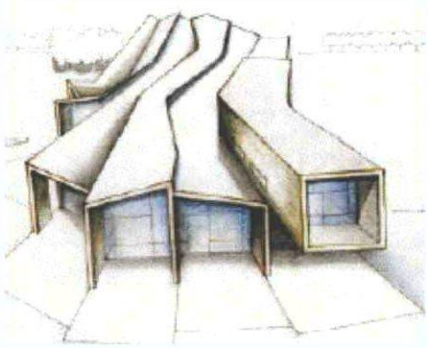
These sinuous parallel curving lines echo the wind swept lines in the sand and extend towards the sea like the defensive groins that run perpendicular to the seafront. These lines provide the primary spatial and structural spines of the pool hall roof form which fold down to form open 'tubes' of space that direct the occupants view. The roof forms curve around the park to accentuate the landscape setting and provide a sheltered zone to the Beach House Grounds. The Health & Fitness building mediates these geometries back into the orthogonal east edge of the site, providing a building line that is more urban.

The fragmented shapes created help to reduce the overall scale of the building, relating it to the massing of the surrounding developments, getting away from the non contextual "municipal swimming pool shed" typology.

We have set back the building facade from Brighton Road, aligned with the Beach House north elevation in order to respect the setting of the Listed Building and to provide a comfortable drop off area/ vehicle access zone and public piazza needed for a new civic facility.

The western façade of the building pays respect to Beach House Grounds by helping to redefine the eastern boundary of the park. The roof profile dips down at its mid point and rises up at the north and south to reflect the diving and leisure pool volumes; this profile provides variation in the profile of the façade and is reinforced by the varying spacing in the window modulation. A

low window strip at pool side allows visitors to catch glimpses of the activities within and provides a visual connection between the competition pool and Beach House Grounds.



In addition to the main building concept, we are proposing to open the centre portion of the beach chalet high level walkway, this will allow for the eastern half of the raised walkway to remain accessible from the park and the western portion to be secured within the raised terraces of the development. The primary purpose is to open up views to the sea from the park, restoring the visual relationship of the Beach House with the seafront, improving the setting of the listed building.

Building Form and Massing

The overall form and massing of the building responds to the uses of the leisure activities. The building can be seen as two parts; the pool hall form of the curvilinear lines and the more geometric form of the reception, changing facilities and health and fitness wing. The two forms complement each other by their material differences; one as a copper form complemented by the other timber clad form, both open ended tube forms relating to the site conditions.

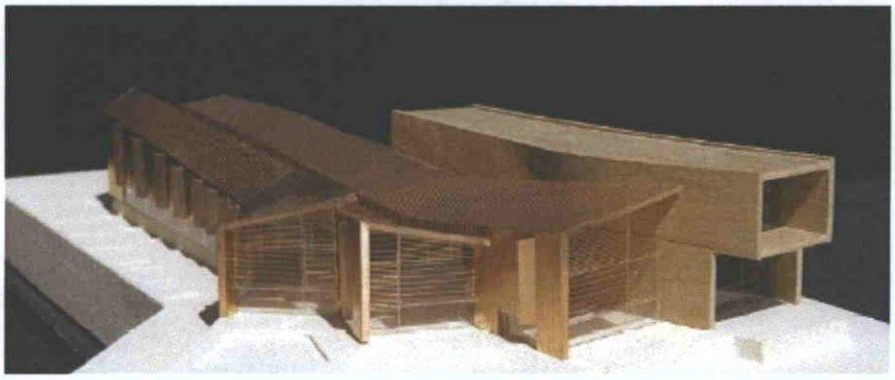
The pool hall form is created by the diving and competition pool's rectangular form which is encased by the predominantly rectangular plan form of the building which expands out towards the sea responding to the free flowing forms of the leisure pools. The roof profile dips down to create a volume that opens up to Brighton Road and the sea while creating generous internal spaces for the two separate pool halls. The roof height along Brighton Road is dependent on the plummet height requirements for a 3m high spring board diving pool, while still respecting the height of the adjacent Beach House.

The health and fitness wing mediates between the straight line of the east site boundary edge and the curvilinear pool form, through a series of geometrically determined curved forms of radius' and straight lines. It is set back from Brighton Road to provide generous entrance piazza. This form efficiently contains the various programmatic uses within of entrance, reception, changing facilities, health and fitness suite and studios. The overall mass steps up vertically as it rises towards the sea, providing a 'book end' to the development when seen from the western beach approach of Worthing.

The whole of the ground floor is raised above the natural ground level by approx 1.5m to take advantage of views to the sea, and to maximize the efficiency of the pool and basement construction. Elevating the ground plane also addresses potential long term flood risks.

The average width of the pool hall roof is 20m at the north end, made of four 4 copper strips 4-7m wide which undulate 88m towards the sea and flare out to a 30m wide capturing the spectacular views of the sea with the fully glazed 10m wide glazed walls. These strips, 14m tall at Brighton Road sloping down

to 10m at the mid point then back up to 13m at the sea, run parallel to the 15m wide timber form that steps up from 8.5m at the lobby steps and slopes to 15m towards the sea and cantilevers up towards the sky in a picture frame volume, a dramatic architectural gesture reaching towards the sea. The timber clad volume has thin window compositions that take advantage of views of the sky along the eastern façade and panoramic views of Worthing on the west façade.



Building Organization and Layout

The key aim of the architectural design is to deliver a building which will provide quality sports and leisure facilities for Worthing. The development of the building brief and the design of the internal spaces of the building have informed the overall building form and external appearance.

The central concept of the scheme has been to create a public entrance to the building, at the "heart of the site": offering an immediate overview of the key activities within the building, with direct views to the pools, the sea, the café, the health and fitness entrance at first floor and the spectator seating area.

This spatial arrangement and circulation diagram reduces the number and length of corridors, allowing the various activities taking place within the building to flow together, organising the spaces along a series of linear routes from the entry to the pools, or the entry to the health and fitness suite, following the flowing lines of the geometry. Visitors move from the outdoor entry piazza to a welcoming entrance lobby, cafe, reception, changing village to poolside.

The entrance lobby and cafe will have views to the main pool hall and further to the seafront, a double height space with clear circulation routes to upper levels.

The ground floor is designed to be as efficient as possible, with administration and reception overlooking the entrance lobby, a large village changing facility with views and access to the pool hall. A member's sauna and steam area is located at the south end of the building with views of the sea.

The first floor level comprises of spectator seating for competition pool hall, administration offices, health and fitness changing and fitness suite overlooking the leisure pool hall.

The second floor is primarily occupied by the health and fitness flexible studio spaces and additional administration offices.

Two stairs cores are located in the building to provide well spread means of escape in additional to the general circulation through the main lobby stair and the passenger lift adjacent to the main lobby stair (doubling as a goods lift).

Plant rooms are in two locations to ensure the efficient service distribution for the two primary uses of the building. The raised ground floor level allows for a cost effective basement plantroom construction, housing the pool tanks and the associated water filtration equipment. An additional escape stair is provided along the eastern façade that provides access from the basement.

The second plant room is at the second floor servicing the health and fitness club.

The EDF substation and chemical store are located at ground floor, to the side of the entrance piazza to guaranty vehicular access with direct external access.

Security is a key consideration for the design of any leisure facility. In the case of the new Aquarena, the seaside location brings particular issues that the design as proposed seeks to address. The raising of the building from ground level deters intruders from gaining access to the outdoor terraces with the use of high level balustrading (1.4m) from the terrace level and landscaping.

Materials and Construction

External Materials Palette

In our view, one of the most important aspects of high quality architectural design is buildability within the context of a given budget and programme. Integral to this process is constructive, ongoing collaboration with engineers and contractors, who are an essential and involved component of the design team.

The obvious primary functional issues informing external material selection are the exposed marine environment and south facing aspect of the site. The challenges of preventing saline accelerated deterioration are accompanied by the impact of sustainable design with particular respect to the potential for heat gain.

Wilkinson Eyre has explored materials that are hard and 'sea-side' materials that look good when weathered and do not rely on maintenance of a painted or varnish finish to provide a protective layer. It is even more critical that an exceptionally robust palette is selected given the particularly aggressive micro climate of swimming pools.

The internal environment of a modern pool is necessarily hot and humid and exerts water pressure on the outside walls. Masonry walls with their mortar joints and porous texture are prone to vapour penetration with a resultant pattern of dampness on the exterior face. The ideal containment is with panels containing inbuilt vapour barriers.

We have settled on a palette of naturally finished copper, and timber for the envelope of the building combined with integrated substantial glazed panels, creating the effect of "picture frames" to the windows and roof-lights. These finishes will require minimal maintenance and complement each other aesthetically.

Copper is a material that truly 'roots' itself to its site; the material metamorphosing from its traditional rich, reflective copper red through to the dull dark browns and further to the vibrant green patinated finish. We intend to use copper in two different forms; the primary wall and roof surfaces using flat cladding panels and the projected windows using a perforated rain screen system. The two different finishes will create variation along the length of the western façade, while applied within the same 600mm vertical module.

Timber construction in coastal resorts has rich metaphors, from boat construction through to the rich candy colours of the changing chalets. We believe a lighter coloured material is appropriate for the health and fitness wing, Western Red Cedar wood being a material that ages back to a beautiful neutral silver finish. The timber cladding is composed of horizontal planks with the punched windows inserted within the timber module.

To reduce solar glare and heat gain to the south mainly glazed elevation, we are proposing the use of a series of external fixed horizontal louvers. We envisage an anodized aluminium set of rectangular sections, attached to the glazing mullions behind by vertical brackets. These louvers will vary in thickness, depth and spacing ratio to complement the 'Mondrian' effect already created by the glazing modules.

Additional materials include the painted render along the exposed foundation walls creating a shadow gap between the building and the landscaped ground plane.

Environmental Design and Sustainability

Building Systems

The sustainability and environmental performance of the building is very high on the agenda. The aspiration is to achieve BREEAM 'Very Good'. With the help of AECOM, we have developed a series of systems aiming to reduce the carbon emissions of the building:

Firstly to ensure that the building form and materiality is appropriate to maximise the passive design opportunities with a view to designing out mechanical solutions where ever possible.

Secondly to ensure that the mechanical, electrical and water filtration systems installed are all state of the art, utilizing the best and the most efficient technologies available.

Thirdly to supplement the systems in place with the most appropriate green technologies that maximise energy generation on site.

By reducing the volume of building's energy-in use an opportunity is created to generate the bulk of what is required by the on-site renewable application.

As a coastal, high thermal load based, multi function and variable frequency occupancy development that has a constant demand, Worthing Pools require a robust, reliable, maintainable and accessible system that is based on recyclable heat generated in main by a renewable source.

Having assessed the loads and carried out a feasibility study, we propose to supplement the Combined Heat and Power (CHP) generator with a reversible heat pumps coupled with a closed loop borehole field for all the heating and cooling requirements.

Energy Statement

The Worthing Aquarena development includes the provision of internal swimming pool facilities, and will therefore have a requirement for heating all year, in order to heat the pool water and maintain internal environmental conditions commensurate with such a facility. The extent of space heating required by the development will fluctuate throughout the year, depending on the external ambient temperature.

Although it is understood that there is no target for the reduction of CO2 emissions, or any requirement to provide renewable energy or low carbon technologies to satisfy planning requirements, in order to limit the CO2 emissions from the development, suitable technologies have been identified by AECOM, and will be employed within the building. Additionally, heat-recovery systems will be provided within the primary heating and mechanical ventilation plant wherever possible, to capture useful heat and limit the energy consumed.

The heating requirements of the building will generally be satisfied by gas-fired condensing boiler plant, however, it is intended that a Combined Heat & Power (CHP) will also be provided with sufficient capacity to offset the 'base' heating load of the building. The electricity generated by the CHP unit during the heat generation process will normally be consumed within the building.

The development does have a requirement for mechanical cooling, albeit not in the pool halls, and it is likely that these cooling requirements will be satisfied by employing a Ground Source Heat Pump (GSHP), comprising heat-exchangers accommodated within the structural foundations of the building. The GSHP will have the ability to provide cooling for use within the building when demands dictate, and useful heat for use within the building at all other times. In the event that site investigations reveal the ground conditions are not suitable for a GSHP, a high efficiency air-cooled chiller will be utilised to satisfy the cooling requirements of the building.

Where fans and pumps are provided for the purposes circulating air and heating / cooling water throughout the building, they will employ variable speed / inverter controlled motors, to further increase the energy efficiency of the engineering services systems.

BREEAM Statement

Worthing Pool is being assessed under the BREEAM Bespoke 2008 scheme. The client would like to target a "Very Good" rating.

The BREEAM assessment process is a two stage assessment. The interim certificate is awarded at the end of Stage E, prior to the start of construction. This is an assessment of the design intent. The final certificate is awarded once construction has been completed; this demonstrates that all the sustainability initiatives that were included in the design have been implemented in the completed building.

A review of the current design proposals was carried out on 22 February 2010 to establish which credits the design team should target to achieve "Very Good" rating and which additional credits would need to be targeted in order to achieve an "Excellent" rating.

This review has been carried out at Stage C and at this stage there are the following risks associated with targeting individual credits:

- *For some credits there is insufficient information at Stage C to determine whether the credits can be achieved at design stage;*
- *For some credits they can be targeted by the design team, but it is up to the contractor to ensure that they are implemented successfully;*
- *Some credits require commitment from the client/end user in terms of ongoing maintenance;*
- *The BRE has not finalised the credits that will be included within the bespoke assessment, therefore they may include or exclude some of the credits that are shown at this stage.*

External Works/Public Realm

Design Summary

Wilkinson Eyre has been appointed to undertake hard landscaping design in conjunction with Worthing Borough Council Parks and Foreshore Manager for the soft landscaping aspect of the project.

We are mindful that this project is not a new initiative and that considerable work has been undertaken to set the framework for its development, particularly in the planning arena relating to policy. It is also clear that positive progress has already been made in identifying the existing Aquarena site as a key development anchor for Worthing.

The landscape strategy of Beach House Grounds, outside the designated site boundary, does not form part of this planning submission, the design illustrated is indicative of Worthing's aspiration for the adjacent park and will be developed further with the Worthing Borough Council Parks team. Landscaping in relation to the Beach House is intended to enhance the frontage of the listed building and is still under investigated.

The landscape proposals that 'knit' the new pool to the wider realm comprises of a hard, pedestrian entrance piazza to the north and a southern extension of the building functionality out towards the seafront. The landscape responds both to the building form, its materiality and functionality; and also the

windswept coastal location with the natural environmental processes that occur along the shoreline.

From the interior spaces, the pools extend outwards into the landscape in a seamless melding of internal and external environments. In response to the architecture, the landscape facets into niches where an outdoor leisure pool, poolside activities and splash play features are to be located. The activity areas are surrounded by a landform of seat walls – an allegorical 'back-dune' created from the risings of the site works that are reminiscent of the depositional processes occurring along the shoreline. The 'back-dune' will also provide shelter to the external activity zones from strong on-shore breezes, and a means of accessing an elevated seafront promenade atop the existing raised walkway which becomes secured to the Aquarena through the proposed removal of the central walkway.

The 'back-dune' will consist of simple "soft landscaped pockets" and elevated hard landscaping zones for family picnics and relaxation, with views both outwards to the sea and back towards the building and the surrounding historic landscapes. The eastern edges of the lawn area morphs into sinuous, wave like patterns of low growing native and ecological planting that help ground the landscape in its regional context and encourage local biodiversity.

It is envisaged that there will be hard and soft landscaping to the new piazza adjacent to the main entrance of the building; hard and soft landscape will be provided along the beach parade; a footpath within the Beach House Grounds will be incorporated and the raised terraces of the scheme will be predominantly hard landscaping.

The planting strategy for the site and the adjacent Beach House Grounds, outside of the site boundary, will be carefully selected to promote biodiversity. As part of the BREEAM assessment Worthing Borough Council have appointed a Phase One habitat survey to be conducted. Existing trees within the Beach House Grounds have been evaluated for their condition; the degree of retention and planting of new trees, which is intended to restore the original framed view of the Beach House are still under investigation.

Access Statement

Vehicular Access Design

The transport assessment and travel plan that accompanies this application describes in detail the strategy developed for vehicular access to the site, building servicing and the means of transport for the projected visitor numbers.

The north inlet road accessed from Brighton Road provides a zone for coach drop off, access to vehicular parking spaces, and access to the vehicular parking extension adjacent to the Beach House Grounds. Access to the western parking extension will be from Brighton road on the west side of the Beach House. Disabled parking spaces will be provided directly adjacent to the western edge of the building with paved access directly to the entrance and in the western extension closest to the beach zone.

The breakdown of the vehicle parking spaces is as follows:-

7 at the Aquarena 28 at the eastern Car Park (incl. 8 disabled) 104 at the western Car Park (incl. 4 disabled) Total within Site Boundary: 139 spaces

The north inlet road accessed from Brighton Road provides a zone for service vehicles for deliveries and maintenance. Within the site an unloading area, bin store, general store and a chemical store for the building are provided, all in close proximity to the building entry.

Service vehicle trips are expected to be infrequent and timed to take place out of the peak visitor periods. Delivery and access to the Chemical Store has been considered, an average one month delivery of chemicals is envisaged and the management of these deliveries will ensure compliance with all Health & Safety Policies. An access panel under the paving at the entrance will provide an access point for the replacement of plant equipment that cannot be accessed via the main elevator or access stair from basement. There is the provision for an EDF substation at the northern edge of the building that has direct access from the delivery area.

It is required to provide fire brigade access for a high reach appliance to 50% of the building façade. This requirement is fulfilled by the full access along the north Façade via the inlet road and the new ramped piazza, accessed from Brighton Road, south façade via Beach Parade and along the west façade via the Beach House Grounds.

Conclusion

In developing the designs for the Worthing New Aquarena the design team has responded to the ambitions and the vision the client, Worthing Borough Council. The new proposal seeks to create a building that contributes to the regeneration of Worthing's seafront and a unique building that will inspire its users.

The proposals include a broad range of improvements to the site and significant enhancements to the public realm, bringing life to the seafront once more. The building proposal has been modelled so as to reinforce the urban grain of the area and respect the prevailing built form of Brighton Road. Active frontages and uses have been proposed for the ground floor so as to animate access along Brighton Road, the Beach House Grounds and Beach Parade.

The benefits brought by the new Aquarena will reinvigorate the local area and have the potential to instigate the further redevelopment that is needed in this part of Worthing. The opportunities offered by the building will be fully inclusive offering easy access to all.

The elevations and the proposed palette of materials are contemporary though subtle and seek to reflect the building's function and ambition. It is also sympathetic to the adjacent listed building, the wider context of Worthing and the immediate environs of the site and its prominent position on the seafront.

The design is intended to give the building appropriate stature, as befits its location and civic importance, however, the site strategy, massing, articulation and materials proposed are intended to establish a relationship with the

neighbouring buildings and the wider town such that the proposal is not at odds with its physical environment.

The environmental strategy for the building should establish it as an exemplar scheme taking advantage of renewable energy sources and utilising low energy and passive environmental systems seeking to minimise energy consumption. The proposed development is designed to be sustainable offering many positive benefits to the local area from an environmental, economic and social perspective.

The proposals for the Worthing New Aquarena are of a very high quality and the development will offer significant benefits to the town of Worthing and the wider area. The building has the potential to be regarded as an exemplar scheme in many aspects of its design and will be a positive addition to the built heritage of Worthing."

Transport Statement

The Transport Statement makes the following conclusions:-

"The proposed swimming pool in Worthing will create a landmark development and will play a role in the regeneration of the Worthing Seafront. The development proposals are for a new swimming pool containing a competition pool and a leisure pool, in addition to ancillary facilities such as a health and fitness centre on the site.

The development is located directly to the west of the existing swimming pool and will be erected such that the existing pool can remain open while construction is taking place. Pending the completion of the construction phase, the existing pool will subsequently close.

Worthing Swimming Pool is located approximately 800 metres to the east of Worthing town centre and 1.5km south west of Worthing Rail Station. The A259 Brighton Road runs along its northern boundary, with Merton Road to the east, the promenade and seafront to the south and a park to the west.

Given its location close to the town centre, there is a good public transport provision in the proximity of the site. Two bus services operate along the A259, providing regular connectivity to settlements to the east and Worthing town centre to the west. In addition, a further four services operate along Lyndhurst Road to the north of the site.

The site is within walking distance of the town centre and has good pedestrian routes in the vicinity of the site, with controlled pedestrian crossings located close to the east and west of the site access. This provides a safe route for pedestrians to cross the A259 Brighton Road. It also has linkage to the Seafront cycle lanes to the south of the site which run from the east and connect to the seafront and Worthing town centre. Vehicular access is via a T-junction with Merton Road and the A259 Brighton Road.

The proposed swimming pool in Worthing will create a landmark development

and will play a role in the regeneration of the Worthing Seafront. The development proposals are for a new swimming pool containing a competition pool and a leisure pool, in addition to ancillary facilities as well as a health and fitness centre on the site. The full development proposals are listed below:

Approximately 800m2 GFA Competition Pool Area;
Approximately 580m2 GFA Leisure Pool Area;
Approximately 900 m2 GFA Health & Fitness Centre;
Ancillary facilities including a lobby, reception, cafe and steam room / sauna.

The development is located directly to the west of the existing swimming pool and will be erected such that the existing pool can remain open while construction is taking place. Pending the completion of the construction phase, the existing pool will subsequently close.

A full assessment of the existing and forecast trip generation of the development has been undertaken along with an assessment of the net impacts by mode The proposed scheme is not likely to result in a significant impact on the peak hour road network, although the development proposals are likely to result in an intensification of use and subsequently will result in a net increase in trip generation. However, the proposed leisure facilities such as swimming pools and health and fitness centres tend to have peak occupancy early in the mornings, lunchtimes, later in the evenings and at weekends. In addition it is envisaged that the location of the site close to the town centre and the seafront together with Travel Plan initiatives will help to minimise the impact of the development on the local highway network.

The development proposals are for a new swimming pool containing a competition pool and a leisure pool, in addition to ancillary facilities as well as a health and fitness centre on the site. The development proposals include 139 car parking spaces with the provision for cycle parking to be allocated in line with the demand profiles at the site.

In order to prepare forecasts of future trip generation and parking demand, two alternative approaches have been undertaken; Approach 1 - In the absence of detailed usage forecasts for future years, discussions with the leisure centre manager have indicated a likely uplift in demand of 30-40% following the completion of the proposed development. Accordingly existing trips have been factored by 35% to derive likely future demand; Approach 2 - An alternative approach has been undertaken using the TRICS database trip generation forecasts to derive the potential trip generation of the development proposals based on similar sites elsewhere. This approach is considered robust, particularly for the Saturday, where activity at the comparable sites much higher than expected.

These assessed the impact of the proposed development on the 2013 base traffic flows for the weekday AM (0800-0900), PM (1700-1800) and Saturday peak hour (1000-1100) at the site. Traffic impact analysis indicates that the predicted trip generation will not lead to a significant impact on the adjacent highway network. Link impact analysis has been conducted for the A259

Brighton Road which suggests that the development will have a minimal impact on the link capacity of the road. The development traffic has also been added to the A259 High Street / A259 Brighton Road / The Steyne junction to the west of the site. This is a key junction from the site into Worthing town centre. The impact analysis suggests that the development will not affect the operational efficiency of the junction. A PICADY assessment was also conducted for the site access junction with Brighton Road. This indicated that for all time periods, the junction operated well within capacity.

The proposals involve the redevelopment of the existing Beach House east and west car parks to provide additional car parking. These car parks are currently identified for use by both Aquarena visitors and by the general public. Parking accumulation assessments have been undertaken based upon the forecasted development parking accumulation and existing parking demand. These indicate that on a typical weekday there will be more than sufficient parking supply to accommodate the additional development traffic. For the Saturday peak however, there may be an overspill of car parking where demand outstrips the supply. The town centre is adequately provided for in terms of car parking with car parking provided throughout the town centre, both close to the seafront and to the retail core. It is understood that none of the existing car parks operate at full capacity with spare spaces around the town centre throughout the day. Aside from the car parking adjacent to the site, there are further spaces available on-street and a further 644 public off street spaces within 0.5km of the site and a further 1223 public off street spaces within 1.3km of the site. Accordingly it is considered that there is sufficient car parking capacity within the vicinity of the site to accommodate typical demand with sufficient provision nearby to accommodate potential peaks in demand.

A Travel Plan has also been produced in conjunction with the Transport Assessment. A package of measures has been developed which seeks to reduce the number of private vehicle trips generated by the Aquarena and to encourage visitors and staff to use sustainable modes of transport to access the site. The Travel Plan also details mode share targets for the development for both visitors and staff."

Heritage Statement

The Heritage Statement considers the significance of the structures on the site and assesses the impact of the proposed new pool building on the existing built heritage and its setting. The following is an extract from the report which assesses the impact of the development:

"Impact Assessment:
The proposed new Aquarena building would entail the demolition of some existing unlisted structures and would also affect the setting of the grade II listed Beach House although there may be some scope for mitigating adverse effects here by a programme of planting. The new development might also affect the setting of the adjacent Farncombe Road Conservation Area.*

Demolitions

The erection of the new Aquarena building, as presently proposed, would entail the demolition of all the present structures on the site, that is to say the splash pool, the boating lake, the ornamental bridge over the cut between them, the two small lavatory blocks and the two short rows of beach huts on 'the southern border of the site. It would also entail the removal of the Peter Pan Playground and the central section of the elevated promenade on the southern boundary of Beach House grounds and the appropriation of the south east corner of the grounds. On the north side of Beach House, the proposed enlargement of the car parking area would necessitate the removal of several Regency-style rectangular piers associated with the forecourt of the listed house.

While the loss of the 1930's pool complex may be regrettable to some, the structures and layout are not of particular architectural or historic value. It seems very unlikely that the structures would be considered listable by English Heritage. The Beach Chalets and promenade at the south end of the Beach House lawn are included on the Worthing Local List, but the removal of the central section of the elevated promenade would be a positive enhancement to the views from and to Beach House from the south. At present the elevated central section of the promenade with its loggia beneath looks uncomfortably like a motorway bridge at the bottom of the garden. The removal of the Peter Pan playground would also be a positive enhancement to the site. At present this scruffy enclosure is detrimental to the landscape setting of the listed building. The Regency-style concrete piers flanking Beach House by the present car park clearly date from after 1946 (see fig. 9 which is a view of that date where the piers are absent) and probably date from the refurbishment of Beach House in the early 1980s. They have no historic significance.

The Effect of the proposals on the setting of Beach House

Two elements of the proposals will have a considerable visual impact on the setting of Beach House: the new Aquarena building and the enlarged car park.

The new building will be visible in views along Brighton Road of the front of Beach House (Fig.18) and also in views' looking east across the south lawn of the house (Fig.19), but Brighton Road is already a busy thoroughfare and the new building will not look unduly out of place on the street frontage. It is likely that the views along the Brighton Road will be softened by some tree planting, in addition to that already existing, and the contrast between the new pools and the listed building will be less stark than appears from the perspective view. The immediate frontage of Beach House is defined by the walled forecourt, which clearly separates the entrance of the building from its surroundings.

Views eastwards across the south lawn are already compromised by the existing Aquarena building (fig.20) which closes the view behind the Peter Pan Playground. The new pool would be closer to Beach House than the existing pool building. There is a certain amount of existing tree-screening but as presently proposed the greater part of the pool would be exposed to view.

While there is nothing wrong with appearance of the pool itself, its strong presence would detract from the primacy of Beach House in its own grounds - a primacy which has been gradually eroded over the last half century. Another cause for concern is that the proposed apron at the south west corner of the new pool would encroach considerably on the grounds of the house. This area is presently occupied by the Peter Pan Playground, which is certainly unsightly but perhaps more consideration should be given to how best its replacement could harmonise with the existing landscape.

The enlargement of the car park on both the north and west sides of Beach House would have a relatively minor effect on the setting of the listed building. There is already car parking on the north, and part of the east sides. The doubling of parking provision on the north side would not be a significant change to the present arrangements and would have only minimum additional impact on the setting of the listed building. The post-war concrete piers on the southern edge of the car park would have to be removed or re-set but this is a minor concern.

Extending the western car parking area over the present tennis courts would bring cars much nearer to the beach and would be very conspicuous from the elevated' promenade. In other respects the proposal seems a sensible use of a space which is presently under-used. The extended car park would be less conspicuous from ground level and might benefit from some kind of solid enclosure on the east side to separate the parking area from the south lawn of Beach House.

Possible Mitigation

At present the landscaping for the proposed scheme is apparently still under discussion. One option worth considering is the restoration of the tree planting which originally framed Beach House in views from the beach. This would have the benefit of restoring something of the original setting and enhancing the importance of the house itself and such plantations would considerably lessen the impact of both the extended car parking and the large new pool building.

The effect of the proposals on the Farncombe Road Conservation Area

The north frontage of the proposed new pool would be fairly close to the south west corner of the Farncombe Road Conservation Area, which lies on the north side of the Brighton Road. The character of this small conservation area is predominantly domestic, with some substantial detached villas of the 1870s and 1880s, semidetached houses of the late 19th and early 20th centuries and some later 20th century infill. The new pools building would be visible from the south end of Farncombe Road in an oblique view but the new building would have no significant effect on the character of the Conservation Area.

Conclusion

The proposed new swimming pool building would certainly have an impact on the setting of the Grade II listed Beach House, but the negative aspects of the impact could be mitigated, most easily by judicious re-planting of the screen of large trees which once framed the house. The impact of the enlarged car park*

would be most pronounced at its southern extremity near the beach but, again, the impact could be mitigated by enclosure and by planting."

Tree Survey

The application also includes a tree survey which assesses tree quality based on the following British Standard categories as follows:-

- Category B – Trees of moderate quality and value, expected to make a significant contribution for a minimum of 20 years.
- Category C – Trees of low quality and value but which could be retained for a minimum of 10 years to allow new planting to establish, or young trees with a stem diameter below 150mm.
- Category R – Trees, trees in such a condition that any existing value would be lost within 10 years or should in context be removed for reasons of sound arboricultural management.
  - Sub category 1, mainly arboricultural values.
  - Sub category 2, mainly landscape values.
  - Sub category 3, mainly cultural, historic and conservation values.

The arboricultural impact assessment concludes that:-

*"**5.2.1 The Aquarena***
The Aquarena paddling pool site is screened from the highway and car park with a narrow belt of young Holm Oak, Corsican Pine and Thorn trees (1576-1594). The young trees are developing well and are a significant feature now to the locality. They have been downgraded from Category A trees because of their relatively small size and graded as B2 because of their group value in a prominent public location.

The group falls within the indicative entrance to the building and the retention of even some individuals would not be practical and fit into the proposed new layout and landscaping. The one mature Sycamore (1594) shows good vitality, is large and prominent but has been graded as a B3 tree because of its slightly impaired condition showing some dieback at the top of the crown consistent with its exposed position and previous storm damage. It is a surviving tree from the previous groups which surrounded Beach House. The existing landscape mound at the front of the Aquarena has the form of a rockery but has long since lost its landscape quality. The three trees present (1573 - 1575) on the top have probably been self set from seed and although now developing into significant small trees are growing too closely to the adjacent wall and would have to be removed in any case to prevent damage.

5.2.2 Beach House Grounds
The trees within Beach House Grounds are not directly affected by the construction and their retention will depend upon agreed landscape proposals to provide an appropriate setting for the innovative fluid form of the building and associated paths and connections with the landscape. The linear blocks of screening trees along the existing Peters Pans Playground would not be appropriate to these and the relatively small size of the trees would make their

replacement with semi-mature specimens in a more sympathetic layout relatively easy. They have however been assigned B2 status because of their prominence and group value and some groups at the western end could well be retained where they fit in the design. The larger mature Sycamores (09450, 1081, 1068, and 1067) again will have to be considered on their merits to the design but they are in a reasonable condition for their exposed location and with appropriate pruning could make a significant contribution to amenity as mature features for over 20 years. They must also have additional historical value as survivors of previous gales which devastated the mature treed parkland setting of Beach House.

The tree groups to the east and west of Beach House make a significant and maturing contribution to both the park and the setting of the Listed building, Beach House. They appear to be outside the direct impact of the proposals and are generally in a young mature stage of their life with a long safe, useful life expectancy. It would appear that they are of a similar age and planted to replace losses in the Great Storm of 1987.

***6. Future tree planting**.*
Replacement and new landscape planting will have to take account of the difficulty in establishing trees in this exposed maritime location; the species palette will therefore be limited to those tolerant species such as are found existing in the locality. The site also has significant cultural and historical value as the setting for the Listed Building and the existing young and developing young maturing tree groups were planted as part of landscape restoration works after the Great Storms of 1987 and 1990."

To support the loss of informal open space, play facilities and the paddling pool the applicant has submitted the following statement:

BEACH HOUSE GROUNDS (BHG).

Masterplan:

The Council's Masterplan allocates BHG and surrounding area as an active beach/seafront zone. The thinking behind this aspect of the plan was to move the centre of gravity for seafront activity eastwards in order to maximise the economic vitality of the whole seafront for the benefit of the town. Although this concept was never fully fleshed out the approach has been accepted and supported through several rounds of consultation over the development of the Masterplan.

Some initial progress has been made to develop the concept on the ground. Sea Change funding has been secured to redevelop the seafront and promenade around Splash point and a relatively little used shelter to the south of Steyne Gardens is in the process of being leased to a cycle hire concession. A number of beach chalets in the south west corner of BHG have been developed as studios and display spaces for local artists and makers.

It is anticipated that the building of the new swimming pool complex will provide the catalyst to drive the active beach/seafront zone project towards full and complete expression as envisaged in the Masterplan.

Current Use:

Currently BHG is used for informal recreation and occasionally to support other major town events such as the annual Worthing Festival.

Formal use is limited to the existing free paddling pool and the Peter Pans Playground which is operated under lease and is a 'pay on entry' play facility for children.

Formal use of the tennis courts ceased after the adjacent Beach House Park hosted the World Bowls Championships in 1992 when 6 newly refurbished tennis courts were provided in Homefield Park. Since that time there has been little or no demand for tennis that cannot be met either in Beach House Park or Homefield Park. For a period temporary skateboard/BMX ramps were provided within the southernmost tennis court block but this activity was not continued after the ramps were removed.

The adjacent Denton Gardens accommodates an area of formal planting plus a recently installed mini (crazy) golf course.

Future Plans:

Paddling Pool - The Council has always accepted that the decision to construct the new swimming pool on the chosen site will mean the loss of the existing free paddling pool. It has however acknowledged that this is compensated by two factors, firstly the re-opening of a refurbished free paddling pool at Brooklands Park and secondly the decision to ensure that some 'outdoor waters' will be re-provided as part of the new pool complex. Although it is acknowledged that the external water areas provided as part of the new pool will not be free access, the provision of enhanced water features (yet to be fully determined) will increase the attractiveness of this facility. Additionally there are 'in principle' plans to look to provide a new 'wet play' facility or splash pad to seek to replace the Peter Pans facility (see below) and the paddling pool.

Play Provision – It has always been accepted that the provision of the new pool will result in the loss of the existing Peter Pans play facility. The facility, although popular, has become increasingly dilapidated and ramshackle and its loss and replacement has been seen as a very positive enhancement to the area and even the setting of Beach House.

The Council has previously commissioned consultants, Ustigate to provide outline proposals and costings for the provision of a wet play area incorporating splash pads and similar features. The facility would be free to access. The Council's aspirations are yet to be fully worked up but a consultation event to be held in BHG in August (see below) will seek the views

of the public and users on the basic proposals. Funding is likely to come from a combination of capital receipts from the sale of the current Aquarena site and associated s.106 contributions for children's play provision; this has yet to be agreed in detail.

Sand Sports – In conjunction with local clubs the Council has sought grant funding towards the provision of a sand court for such activities as sand volleyball and soccer. Sand volleyball in particular is an increasingly popular Olympic sport and 2012 gives a real opportunity to deliver a new activity to the area as well as Olympic legacy provision. The Yellow-wave facility in nearby Brighton is an example, albeit on a larger scale than currently proposed.

BMX – There is already extensive 'default' use of parts of the seafront by youngsters for BMX and skateboarding. A local developer has pledged funding towards the provision of a facility in BHG to focus and control this activity. Although not yet developed or agreed, the idea of adding this activity to the active beach/seafront zone mix is under consideration.

3. CONSULTATIONS

South East Regional Design Panel comment as follows:-

"Summary

We think this is an excellent proposal with the prospect of being an outstanding building and one which we are happy to endorse. It has the prospect of being a highly distinguished addition to Worthing's seafront and it sets a new standard for swimming pool and leisure centre design. Our only reservations are with the treatment of some of the surroundings on the park side although we recognise that this is work in progress and there is scope for further improvement.

We are also very pleased to see that the Panel's advice about the importance of master planning the wider area has been followed up and we welcome the early studies that the architects have prepared for the redevelopment of the current Aquarena. We would be happy to advice on these further as ideas develop.

Our detailed comments are as follows:

Background

The site for the new building is immediately to the west of the town's present swimming pool, which has an unprepossessing appearance and apparently suffers from a number of serious defects. The building is not, considered suitable for refurbishment but it needs to remain operational while the new pool is built alongside. The challenge for the architects, in addition to meeting the requirements of the brief such as the separation of wet and dry areas, is how to respond positively to three sides – the seafront, Brighton Road and

Beach House - without knowing the nature or form of the development on the fourth side.

This part of Worthing's seafront is designated in the town centre Masterplan as an 'active beach zone'. Since our last meeting, Wilkinson Eyre have been commissioned to do some masterplanning work for the existing Aquarena site, and the option studies have been helpful in showing how there could be a fruitful relationship between the two areas.

Setting and Siting

At our last meeting we noted the appealing contrast between the flanks of the promenade - the exposed beach on one side, and the sheltered gardens on the other. We also saw how the new swimming pool had the potential to improve the setting of the gardens and to complement Beach House which is Listed grade II, at the north end, We understand that the Council's landscape team is working on the proposals for Beach House gardens. We also support the work being done around the chalets on the promenade, ensuring that the eastern chalet has an appropriate relationship to the pool.*

Layout and Massing

We fully support the changes that have been, made to the competition-winning design which have refined and simplified its form without losing anything of its originality. The design has been helped by a reduction in the width of the pool and the height of the diving area, providing more space for the fitness centre and a better entrance front on Brighton Road,

Car Parking and Circulation

The brief calls for substantial car parking and we are not persuaded that this aspect of the project has been fully resolved; some of the Brighton Road car parking seems to encroach on the setting of Beach House and the western car park on the old tennis courts seems to stop rather abruptly. We think that more work could be done to integrate the parking arrangements in the landscape.

We are mindful of the therapeutic value of swimming and the need for good access for mobility impaired users. The drop off point for vehicles may need to be closer to the front entrance than currently envisaged.

Architectural Considerations

The undulating lines of tile roof structure are a keynote of tile design and the sinuous form of the building is clearly expressed inside and out. The full height glazed ends will be particularly appealing., whether looking from the outside or from within and we admire the way the positioning of the entrance in the midpoint of the building opens up an impressive view on arrival. We support the changes that have been made to the western, parkside elevations which are now greatly improved.

As we noted at our first review, the use of naturally patinating copper as the main cladding material is appropriate in this seaside environment and it should weather appealingly. The timber cladding for the health and fitness centre also has relevant marine precedents. Weathering will need careful consideration, but we anticipate that the material will sit comfortably with the copper of the pool.

Sustainability

Conventional swimming pools and leisure centres are energy hungry. We commend the environmental strategy of the Worthing project and the initiatives being pursued to conserve energy and water. It could set a new standard for resource management in buildings of this type."

English Heritage comments as follows:-

"Summary
English Heritage overall concerns regarding the proposal remain, but this is because of the associated negative effects on the setting of Beach House. We consider the proposals for the new Aquarena pool building itself have improved, and that this can be a potentially dramatic and positive addition to the architecture and interest of the seafront. However unfortunately, we consider the possible resulting effects problematic – the proposed changes to car parking on the Brighton Road, the proposed routes to the seafront, the new play area and the landscape surrounding Beach House, including the loss of trees, are not acceptable, we therefore seek substantial changes to these elements of the overall scheme. Our detailed comments are set out below.

Our comments focus on two areas of the scheme. The proposed new Aquarena building; and the surrounding landscape relationship to Beach House.

As we indicate above, firstly English Heritage are content with proposals for the new Pool buildings, subject to attention to high quality detailing, particularly of the roof and eave sections, and the materials proposed. We consider the built form concerns that we raised with others, have been dealt with imaginatively and the building's design should make a major contribution to the architecture and interest of the town's seafront. It is therefore highly disappointing that the setting of the grounds adjoining and the landscape are not, apparently dealt with in tandem consideration.

We consider the following aspects of the project adversely affect the setting and landscape of Beach House, these proposals are currently unacceptable and need to be addressed.

- *The loss of existing trees, in conjunction with more car parking (proposed extensions) between Beach House and the proposed new building group are unacceptable, these erode the setting of Beach House viewed from Brighton Road and, in conjunction with further tree removal and car parking on the west side, reduces the necessary and*

important landscape 'framing' and tree setting of the house. It also reduces the sense of a continuous landscape space, one that leads from Beach House Park (north of Brighton Road) southward to the sea. This space we previously commented should be reinforced not reduced. While we welcome the additional trees on the road frontage, these are unlikely to be the larger specimen that is needed to reinforce the landscape setting.

- *The proposed walkway route is overly wide, at 5 metres this is effectively a road from the NE coach drop off to the beach, it interrupts views of the house from the sea-front and is counter to the more tranquil nature of the space and house grounds. Such a road/ track, if needed, should follow the west boundary sweep of the Aquarena complex. We suggest a more informal, narrow pedestrian route dictated by the landscape of the park should form the pathway, the park landscape and new trees being reinstated and/ or informed by the early layouts of the House grounds.*

- *Car parking on the west side and proposed play area: We do not object to the tennis courts area being used for car parking, provided the tennis courts are not to be relocated elsewhere in the grounds of Beach House, the landscape tree edge to Denton Gardens should also be reinforced. However, the area marked for a potential play area, simply shifts the existing site poor location over to the west side of the grounds and is much larger. We previously suggested and discussed the inclusion of the wet play area component into the Aquarena complex and we understood this would occur. Therefore we see it only appropriate to provide a space that is the same shape as the car parking (former tennis court width), and secluded from the grounds by a landscape wall, and only if another beach side location cannot be found, e.g. to the east of the new Aquarena.*

The proposed demolition strategy plan (5.0 site analysis p18.) set out in the application DAS, indicates the loss of significant trees either side of the Beach House frontage to provide additional car parking spaces, we consider that providing such spaces on the frontage of the existing Aquarena pool site should be considered first, or nearer the beach, perhaps amongst trees as an extension of New Parade.

While the landscape plan shows clumps of trees proposed in the grounds, we consider these should be substantial trees and increased near the SE corner of the House, and on the western side, as a continuation southwards of the wall /boundary of the eastern edge of the former tennis court - towards Beach Parade.

We consider the above concerns should be addressed before the application should move on positively. We would be pleased to discuss these with you next week.

Finally, we briefly earlier mentioned the need for a rather more 'seamless'

crossing of the Brighton Road, to help reinstate the sense of continuity of Beach House Park and provide easier pedestrian links. The plans do not appear to have considered this further

Recommendation
While we are content with the proposed built form of the new Aquarena building complex, we consider the current associated proposed changes in car parking, access, loss of trees and landscape details within the adjoining grounds are unsatisfactory, they will adversely effect the setting and grounds of Beach House, we therefore have little alternative but to recommend that the proposal should be rejected."

In response to the amended plans reducing the number of spaces proposed adjacent to Beach House and the provision of a wall along the site frontage, **English Heritage** states,

"There are some welcome improvements, however the effect overall, including the western side, still provides a large visual expanse of car parking onto the street frontage and western edge.

On the street frontage the changes either side in front of the house are welcome as a step in the right direction, a more substantial tree could be placed on the existing western landscape space to the Beach House frontage here rather than the two smaller ones (of seven proposed shown on this west side Beach House frontage). We welcome the street frontage railings and wall proposal, subject to details, but consider the car parking spaces behind should take several out to allow some tree planting, three both sides - east and west. (Plan to be sent later)

We welcome the apparent retention of more of the existing trees and further tree planting within the park, but will comment on suggested species later. We also welcome the removal of the wide access way and the new footpath route on the eastern side subject to landscape/tree details around it en route."

The Environment Agency comments as follows:-

"The site lies on River Terrace Deposits over the Lewes Nodular Chalk Formation, the latter is classified as a principal aquifer under the Environment Agency's Groundwater Protection: Policy and Practice (GP3). There is also a shallow groundwater level present with groundwater flows to the adjacent English Channel. Any historic contamination at the site may be mobilised during the development and therefore controlled waters are at risk of pollution.

We consider that planning permission should only be granted to the proposed development as submitted if the following two planning conditions are imposed as set out below. Without these planning conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

1. Prior to the commencement of development approved by this planning

permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority (LPA)), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:

1) A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptors*
- *potentially unacceptable risks arising from contamination at the site.*

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the LPA. The scheme shall be implemented as approved.

Reason: To ensure that any sources of contamination associated with the current and historic land uses are fully characterised and assessed, with remediation where required to protect impact to controlled waters.

This planning condition is necessary to ensure the development to complies with the principles of Planning Policy Statement 23 – "Planning and Pollution Control" (PPS23) and Policy RES 9 of the Worthing Borough Council Local Plan.

2. A verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed.

This planning condition is necessary to ensure the development complies with the principles of Planning Policy Statement 23 – "Planning and Pollution Control" (PPS23) and Policy RES 9 of the Worthing Borough Council Local Plan.

Planning Advice

Flood Risk

This proposal lies in Flood Zone 1 and falls within the scope of our Flood Risk Standing Advice. Please refer to our Standing Advice which can be found at http://www.environment-agency.gov.uk/research/planning/33098.aspx for the relevant comment relating to this proposal. Follow the link to the proposed development category (e.g. "All applications with a site area less than 1ha within flood Zone 1") for guidance on surface water drainage information.

Your LPA's own Technical Services should be satisfied with the proposed method of surface water disposal.

Coastal Flood Risk

Your LPA's own coastal engineers should be consulted on this application.

Waste Management

It will be necessary to ensure that an appropriate and dynamic Site Waste Management Plan is prepared prior to demolition, that it is continually updated and consulted as required and that all waste is taken to appropriately licensed sites using carriers with waste carriers licences.

Pollution Prevention

When carrying out construction and demolition activities, potential sources of pollution from site activities will need to be identified so that appropriate pollution prevention measures are taken to avoid any contamination of controlled waters. Controlled waters include surface waters (bodies of water that are above ground, such as rivers, lakes, and streams) coastal waters and groundwater.

It is necessary to prevent pollution of surface and/or groundwaters especially during site works. There should be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways.during and after the proposed works.

It will be necessary to ensure that no material causes pollution by entering controlled waters during both demolition and construction phases.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and

hardstandings should be passed through an oil interceptor with an overall capacity compatible with the site being drained.

Information for identifying what size and type of separator is appropriate can be found through our Pollution Prevention Guidance (PPG) note 3.

The risk of pollution at construction and demolition sites can be significantly reduced by providing secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England) (Oil Storage) Regulations 2001."

The Executive Head of Health, Housing and Community Safety comments that:-

The submission contains a short paragraph on Air Quality (Section 10.6 of the Design and Access Statement). This incorrectly identifies the A259 as a Local Air Quality Management Area (AQMA) – the AQMA is on the A27. There then follows a general statement that the development will not decrease air quality in the area. Apart from reference to the additional number of parking spaces, no other information is given to justify this conclusion. I am surprised that a development of this size has omitted to include an air quality assessment and I recommend that a proper Air Quality Impact Assessment is produced drawing on, amongst other things, the findings of the transport assessment. This is made all the more important by that fact that our own air quality monitoring results at The Steyne show exceedances of statutory annual Nitrogen Dioxide limits and any large scale development in the area could impact on the area and exacerbate this problem.

The following are more detailed observations.

- *I note that the development includes a number of plant rooms in the basement and on the second floor. These rooms (particularly that at second floor) have the potential to create noise externally and adversely affect residential amenity. I therefore recommend that an assessment of noise from fixed plant is carried out, perhaps via a condition requiring a scheme for noise control to be submitted and approved by the Local Planning Authority.*

- *I recommend that a scheme for lighting at the development is submitted and approved by the Local Planning Authority. Any such scheme must include details of light spillage off site, as spillage and glare has the potential to affect nearby residential properties and result in a loss of amenity.*

- *I recommend that a scheme for the ventilation of cooking odours be submitted to and approved by the Local Planning Authority.*

- *I recommend that a condition be attached to any permission granted requesting a scheme for dust control be submitted and approved by the Local Planning Authority.*

I would like to point out that assessments relating to air quality and noise should be included in any application for development of the existing Aquarena site.

The County Council Highway Authority comment as follows:-

"Transportation

The proposal provides an imaginative concept for the site adjacent to the current Aquarena and has the potential for positive impacts on local transport. A Transport Statement incorporating a Travel Plan has been provided with the application, together with a Design & Access Statement. West Sussex County Council will provide a statement of transport requirements for the surrounding area to assist planning for the proposal.

1. *The following gross internal floor areas are specified:*

    - *Design & Access Statement 4607sqm*
    - *Transport Assessment 2280sqm*
    - *Planning Application 4413sqm*

    Please provide justification of the figure used in the Transport Assessment (TA) which has an important bearing on the trip attraction of the development.

2. *Further information is requested on the overall transport impacts and potential for mitigation for the development itself and that of the adjacent site (existing Aquarena site). It is recognised that the adjacent proposals are at conceptual stage; however, as the sites are contiguous it is problematic to fully appreciate the impacts of the proposal without more information on the adjacent impacts.*

3. *The Worthing Masterplan (2006), the Statement of Common Ground on Highway Issues and the emerging Worthing Core Strategy all place emphasis on the proposed Coastal Transport (rapid transit) System (CTS) as a key element of the future transport network. Please provided information on how the proposed development will link to the CTS and what potential role CTS could play in minimising travel by car to the site.*

4. *It is likely that the new pool, etc will stimulate access from a different catchment to that illustrated in Figure 8.1 of the TA, with significant drawback of custom from other similar facilities in the area. Please provide further information on the likely catchment area and the consequent influence on travel demand for the new pool, including trip distribution on the transport network.*

5. *Please demonstrate how the new facility will be accessed in peak leisure times (evenings and weekends) by public transport and how likely levels of public transport provision (frequencies) will enable a*

significant increase in access to the new pool over and above that achieved by the current Aquarena.

6. *A significant uplift in trip attraction is predicted in the TA. Please demonstrate how the new trips will be catered for by sustainable modes (walking, cycling, bus, rail) in order to minimise new trips by car and so reduce the impact on the local highway network.*

7. *While every care has been taken to ensure that the development enhances the local environment and links to paths, further information is requested as follows:*

    a) *Please provide information on how walking trips will be affected as a result of the development, particularly on the Brighton Road frontage, to the east of the site and from Beach Parade to the proposed entrance.*

    b) *Show how the issue of access into the building from Beach Parade has been considered.*

    c) *Demonstrate how walking and cycling linkages into Beach House Park (north of Brighton Road) will be made from the building entrance.*

    d) *Demonstrate how the existing adjacent controlled crossings of Brighton Road relate to the building entrance and whether there is scope for their relocation.*

8. *The trip demand analysis appears to be robust and it is recognised that a full analysis has been carried out to support the proposed parking. However, it is recommended that the analysis is informed by the development business case (in preparation) and suggested catchment analysis (see 3 above) (Note: the columns in the link capacity forecast tables (TA Tables 7.3 & 7.4) appear to be wrongly labelled.)*

9. *Three access points to the car parks are proposed. Further details of the proposed accesses in highway engineering terms should be provided. The applicant should demonstrate that the accesses will operate safely under predicted traffic conditions and a Road Safety Audit consistent with web-based West Sussex County Council standards should be provided.*

10. *While a description of the surrounding parking arrangements is provided in the TA, it is not clear how special events, both at the pool and in the surrounding area (eg Bowls Tournaments) will be catered for. There is specific concern about the dual use nature of the parking, catering for both the trip attraction and general non-specific parking. Please provide evidence that the parking proposals are likely to be adequate and effective under a variety of scenarios.*

11. *The predicted increase in Brighton Road traffic westbound at the Steyne in the PM peak is of concern and further analysis of resultant queuing should be undertaken to demonstrate that highway conditions will not be worsened at this time.*

12. *The Travel Plan gives basic information on how sustainable travel will be encouraged in connection with the new pool. However it is considered that there is significant scope for reducing the car mode share in connection with the development given its proximity to good walking routes, National Route 2 of the National Cycling Network and very frequent bus services. Further information is requested on how the share for these modes will be raised (e.g. bus from its current 4%) and also how access by rail (given the likely wider catchment) will be achieved. In this regard information is required on how the development may be linked to Worthing railway station. The Travel Plan should state imaginative proposals, particularly linked to the health and fitness aspects of the proposal and account should be taken of the proposal's unique attractiveness, especially for special events.*

The **County Archaeologist** comments as follows:-

Archaeological finds and buried features (ditches) were observed in 1963 in service trenches, during the laying of water mains, between Merton Road, just east of The Aquarena, and The Esplanade. It is possible that further Roman remains may originally have extended into the area of The Aquarena and into the grounds of the Beach House.

The previous ground excavations for construction of existing pools (boating, splash/ paddling), and associated landscaping are likely to have substantially destroyed most or all surviving shallowly buried archaeological remains, within the footprints of the new proposed swimming and health & safety facilities. On the west side of the Beach House grounds, the southern part of the proposed parking extension would occupy the site of a previously landscaped tennis court.

The southward widening of the northern arm of the proposed parking extension, and of the proposed parking extension east, would, however, involve new landscaping of parts of the Beach House grounds that have not seen substantial previous ground disturbance. In these areas, it would be prudent to seek to ensure that ground excavations for car park widening are observed by an archaeologist, so that any shallowly buried archaeological remains exposed ad cut into may be observed and adequately investigated, recorded and reported.

Conclusions: No objection to the proposals on archaeological grounds subject to:

- *suitable archaeological safeguards (archaeological watching brief : observation by an archaeologist of new ground excavations for the widening of Proposed Parking Extension West and Proposed Parking*

Extension West only, sample investigation and recording of those features, reporting and dissemination of findings to the public and local community).

- *(Ref. PPS 5, Policy HE12 and accompanying Historic Environment Planning Practice Guide para. 140): Further information required before determination of the application: a Written Scheme of Archaeological Investigation (archaeological watching brief) is recommended to be prepared and submitted by the applicant, this Written Scheme to be referred to in a suitable planning condition (see below).*

- *It is recommended that provision be made through the use of a suitable planning condition for the archaeological watching brief, so that any archaeological Heritage Assets may be suitably investigated and recorded, and the findings made public.*

Planning Condition (Archaeology)

No ground excavations landscaping works or infrastructure works pursuant to the planning permission will commence on the site until the implementation of a programme of archaeological work in accordance with a suitable Written Scheme of Archaeological Investigation (observation of ground excavations for widening of Proposed Parking Extension West and Proposed Parking Extension West) which has been submitted to the Local Planning Authority and agreed in writing.

Reason: To ensure appropriate investigation and recording of archaeological Heritage Assets on the site during new building works.

Policies: refer PPS 5 (Planning for the Historic Environment), esp. Policy HE12.3 and PPS 5 Practice Guide, paragraph 140; The South East Plan, May 2009, Policy BE6 (Management of the Historic Environment)."

The applicant has responded to the comments of the Highway Authority and provided further information. **The Highway Authority's final comments are awaited**, however it has indicated that it is considering the parking situation further and has requested a safety audit to demonstrate that there would not be any conflict between cars and pedestrians at the dropping off point outside the new facility. The highway Authority has also indicated that the Travel Plan should set clear targets for reducing car trips to the new facility and that a rigorous monitoring regime should be applied.

Sport England makes the following comments:-

"The site is not considered to form part of, or constitutes a playing field as defined in Article 10(2} the Town and Country Planning {General Development Procedure} Order 1995 {as amended by SI 1996/1817 and S1 2009/453), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that It is on land that allocated for the use as a playing field in a

development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered this application as a non statutory consultee.

Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement - Planning Policies for Sport. The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met.

It is considered that the proposal, for a new competition pool, diving/learner pool, leisure pool and changing provision, is consistent with the following policy objective(s):

PLANNING POLICY OBJECTIVE 7: To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and which can be achieved in a way which meets sustainable development objectives.

This being the case, Sport England offers its support to this application."

Southern Water makes the following comments:-

"Following initial investigations, there is currently inadequate capacity in the local network to provide foul and surface water sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

'The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (tel 01962 858688), or www.southernwater.co.uk"

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

The application contains a proposal for a swimming pool for commercial/public use. If the pool produces filter backwash water this would need to be discharged to the public foul sewer. The rate and times of discharge of this water to the sewer, and of the contents of the pool, if these need to be drained to the sewer, would have to be agreed with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

We request that should this application receive planning approval, the following condition is attached to the consent: "Before commencement of any works on site details of a scheme to intercept grease in the drainage serving the food preparation and dish-washing areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include proposals for regular emptying and disposal of the grease by a registered contractor to a licensed waste facility. The scheme approved should be implemented prior to the first operation of the development and retained thereafter."

The Crime Prevention Design Advisor for Sussex Police comments that due regard should be given to "Safer Places" guide and the Crime and Disorder Act 1998 (in particular Section 17). In particular the Design Advisor comments that:-

"The location of the development falls within an average crime risk area when compared to the rest of Sussex and I do not have any major concerns with the proposal. I was particularly pleased to note that the Design and Access Statement submitted in support of the application gave details of crime prevention measures to be considered in the design and layout.

In an endeavour to reduce the opportunities for crime and the fear of crime, I offer the following comments:

"The design of the leisure facility is such that it encourages the use of one point of entry and exit. This layout ensures that visitors are directed into the lobby and towards the reception area. From the reception area onwards, access should be controlled by the reception staff. As there are numerous access control facilities available, consideration may be given to controlling access to pertinent areas for visitors by the use of a card or fob that is purchased at reception, programmed for the specific areas. This can apply to staff as well, limiting them to their own areas, controlling access into specific areas.

The location of the reception desk gives clear open surveillance of the entrance and stairs and has close links to the security office. Personal attack alarm stations may be positioned around the various staff points linking back to the security office.

All final exit doors should conform to LPS: 1175 SR2 with any glazing including sidelight to be laminated. Any outward opening doors would benefit from hinge bolts.""

The Worthing Society comments that:-

"Over recent years, important Council holdings of open spaces and the golf course have been sold to accumulate funding for a replacement pool complex. If the present proposal is adopted, the existing Aquarena site will be sold for an unwelcome development of apartment blocks overlooking the sea. The popular children's paddling pool will be sacrificed and there will be more surface car parking around Beach House. The Worthing Society has always supposed the policy of an Aquarena by the sea. We are, however, unable to support this application.

The inspirational concept, choice of design and facilities is no longer relevant. Budget cuts from the original £24 million to £17 million have diminished the offer. The proposed new building does not represent value for money and is not fit for purpose.

The Council should reconsider all the options, discuss the matter without rancour and decide on a more cost effective solution. The ring-fenced fund of some £10 million is still a lot of money.

The Worthing Society hope the application will be refused."

The Worthing Society has since added that it concurs with the views of English Heritage in that the proposal would be detrimental to the setting of Beach House, a Grade II* Listed Building, which is only standing now due to the efforts of the Society which saved it from demolition to make way for a car park. The Worthing Society hopes the application will be refused.

4. REPRESENTATIONS

A total of 29 letters of objection have been received. The objections relate primarily to the building and parking provided, the facilities provided in the new pool and the loss of Peter Pan's Playground and the paddling pool. The points raised are set out under these principal headings:

Objections to Design and Layout (including parking provision)

i) Occupier of one of the chalets to be demolished objects to loss of green space and insufficient regard to impact on existing amenity and architectural features on the site. The demolition of two blocks of chalets and part of raised walkway dating from 1938 are part of Worthing's social history and cultural heritage.

ii) Demolishing the chalets will result in the modern building having an overbearing impact on the seafront.

iii) The scheme does not make alternative provision for the loss of public toilets adjacent to the former boating lake as these facilities are publicly available to users of the chalet blocks and beach front.

iv) It is submitted that alternative plans should be prepared to give options to residents including building on the existing site thereby retaining important existing landmark features on the site.

v) This Development Brief does not mention loss of chalets and it suggests that it may not have originally intended to include them in the development site.

vi) This application suggests that the chalet blocks are in need of modernisation but this is not the case. They need the Council to fulfil its responsibilities to maintain these historic buildings.

vii) The new pool looks like a carbuncle and the Council should do away with the monstrous copper roof and have something with cleaner lines and has all requirements inside for the 21st Century.

viii) The height of the building is overbearing, approximately 15 metres above paving level and it is too close to passers-by on Beach Parade.

ix) The scheme will result in the loss of access to the Promenade with a 100 metre increase from Promenade level to a hard landscaped area and it is unclear how disabled people can access this level as no ramp is indicated from Beach Parade.

x) The choice of materials, timber and copper, are not well suited to a marine environment. The copper will discolour at an uneven rate unless the surface is treated to maintain an even surface patina – at an additional maintenance cost to the project.

xi) It is unclear from the proposal the extent that openable windows, noise issues, experienced by the use of the existing Aquarena, cause nuisance to neighbours.

xii) The roof design is contrived and results in a number of valley gutters that are costly to maintain.

xiii) The proposal does not address how it will deal with seagulls nesting on the roof and horizontal timber louvers.

xiv) The proposal would result in the loss of a number of mature trees and the number of new tress being proposed does not match the size or quality of trees to be removed. Furthermore, landscape works to Beach House Grounds are minimal.

xv) The proposal on the Promenade does not benefit from the loss of the central position of the raised walkway. The seafront beach huts and raised walkway forms a single storey building running along the Promenade to break this into two separate buildings would destroy the linearity of this built form.

xvi) Additional parking should not be provided within Beach Grounds as the area from the regenerated Splash Point to the new Aquarena should be protected as a car free zone. A site off the seafront should be found to park cars.

xvii) A resident of Beach House comments that he previously objected to the encroachment of additional parking either side of the Listed Building as it would have a detrimental impact on the setting of the building and in some cases bringing parking close to bedroom windows. These concerns remain having assessed the plans submitted with the

application. He further comments that it is astonishing that an important leisure facility is being proposed without any significant on site parking. This is confirmed by the fact that the existing Aquarena site is reserved for future development (presumably residential) even though the whole area is designated as being for recreational use only. He submits that there is no need for the line of parking adjacent to Beach House and an alternative would be to reserve part of the adjoining development site to accommodate a north/south strip along the eastern side of the new pool to be used for parking separated from the new development by a wall or avenue of trees (this would only reduce the development area by about 10%). The resident is, however, pleased to see landscaping to mitigate the negative aspects of the impact of the pool on Beach House, particularly if a screen of large trees is replanted to frame the Listed Building from the beach.

xviii) The new pool would sit uncomfortably next to the Listed Beach House. It is noted that planting is proposed but this usually is a ploy by architects to hide their mistakes. The building would not be an iconic structure but will project the wrong message that Worthing does not care about its built environment.

xix) It would be more cost effective to refurbish the existing Aquarena. The exposed concrete structure could be re-clad and upper terraces currently not used let commercially as restaurants or bars. The existing building could then become a "Sixties Icon" in its own right.

xx) The new pool is not in keeping with the Regency/Georgian/Victorian and Art Deco styles found in the town. Inspiration seems to have been taken from refrigerated container Lorries and portacabins/sheds. There is no grace or elegance to the design.

xxi) The copper roof will be exposed to the weather and go green and probably "buckle" under the strength of the winds.

xxii) For residents of Madeira Avenue, the new building would obliterate present views southwards towards the sea.

xxiii) It is difficult to get away from cars in Worthing and yet the proposal is seeking to spoil the legacy of good town planning, namely Denton and Beach House Grounds.

xxiv) Planting clusters of trees does not make up for losing mature healthy strong trees. The trees are good A – B trees as judged by Peter Whish the Council's Arboriculturist. Trees help avoid global warming, help air clean and reduce pollution (asthma sufferers benefit), less shade (allowing people to sit under trees out of the sun), provide habitats for birds/wildlife, removing trees will be likely to make ground barren.

xxv) The plan should be to provide car parking on the existing site.

xxvi) Denton and Beach House Gardens should be protected and made a Conservation Area.

<u>Objections to internal layout and facilities provided in the new pool</u>

i) Why is there not a 5 metre diving platform as there was originally in the Aquarena. It would be good for potential Olympic class divers to practise and bring people into the town as there are <u>no</u> 5 metre platforms in Sussex.

ii) As soon as the Aquarena was built its faults were discovered, we should not make the same mistakes. There are many leisure pools in the area and there is a need for a competition pool of 33 metres or, ideally, 50 metres with separate diving pool with 10 metre board and adequate seating to hold major events and parking facilities at a reasonable cost. Facilities should be updated not downsized.

iii) Although the look of the place is a bonus, what counts is what is inside.

iv) Only 6 rather than 8 lanes as originally planned are now proposed.

v) It is questioned whether it is wise to combine the learner pool, surely a recipe for disaster especially if there is a movable floor.

vi) The space available for the pool is too small to provide adequate space for spectators.

vii) Unless the size of the pool is enlarged to accommodate the minimum requirements of Worthing Swimming Club for competitive use, the Club will not be able to continue with its work of teaching Worthing's children to swim competently. The Aquarena may be old but it still provides what most parents want, a teaching and training facility.

viii) A local architect and resident of Park Road who specialises in sports facilities, has raised a number of detailed points on the internal layout of the building. It is stated that these are to be read as constructive comments to assist the project and not an assessment or criticism of the scheme. These comments and concerns relate to:-

- The space and layout of the ground floor entrance, changing village and first floor areas;
- loss of an ASA 8 lane competition pool will affect the business plan, reputation and marketing of the pool in the south;
- There also appears to be a lack of features for the leisure pool;
- the use of copper as an external material is applauded but its relationship with the timber cladding needs careful consideration;
- If there is any particular criticism of the scheme it is the east elevation which is a bland façade and does not address the public's approach along the Promenade and has no modelling or interest - nothing invites visitors into the facility or identifies it as a leisure facility and;
- the prevalence of seagulls cannot be ignored and measures need to be incorporated into the scheme to prevent it being covered by a net at a later stage to address maintenance issues.

viii) It is questioned whether the plans include a "Changing Places" facility at the site. The BS : "Design of Buildings and their approaches to meet the needs of disabled people" in 2009 and this recommends "Changing Places" toilets should be installed in large buildings and complexes.

ix) The proposed pool offers little more to users other than a significantly better gym (but there are many other gyms in the area). All other facilities appear worse. The pool is shorter, the reduced depth of main pool means it cannot be used for water polo. The outside waters are smaller than the paddling pool which is used to full capacity during much of the summer months. The changing facilities are woefully inadequate when compared to, say, the pool at Burgess Hill.

x) The parking will be further away and, not being restricted to pool users, the new arrangements will not meet future needs. No joined up regional planning as the nearest good training pool will now be Crawley.

xi) The pool on a modest budget seems to try to appeal to all types of users and, therefore, fails to really satisfy anyone. It is not a real training pool or family fun pool, just like all the other pools in the area (Littlehampton, Felpham, Steyning, Brighton etc.)

xii) With the 2012 Olympics likely to result in more people wanting to use the facilities like the Aquarena it seems particularly inappropriate to spend a lot of money to achieve so little.

xiii) Plans on the website have contained little information and there has been no invitation for the general public to say what they want from a new pool.

xiv) The outside water area is too small.

xv) To abandon plans for a "free" children's outside pool is a scandal. There are a significant number of families on low incomes and, if anything, a larger free facility for more families should be provided.

xvi) Worthing should have a "bog standard" full size pool as provided by other Councils at a fraction of the cost. This would save significant money at a time when everyone has to tighten their belts. Most schemes also go over budget and the overall bill could double.

Loss of Peter Pan's Playground/Paddling Pool and Tennis Courts

i) Worthing has declined and the only reason for a resident in Middlesex to come into the town was the use of Peter Pan's and the paddling pool. With these gone they will not come back.

ii) It was hoped that Peter Pan's would be retained or relocated.

iii) Any new pool should retain a free paddling pool.

iv) An alternative site must be found for the Peter Pan's Playground.

v) Whilst it appears there will be a new outside paddling pool, it is presumed there will be a charge for the use of this facility.

vi) It is slightly ironic that the proposal for a sports facility loses tennis courts which have been poorly maintained and, therefore, do not attract custom.

vii) The outside pool has been on the site since 1938 and has become an "Icon" in its own right. During the winter it could be boarded over and used as a roller skating rink.

General Comments

i) Building a pool on Teville Gate site would be more environmentally friendly being adjacent to the Railway Station.

ii) Wherever the pool is built it is hoped it uses green energy. The scheme should be using photovoltaic panels and a living green roof.

iii) Objections are raised to the loss of existing Aquarena site as the town needs open space and the existing pool could be refurbished or demolished to make way for a new one.

iv) The application is not for 3 options for the potential development of the Aquarena site and these proposals should be removed from the application.

v) The proposal will desecrate Beach House Grounds as it is the only grassy leisure area of its kind along the Promenade used extensively and it will be ruined by the footpaths dissecting it.

The **Central Worthing Residents' Association** comments that:-

"This matter has been the subject of debate and consideration over several years and the final application has clearly occupied much time and cost the Worthing Borough Council a lot of money in consultants and architect fees etc. We do hope that this will not mean that approval will automatically be given without further serious consideration.

The plans allow for a range of swimming pool facilities, in particular a 6 lane, 25 metre competition pool which would appear not to meet fully the needs of the local Swimming Club and Water Polo Club judging by the correspondence in local papers. An 8 lane 25, or ideally 50, metre pool is what many would like to see, with increased spectator space, if the town has ambitions to house inter-county competitions etc. There is thus a real danger that the proposed pool would be "not fit for purpose" in the eyes of a significant group of users. Furthermore, the desire to produce a so called iconic building on the Eastern gateway to Worthing has possibly led to more cost being allocated to its appearance than its function.

In order to keep the existing Aquarena pool open during building, the town would lose a much valued, and much used, attractive children's paddling pool (the replacement facility proposed is really well short of what the present pool offers) as well as the Peter Pan children's playground. It would be particularly sad to permanently lose 2 good facilities for residents and visitors and not gain a satisfactory pool!

Little seems to have been definitely decided or proposed about the future of the area currently occupied by the present Aquarena building once the new pool is in place. Now that the latest Teville Gate plans propose a Conference Centre with a hotel and multiplex cinema, it would seem unwise not to bear this in mind whilst considering the new pool complex. Yet another block of seafront flats, however grandly designed, would probably impact adversely on a new and impressive (to some at least!) Eastern gateway building! The present Aquarena site and former boating lake does actually occupy an ideal spot for a replacement pool!

We realise, as a residents' association, that these decisions are far from easy to make but hope that we will not all look back with too many regrets in the future."

Six letters of support for the application (two qualified) have been received raising the following comments:-

i) I like the design.

ii) It would be great if Galas could be held in Worthing's new competitive 25 metre pool with lots of room for spectators.

iii) On behalf of the 34 flats being built on the former Eardley site, Roffey Homes supports the proposal and comments that it also supports the Masterplan options for the existing Aquarena site although it comments that approval in principle for all 3 options should be given as each option has both strengths and weaknesses. Roffey Homes also recommends that school consideration is given to the treatment of the eastern boundary of the swimming pool as this will be material to the layout and values that can be achievable on the adjoining site. Finally, by having regard to overlooking windows on the eastern elevation by combining clear and obscure glazing greater flexibility will be afforded to the Masterplan options.

iv) The building will be architecturally stunning. It is worth going for a high quality building as doubters will come round (reference is made to the initial reaction to Angel of the North).

v) Worthing desperately needs a building like this although, ideally, would like to see 8 lanes with a variable depth pool especially in a town the size of Worthing and there is some concern about the level of parking provided.

The Worthing Astronomical Society comments that any external lighting should be directed downwards on to the development and the periphery without trespass or overspill upon neighbouring properties and open spaces. Also, the lighting intensity is no more than is necessary in order to fulfil its task of illumination, for no longer than necessary - thus not wasting limited fossil fuels.

5. PLANNING ASSESSMENT

Background

Members will be aware that the debate concerning where to locate the town's replacement swimming pool has continued for a number of years. The desire to ensure that the existing swimming pool remains open whilst the new pool is being built has been a significant factor in weighing up the various development options. Although it is not necessary to go into significant detail about the various options considered over the last few years it is considered that it would be beneficial to summarise the sequence of events to set the context for considering the current proposal.

The lack of finance to fund a new public swimming pool facility has also been a major obstacle to proceeding with the scheme and running in parallel with the various option appraisals has been the disposal of various sites owned by the Council to provide the necessary funding. The scope to relocate the swimming pool to the Leisure Centre in Shaftesbury Avenue was considered in 2005 as it was felt that a single site for the town's sports and leisure facilities would be the most cost effective approach. A Feasibility Report in 2005

assessed two alternative development options for this site with the report concluding that both options would provide the Centre with an excellent new swimming and diving facility and could be the catalyst for the refurbishment of the Centre.

An alternative proposal was subsequently submitted by the owners of the Teville Gate site for the provision of a new public swimming pool facility as part of the mixed use development of the site. Following extensive negotiations in June 2007, the Planning Committee resolved to grant planning permission for the Teville Gate development. Unfortunately following a detailed financial appraisal of the proposed leasing arrangement for a swimming pool at Teville Gate, the Council decided not to proceed with the proposal as the lease terms were unlikely to be affordable or value for money.

In January 2008, a sequential site assessment was undertaken in relation to the provision of the new public swimming pool facility. The report concluded that the Aquarena and Teville Gate sites, in locational terms, were considered to be sequentially preferable to West Park by virtue of their location on the edge of Worthing Town Centre and West Park being an out of centre site. Nevertheless, the report indicated that the viability of developing the site would have to be carefully considered in reaching any final decision as this would have a bearing on any final conclusion on the sequential site assessment. In this respect, the report noted that the various financial reports had concluded that the single site option (West Park) would be the most financially advantageous and if this was taken into account could tip the balance in any sequential assessment.

The final decision by the Council to pursue the seafront option has been influenced by the ability to build adjacent to the existing swimming pool and the benefit in terms of meeting the aspirations of the Town Centre and Seafront Masterplan (referred to below). The disposal of the Sea Place/Eirene Road site has enabled sufficient funds for the project to proceed albeit that the disposal of the existing Aquarena site would be necessary to cover the overall cost of the project.

Relevant Planning Policies

The Town Centre and Seafront Masterplan was adopted in 2006 and set out a number of strategic objectives. The principal objective of the Masterplan is to transform the seafront into a distinctive destination, one that is exiting, dynamic and successful retaining what's good and traditional. Key objectives for the seafront are to:-

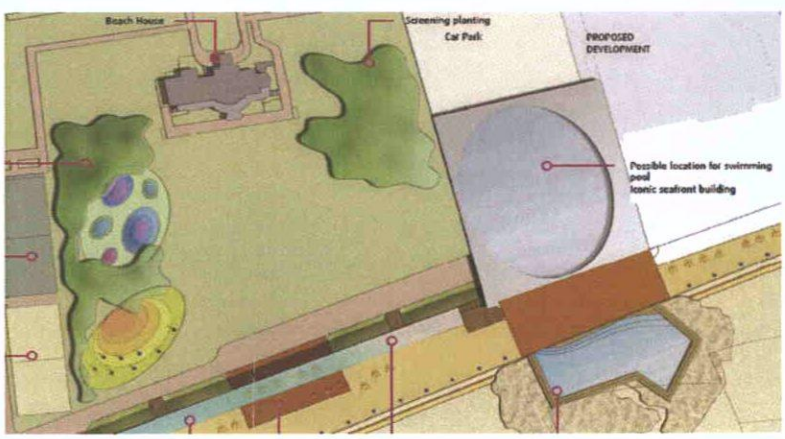
- Re-establish the seafront as a high quality visitor destination and local leisure and recreational resource, with an improved range of facilities and environment to meet local and visitor expectations;
- Improve the range and quality of the visitor / user experience by promoting new facilities and attractions that create year round activity and vitality;

- Encourage activities and investment that broaden the appeal to new market segments and higher spending visitors as well as the local community;
- Balance the needs for commercial facilities with protection and enhancement of the natural environment and public areas;
- Expand current marketing activities, making optimum use of an expanded events programme and rebranding of the town;
- Improve connectivity and linkages, specifically between the seafront and the town centre in particular, the new cultural quarter and station;
- Strengthen coastal and flood protection.

The subsequent Seafront Strategy adopted in 2007 was prepared without knowing whether the pool would be retained on the Seafront and therefore two options were prepared. Option 1 stated that the retention of the pool would create a strong attraction at the eastern end of the seafront and the opportunity for a landmark building (see plan below). The strategy identified key features for any redevelopment of the Aquarena site as being:-

- A new Swimming Pool in an iconic seafront building with an associated sea water pool located projecting onto the beach;
- Outdoor leisure uses including refurbished putting green, tennis court, beach volleyball and themed playground within Beach House Grounds;
- Landscaping of Denton Grounds;
- The creation of a new restaurant with a mezzanine deck above the beach chalets to provide a strategic viewing platform for the seafront overlooking the sea pool and a place to enjoy the leisure atmosphere;
- Potential for a new boat slip to be constructed in this locality, which could be used in association with the rowing club;
- Redevelopment of Aquarena site to include seafront hotel and associated leisure uses and new residential development.

The Seafront Strategy concluded that: 'the area around Splash Point/Beach House Grounds represents the major opportunity to fundamentally transform Worthing's seafront offer and to provide a more dynamic mix of quality leisure facilities to cater in particular for families, children and young people. The area provides significant development potential to create a new hub of leisure facilities. The successful development and implementation of the Active Beach Zone will require a comprehensive and co-ordinated approach involving all key stakeholders.'



The Council subsequently employed GVA Grimley to prepare a Development Brief for the Aquarena site and to give clarity to developers' and investors regarding the Council's requirements for the site, encourage a mixed use development which would be viable and could contribute to regeneration objectives and deliver a high quality development. Although the Aquarena Development Brief has not been the subject of public consultation, the Brief was prepared following detailed consultation with Officers, Members and other key stakeholders and was prepared following the Masterplan which was adopted following considerable public consultation. The Development Brief was finalised in May 2009. To assist the delivery of a public swimming pool facility on the site, the Brief states that developers should seek to ensure appropriate linkages between the swimming pool facility with other mix of uses including potential to link provision with any hotel development on the adjoining site to allow use for guests where appropriate and possible. Throughout the Development Brief, particular emphasis is placed on a viable development with the potential to directly and indirectly contribute to the delivery of the active Beach Zone set out in the Masterplan. The Brief summarises the opportunities on the site as follows:-

"A key development site in the context of the Gateway, and the Active Beach Zone, with the opportunity to create a landmark development (in terms of building quality, scale, form, seafront, and road-fronted development), delivery of an enhanced community facility, and wider regeneration within the built environment of the local area;

- *A mix of uses to include the development of a public leisure centre (potentially including a swimming pool, crèche, café, viewing gallery etc), alongside residential, commercial, and cultural uses within flexible space, with the commercial uses to include retail (predominantly A3 and A4 retail as defined by the Use Classes Order), and a hotel, alongside an enhanced public realm and outdoor play areas;*
- *The potential to deliver a 'high end' development – including high quality residential development, a higher-end hotel, and highest quality in the built materials and public realm (on site and in the wider area);*
- *Sensitive development of accommodation for various uses to ensure that commercial viability is maintained throughout – linking into the 'high end' image of the development, this would include for example, ensuring that any outdoor wet-play area does not impact upon the commercial attractiveness of the hotel or residential development, and the potential to create direct physical links between the hotel and swimming pool provision; and*
- *Through all of the above, the creation of a leisure destination in its own right – maximising both the seafront location, and affording a strong frontage to Brighton Road, recognising its dual gateway significance."*

The adopted Masterplan and the informal Development Brief have helped inform the Emerging Core Strategy policies and the development principles set

out in the Brief are incorporated within Policy AOC 8 for the Aquarena site as follows:

"The site is close to a conservation area to the north and adjacent to a Grade II Listed Building, Beach House. So whilst the site offers an opportunity for regeneration, this must be seen in the context of the existing historic character of the surrounding area. The current building has limited architectural merit, it currently does not provide a quality road or sea frontage and pedestrian links are poor. It also has poor relationship to Beach House. However, the site occupies a gateway location and is a key regeneration site. It has a role to play in the delivery of the Active Beach Zone which forms part of the Worthing Seafront Strategy (2007).*

This is an excellent opportunity to develop a building of architectural merit in its own right, with a landmark building acting as a catalyst for the regeneration of other areas of the town. A development brief has been prepared by GVA Grimley which sets out the development and design principles.

A key objective is to secure replacement swimming facilities, whilst keeping the existing pool facility open during construction. Architects have been appointed to design the new swimming complex. The promotion of this site will secure an enhanced community facility and wider regeneration of the area. The overall objective is to deliver a mix of uses to include the development of a public leisure centre alongside residential, commercial and cultural uses. The commercial uses could include retail and a hotel. Its redevelopment will assist in the delivery of enhanced public realm and outdoor play areas.

Development Principles

- ***Delivery of a new public swimming pool***
- ***Promote a vibrant mix of uses, potentially acceptable uses on the site include hotel, café/restaurants, residential, supporting retail and leisure***
- ***Promote an outdoor water play area***
- ***Opportunity for a landmark building, within the context of the surrounding historic character***
- ***Phased to ensure that the existing swimming pool remains open during construction of the new pool."***

Proposed Replacement Leisure facilities

A number of objections have been made with regard to the specifications and range of facilities to be provided within the new pool. Whilst, this is understandable given that this application relates to a new public swimming pool facility, the swimming pool has been designed to the Council's specification having regard to available finance and the precise internal layout of the facility is not considered to be a determining factor in the consideration of this application. There has been considerable correspondence between Worthing Swimming Club and the Council regarding detailed aspects of the internal layout and these discussions are continuing. In this respect the scope

for a moveable floor for the main pool is under detailed consideration as well as the additional features to be provided for the leisure waters.

The proposed facility would be very different to the current Aquarena in that it is proposed to provide a competition swimming pool, learner and diving pool as well as indoor and outdoor leisure waters, competing with other swimming pools within the area such as the Pavilion in the Park in Horsham and the Triangle at Burgess Hill. The leisure facilities to be provided will be a significant improvement over the existing outdated pool. Although the range of facilities to be provided within the pool are of great interest to the general public and are a material consideration, of more significance to the determination of this planning application will be an assessment of the design and layout of the site, its impact on the character and appearance of the area together with issues relating to public transport, sustainability and whether the development accords with the aspirations of the adopted Masterplan and Development Brief for the site.

The main issues to be addressed therefore in considering this proposal are:

i) principle of the development and compliance or otherwise with the objectives of the Masterplan and Draft Development Brief, emerging Core Strategy policies and central government advice;
ii) the design of the building and its impact on the character and setting of Beach House, a Grade II* Listed Building, the locally listed chalets/raised walkway and the Farncombe Road Conservation Area;
iii) transport issues including parking and accessibility;
iv) impact on the residential amenities of adjoining properties and;
v) sustainability issues.

<u>i) Principle of Development and compliance with Masterplan objectives</u>

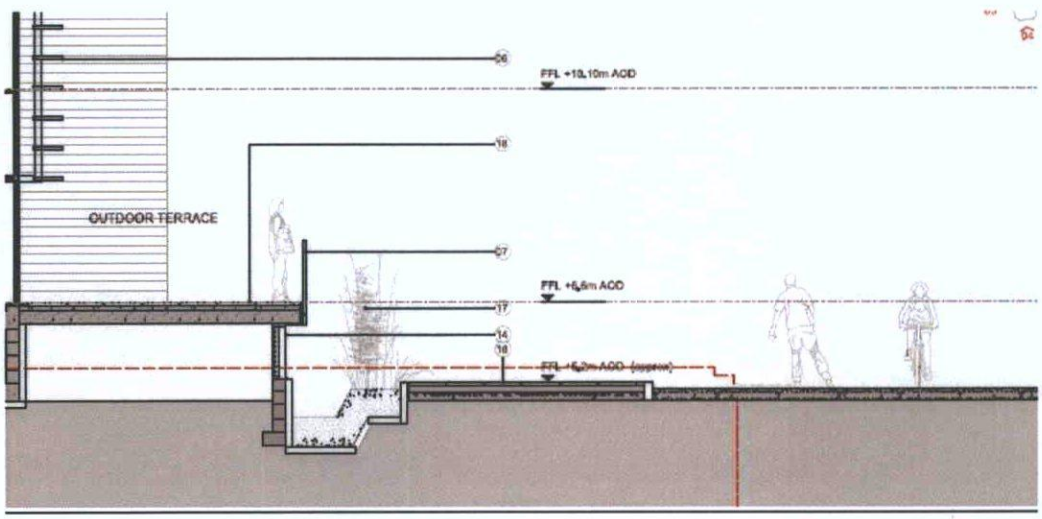
As set out in the background and relevant planning policies sections above the decision to locate the town's replacement facility on the seafront and adjacent to the existing Aquarena has been taken having regard to public opinion which informed the Town Centre and Seafront Masterplan, financial considerations and a review of government policy in relation to the sequential assessment for locating major leisure facilities (at that time PPS6). Latest government guidance contained within PPS4 maintains the advice in PPS6 in relation to promoting the vitality and viability of town centres with the Government's overarching objective to secure sustainable economic growth. Whilst the existing Aquarena is outside the town centre it is in a sequentially preferable location then West Park and is an edge of centre site.

The application would therefore comply with current advice relative to the location of leisure facilities having regard to: the availability of sites; the fact that the pool replaces an existing leisure facility on the site and; the seafront location for the facility would help to contribute to the regeneration objectives of the Masterplan and Seafront Strategy. In principle, the proposal to locate the replacement facility in this location is acceptable in line with the Council's adopted Seafront Strategy and emerging Core Strategy policy for the site.

However, it will be important to assess how effectively the detailed design and layout of the scheme contributes to the wider Masterplan objectives for the area.

The South East Regional Design Panel and English Heritage have been concerned about how the pool building would fit into the wider master planning of the Active Beach Zone. Whilst, the architects brief has been to specifically design the new pool it is clearly important to assess this in relation to the wider setting of Beach House and the objective of re-invigorating the seafront. From a Masterplan prospective the design and layout of the proposed pool building has had to be compromised in some respects because of the need to maintain security and deal with often conflicting requirements. On the one hand the original design concept was for the pool and outside activity areas to 'explode' out onto the seafront and the ideal situation would have been to create an active frontage onto the coastal cycle path. However, balanced against this desire has been the need to have only one entry/access point to ensure maximum security and reduce operational/staffing costs. Members will note that this layout has been supported by Sussex Police Design Advisor.

The requirements to provide adequate disabled access and a coach and car dropping off point also means that the entrance has been located fronting Brighton Road. To address security issues and ensure that the raised terrace relates sympathetically to the raised walkway the two structures are physically connected and the scheme would bring the raised terrace and octagonal turret or kiosk back into life by being part of the pool complex. The intention to create a café within this kiosk at ground and first floor level will help to ensure that there would be an active frontage albeit at first floor level. There may be scope to provide a few tables and chairs adjacent to the raised terrace and this may, in a limited way, help to create some additional activity at the coastal path level. The removal of the central section of the walkway is also to ensure that there is separation between the western publicly accessible walkway and the pool terrace. Your Officers have had concerns about the visual impact of the raised terrace when viewed from the coastal path and the current proposals seek to address these concerns by the provision of landscaping areas.



The application also includes a Master planning exercise for the existing Aquarena site to ensure '*a coherent development strategy between the new swimming pool development and the adjoining development site.*' The applicant submits that the new pool will act as a 'book end' to the active beach zone and that any development on the adjoining site must fit into the wider context, have regard to the replacement swimming pool design and should not dominate views along the beach from the east or west. The application includes 3 indicative proposals for the existing Aquarena site. Each option maintains frontage development onto Brighton Road and an extended public realm area adjacent to the pool entrance. The indicative proposals are effectively massing studies demonstrating alternative ways of developing the site.

These plans do not form part of the application but are important to consider how the pool design would influence any layout of the adjoining site. Of particular importance would be to encourage any design of the existing Aquarena site to keep an area free from development in the north-west corner of the site to increase the size of the public piazza outside the new pool entrance. This area could then include the entrance for a new hotel or publically accessed building/ground floor use (e.g. restaurant). This would also help in terms of ensuring appropriate linkages between the sites particularly if the adjoining development incorporated a Hotel and/or additional parking for the swimming pool within any basement parking area. As the pool scheme does not provide direct north/south access to the seafront there is scope for this to be provided between the development sites although only option 2 which proposes a smaller footprint of development with higher buildings would allow for this opportunity for an enhanced public realm through the site. It will be important that any development on the existing Aquarena site looks to maximise links between Brighton Road and the seafront and just as importantly looks to create an active frontage onto the seafront.

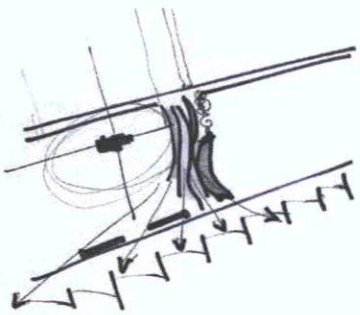
The original concept of a replacement swimming pool linked to a Sea Water rock pool was not pursued because of the cost and on-going maintenance issues with such a facility. However, the Masterplan concept of Beach House Grounds and surrounding area being developed as an active seafront zone is being pursued. The Splash Point regeneration scheme is underway together with the provision of artists' studios adjacent to the Kiosk Café. The building of a new pool on the seafront would help to provide the catalyst for further initiatives in particular improved play facilities within Beach House Grounds.

The loss of the free paddling pool, tennis courts and Peter Pan playground will result in the loss of formal play facilities and this has been a concern to a number of residents. However, the application indicates that other facilities would be provided in the vicinity as part of the site Master planning (albeit not part of the current application site). The applicant submits that the loss of the existing free paddling pool would be compensated by the recent re-opening of the refurbished free paddling pool at Brooklands Park and the provision of indoor and outdoor leisure waters. In addition, the scope for a replacement facility for Peter Pan's playground could be a new 'wet play' facility or splash pad financed from the sale of the current site and/or S106 contributions for

new formal and informal open space. The Development Brief for the site specifically refers to development delivering an outdoor water facility that would not be seasonally restricted in its use. The submitted layout plan also refers to the scope to convert the existing tennis courts to a beach or sand volley ball court. A number of these ideas require funding and therefore their delivery is likely to be dependent on the disposal of the Aquarena site. It is not possible, therefore, to be prescriptive in terms of the likely area such uses might cover or the nature of any boundary planting as requested by English Heritage.

Design and impact on the character and setting of Beach House and Farncombe Road Conservation Area

The existing swimming pool is outdated and there is little architectural or design merit in the building itself. The building has an adverse impact on the current setting of Beach House and detracts from the appearance of the streetscene. Its built form has little regard to its seafront location with no viewing areas or windows to the south. Furthermore pedestrian accessibility is poor being accessed by steep steps from the Brighton Road frontage. The Masterplan and emerging planning policies all stress the importance of high quality architecture, urban design and landscaping to deliver distinctive buildings given the gateway significance of the site.



The proposed building has evolved through an iterative design process involving your officers, the Regional Design Panel and English Heritage. Whilst, certain design elements have been revised the essential design concept of sinuous curved strips clad in copper and timber running north to south has remained constant throughout. This is illustrated by the very initial sketch design for the scheme illustrated below.

It is considered that the design successfully responds to 3 different frontages, the busy approach road into the town (A259), the landscaped setting of Beach House and the coast. The key has been to maximise the seafront location and this has influenced every aspect of the scheme from the internal views through to the sea from the setback entrance to the flared southern elevation which exploits the southerly aspect and views.

The harsh marine environment has also dictated the choice of materials with the use of copper and timber which will naturally weather and change in colour and appearance. The use of these materials would provide a protective layer with minimal maintenance. There is some concern about the final appearance of the copper cladding and how the building will weather and change in appearance. To address this issue the applicant has been requested to provide samples of copper in various stages of weathering to appreciate the likely appearance as the building 'ages.' There are few examples of new copper roofs within the town although Members will be aware that the new flats adjacent to St. Paul's Church incorporated a cupola with a copper roof

and this still remains brown in colour, several years after the building was completed. The use of cedar wood would weather to a silver finish but care is required in terms of its construction and joints to avoid unsightly staining and uneven weathering.

The building design and proposed materials would give the building an organic form and appearance. The cantilevered health and fitness facility projecting upwards and over the coastal path would give the building significant presence on the seafront and help to signpost the building as a 'landmark' along the coastline. The more restrained nature of architecture and the set back from the road helps to defer the building in the streetscene given the relationship with smaller scale buildings opposite and the listed Beach House. Internally the glazed sections north and south would provide dramatic sea views and it is this relationship with the seafront that would help make the building a unique leisure destination. Overall it is considered that the building would be of exceptional design quality and meet the design aspirations for this site. It is important, however, to specifically assess the impact of the building and associated parking on existing heritage assets adjacent to the site.

Members will be aware that there is a general duty when considering planning applications for development which affects a listed building or its setting to have special regard to the *'desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended). A similar provision (s72) relates to Conservation Areas although this duty relates to the *'desirability of preserving or enhancing the character or appearance of that area.'*

PPS 5 states that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. It is important therefore to assess the impact of the proposed development on the setting of Beach House a Grade II* Listed Building and the Farncombe Road Conservation Area.

The submitted Heritage Statement considers the significance of the heritage assets and includes a brief historical overview of Beach House and how its setting has changed over the years. The report correctly identifies that the proposed development would have a considerable impact on the setting of Beach House by virtue of the building itself and the enlarged parking area. The report concludes that the negative impacts of the impact could be mitigated, most easily by *'judicious re-planting of the screen of large trees which once framed the house.'*

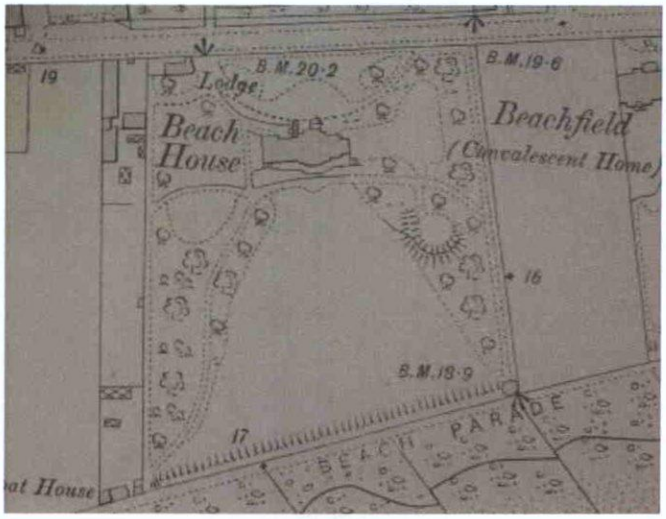
Your Officers agree with the Heritage report in that the new building would sit comfortably within the streetscene being set back and of a scale that would not have an adverse impact on the setting of Beach House or the Farncombe

Road Conservation Area to the north east of the site. The new building would be set back in line with the front of Beach House and with new tree planting along the road frontage and a hard and soft landscaped area in front of the new pool building it would add a vibrant new building onto the Brighton Road frontage. The building would be located approximately 43 metres away from the listed building and with the revised proposal retaining trees to the east of Beach House it is considered that the setting of the listed building can be preserved when viewed from Brighton Road.

Of greater concern has been the impact of the new building when viewed from within Beach House Grounds. Whilst, the design of the pool building has been supported, English Heritage has been concerned about the view of the pool from the west and has been keen to see the original landscape to the rear of Beach House recreated. This desire is also reflected in the applicants Heritage Statement which importantly considers that the new pool building with its strong presence *'would detract from the primacy of Beach House in its own grounds which has been gradually eroded over the last half century'*. This concern is compounded by the impact of the extended car park into the tennis court area as well as the loss of planting either side of Beach House. Interestingly the Heritage Statement concludes that the additional parking areas either side of Beach House would not be a significant change in view of the extent of existing parking in this area. This view has not been shared by English Heritage or your Officers.

To address the above concerns the application has been amended to reduce parking either side of Beach House this enables the retention of a small group of trees (category A) to the east of Beach House to help ensure that the house retains its present landscaped setting. A large Acer to the west of the listed building would be retained and further planting to the rear of the new parking areas would be carried out. The introduction of a rendered wall and railings along the frontage of Beach House would be a positive enhancement of the current setting helping to screen the existing parking areas. This wall would also help to re-establish the presence of Beach House in the streetscene providing the impression of a wider frontage something the building lost in 1938 when the public parking area was created. English Heritage has still suggested that this parking area could be broken up with additional planting and this is currently being considered. The scope for trees along the frontage was lost with the provision of the wall, although by removing a few additional spaces 2 or 3 trees and low planting could be introduced adjacent to the new wall and this matter is being investigated further.

To mitigate the impact of the development a revised landscaping scheme is being prepared to retain some of the existing planting shown to be removed and to replant either side of Beach House to reflect the original planting scheme (see below OS map 1912).



Impact of proposals on the locally listed raised walkway and chalets.

The application would involve the demolition of two blocks of chalets to the east of the raised walkway, various structures including timber kiosks, a bridge and toilets associated with the paddling pool and a section of the raised walkway. The Heritage Statement submitted with the application notes that the loss of the 1930's pool complex may be regrettable by some but considers these buildings of little architectural or historic value. Certainly for many Worthing residents who have used the paddling pool the loss is significant but the structures themselves are not considered to be of listable quality and English Heritage has raised no concerns with the proposed demolition.

The two pitched roof chalet blocks appear to have been added after the main chalet and raised walkway were constructed and it is not considered that the loss of these structures is harmful to the character of the seafront. The raised walkway and chalets were identified in the more recent list of locally important structures and buildings and this states that,

'This row of Beach chalets adds to the vernacular of this seaside town. The chalets offer both shade from the sun along with an enclosed private patio facing the sea. The chalets are glazed with Crittall windows, but the glazing has been replaced with polycarbonate because of vandalism. Unusually, there is a public promenade running along the tops of the chalets, providing excellent elevated views towards the sea and to the public gardens on the north side. This seafront composition also includes two two-storey "towers" housing a shop and café. The clock on the eastern tower commemorates the Festival of Britain 1951.'

The removal of section of the raised walkway is the most significant alteration/demolition and has been considered necessary to separate the pool areas from the general public. The Heritage Statement sees the demolition of the covered area as a positive enhancement in terms of improving views from and to Beach House and describes the walkway as looking '*uncomfortably like a motorway bridge'*. Whilst this can be seen as advantageous there is some concern at the loss of a local feature and losing the connection between the

two walkway areas. The justification for the loss is understandable but the original proposal which would have left the bridge partly in place would have looked unresolved. The amended plans now propose finishing the walkway at the end of the two chalet blocks would provide a more logical finish and it would be important to finish the end of each walkway sympathetically with replacement railings to terminate the walkways and retain the current symmetry as far as possible.

Access and Parking Considerations

The proposal seeks to utilise existing access points to the public car parking areas off Brighton Road. The site frontage currently provides an existing dropping-off area for the Aquarena and this is to be retained and altered providing 7 car parking spaces. An existing access to the east of the Beach House entrance is to be closed. Whilst the Transport Assessment (TA) recognises that the facility would result in a net increase in trip generation it estimates that this will not have a significant impact on the adjacent highway network, in particular the principle junction between the High Street and Brighton Road at Steyne Gardens. The Highway Authority has some concerns with this conclusion given the congested nature of this junction and it has asked the applicant's Highway Consultant to factor in the Travel Plan targets for reductions in car movements to the projected trip rates and junction analysis. The Highway Authority has also expressed some concern about a potential conflict between pedestrians and cars at the dropping off point in front of the new pool. Whilst, the applicant's Highway Consultant is satisfied that safety considerations have been taken fully into account through the design process, he has agreed to carry out a safety audit to demonstrate that the arrangement is safe for pedestrians at this point. It is hoped that the safety audit and any designer's response will be available at the meeting.

Some concern has also been raised about air quality issues at the Steyne Gardens junction and the Executive Head of Housing and Health has asked for further justification for not requiring a full Air Quality Assessment. Given the conclusions of the Transport Assessment it is not considered that the development would exacerbate air quality issues at this junction, nevertheless, further justification is being provided to demonstrate that a full assessment would not be required.

The level of car parking proposed, as part of the development, has provoked considerable concerns particularly from users of the existing facility. As always with developments in relatively sustainable locations the balance is between on site provision and the desire to reduce the level of car trips to increase the sustainability of the site. The current level of provision has also been a concern to the Head of Leisure and Cultural Services as the operator of the facility as the availability of free parking is likely to affect the future number of customers and future income levels.

The existing Aquarena has 68 spaces although the decked car park is restricted in space and a number of spaces are particularly difficult to access. The application originally proposed 73 additional surface level car parking

spaces around Beach House providing a total of 140 spaces. Subsequent amended plans to address concerns about the impact of the development on Beach House has reduced this level to 131 and further spaces are recommended to be lost to provide additional planting either side of Beach House. As the existing parking spaces around Beach House are already currently available to users of the Aquarena, effectively the application proposes replacing the existing 68 spaces with 64 spaces (possibly less if further spaces are lost in front of Beach House to provide additional planting).

Current parking standards would require a maximum level of 138 spaces and therefore if it was accepted all existing parking within Beach House grounds was available, the proposed parking provision would normally be considered acceptable given that these are maximum parking requirements and the site is in a sustainable location. The difficulty in this case is that the parking within Beach House is not exclusively for the leisure facility and users of the new facility would be competing with those seeking to park to gain access to the Beach or town centre/local shops. As the existing surface level car park is managed by NCP (until the current contract expires in 2014) the majority of parking spaces would not be free for the first year after the opening of the pool (potentially early 2013). Whether parking charges would be redeemed for those using the leisure facility is unknown at this stage but certainly this would assist in attracting new customers to the facility.

Although the Highway Authority does not object to the application it has raised some concerns about parking levels particularly at peak times during Saturdays and galas, where demand would exceed supply and there would be an over reliance of on-street and town centre car parks. Subsequent discussions with the Highway Authority have centred on the need to implement a robust Travel Plan rather then provide additional parking. It should be noted that the TA states that there are 644 public off-street parking spaces within 0.5km of the site and a further 1,223 public off-street spaces within 1.3km of the site.

PPS4 comments Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development. In particular the policy statement encourages access to development for those without the use of a car and promotes sustainable transport choices, including cycling and walking to reduce carbon emissions. It also refers to the importance of enabling schemes into central urban sites and promotes linked trips.

Consideration has been given to a form of barrier control to all or part of the parking but this could only be contemplated after the NCP contract expires and the dual use of at least some of the car parking areas would be desirable to make the most efficient use of these spaces. At pre-application stage consideration was also given to provide additional surface car parking along the frontage of the existing Aquarena site, however, concerns were raised in relation to the visual impact of continuous frontage parking and the potential impact on any redevelopment of the existing Aquarena site.

The desire to keep the existing pool open whilst the new pool is being built is understandable although in planning terms this has prevented a comprehensive re-development scheme enabling a new pool to be provided as part of a wider development addressing parking requirements across the site. There is still scope to provide some parking on the adjoining development site but reserving part of this site for such purposes, at this stage, would prejudice any future layout. Any marketing of the existing site could require additional parking to be provided and, irrespective of any planning requirements, this may be beneficial.

Given the sustainable location of the site, rather than providing additional parking, it is considered that more should be done to encourage greater modal shift away from the private car. As stated by the Highway Authority the key to this is the Travel Plan and there is concern that the Travel Plan at present is not detailed enough or is setting clear targets with a more robust monitoring regime to achieve a reduction in car trips by the anticipated 10%.

Measures currently suggested in the Transport Assessment include promotion and marketing for staff and visitors so that they are familiar with more sustainable modes of transport to the site, car sharing, free loans for staff to promote use of public transport, and event management (encouraging visiting clubs for instance to travel by coach). The applicant's highway consultants are reviewing the Travel Plan and are liaising with the Highway Authority. Any further information received will be reported at the meeting.

Notwithstanding concerns regarding the level of parking provision, it is not considered that a refusal of planning permission on these grounds could be justified. The sustainable location of the site demands that efforts are concentrated on encouraging staff, visitors and local people arriving to the site by alternative means other than the car. The lack of freely available parking, particularly before the NCP contract expires, would put greater emphasis on the rigorous application of Travel Plan measures to reduce car borne trips. The availability of town centre car parks and other on-street parking would also question a requirement for additional parking. Although, the provision of additional parking on the adjoining development site would be beneficial, it is not considered that a planning condition requiring this provision would be reasonable or necessary and therefore it would fail to meet the tests set out in Circular 11/1995.

The Council will need to give further thought to the future management of the Beach House Grounds parking and the scope for parking for the new facility in connection with any redevelopment of the Aquarena site. However, in planning terms the priority would be to ensure the implementation of the Travel Plan through the imposition of a suitable planning condition which would also require appropriate monitoring. The success or otherwise of the implementation of the Travel Plan should also influence how much parking at Beach House Grounds should be controlled for use in connection with the new leisure facility.

Impact on amenities of neighbouring residents

The closest residential properties to the site are the flats contained within Beach House approximately 43 metres away and No. 1 Madeira Avenue and No. 97 Brighton Road opposite the site approximately 42 metres away. The Design and Access Statement uses BRE guidelines to demonstrate that the development would not result in any loss of daylight and sunlight to Beach House flats. A similar assessment would also demonstrate no adverse impact to properties directly to the north of the site.

To ensure that there is no adverse impact on amenities of local residents the Head of Health and Housing recommends conditions requiring details of extraction and ventilation for the café kitchen and details of noise emissions from proposed plant and equipment. The applicant indicates that the kitchen facility would only be used for light cooking and food preparation and as most of the plant and equipment is either within the basement or located on the east elevation, it is not considered that there would be any noise nuisance to existing properties. Nevertheless, appropriate conditions can be imposed covering these matters. It would be important to ensure that predicted noise levels do not have any adverse impact on any residential or Hotel development proposed on the adjoining site.

Sustainability

It is apparent that the sustainability and environmental performance of the building has been a high priority for the project. Although emerging Core Strategy policy does not seek a target for the renewable energy use the development seeks to meet Building Research Establishment – Environmental Assessment Method (BREEAM) 2Very Good" rating. The assessment process is completed once the building work has finished and a final certificate is awarded if it can be demonstrated that all the sustainability initiatives have been implemented.

The Consultants working on the project have sought throughout to ensure that the building maximises passive design opportunities, that any mechanical, electrical and water filtration systems installed utilize the best and most-efficient technologies available and lastly to supplement these systems with the most appropriate green technologies that maximise energy generation on site. Gas fired condensing boilers would meet the general heating requirements of the building but supplemented by a Combined Heat and Power (CHP). Mechanical cooling is likely to be dealt with by employing a Ground Source Heat Pump (GSHP) comprising heat exchangers accommodated within the structural foundations of the building further testing of ground conditions will be necessary to determine the suitability of GSHP, however, compared with other green technologies this is the most efficient and would provide the best return on investment within the shortest time span. A condition requiring the BREEAM "Very Good" target would ensure the sustainability measures are implemented into the building.

6. CONCLUSION

The provision of a replacement swimming pool on the seafront adjacent to the Aquarena accords with the original Masterplan, subsequent Seafront Strategy and emerging Core Strategy policy. The siting of the pool on this edge of centre site in a sustainable location would also accord with Central Government advice contained within PPS4.

The design of the pool building has received praise from the Regional Design Panel and is of an exceptional design quality which would create a unique leisure destination and be a landmark structure on the seafront. The loss of formal play provision including the paddling pool and Peter Pan's playground has been of considerable concern to local residents. Although the application site does not include Beach House Grounds an indicative plan has been submitted which identifies that the replacement facilities can be accommodated as part of the active seafront zone in line with the original Masterplan objectives. It will be important that the development of the adjoining Aquarena site facilitates the provision of replacement facilities ideally including a wet play or splash pad facility. The pool architects masterplanning exercise for the re-development of the existing site demonstrates that the pool would not prejudice this site coming forward but any scheme would need to have regard to the pool design and layout. The pool would set a high benchmark for design quality for any development on the adjoining site.

The building by virtue of its design, scale and massing would preserve the character and setting of the adjoining listed building and the Farncombe Road Conservation Area. The redevelopment of the existing Aquarena provides an opportunity to enhance the setting of the adjoining Conservation Area. The loss of part of the locally listed raised walkway is not considered significant provided that care is taken regarding the design and treatment of the remaining structures. The ability to open up views to and from Beach House could be seen as enhancing the setting of Beach House. Amended plans have also shown the retention of additional trees and new planting to help re-create the original landscaped setting of Beach House. This would also help to screen views of the new pool building when viewed from Beach House Grounds.

Your Officers have been concerned about the impact of additional parking and the loss of trees on the setting of Beach House and this concern has been shared by English Heritage and the Worthing Society. Amended plans seeking to reduce parking adjacent to the building and the retention of more trees has helped to mitigate any adverse impact and the provision of a wall along the road frontage would screen existing parking areas and enhance the presence of the listed building in the streetscene. The intention would be to replicate the existing low rendered wall either side of Beach House. Further negotiations are continuing regarding the scope to provide additional tree planting to break up the parking area in front of the listed building.

The main concern with this proposal relates to the level of car parking proposed for the new facility. The Transport Assessment (TA) acknowledges

that the development would generate additional traffic compared to the existing facility; however, the development would only provide approximately 64 spaces, 4 less then provided for by the existing Aquarena and these are to be located adjacent to the existing public car park. Balanced against this is the fact that overall there would be approximately 131 spaces (a couple of additional spaces maybe lost to accommodate additional planting) adjacent to the new facility and the maximum parking standard for this type of development would be 138. Furthermore, the maximum standard does not have regard to the edge of town centre location of the facility and the application proposes the implementation of a detailed Travel Plan.

The key to future car parking will be the future management of these spaces particularly after the current NCP parking contract finishes in 2014. A condition would need to be imposed requiring the implementation of the Travel Plan and having regard to the level of town centre and on street parking in the locality a refusal of planning permission would be very difficult to justify given the emphasis on encouraging more sustainable means of transport to the site. The Council would need to carefully consider the scope for requiring parking for the new facility as part of any redevelopment of the existing Aquarena and how best to manage Beach House Grounds car parking in the future. The further comments of the Highway Authority are awaited and Members will be updated at the meeting. It is anticipated that a safety audit will be also available at the meeting to address any potential conflict between pedestrians and cars at the dropping off point in front of the new facility.

7. RECOMMENDATION

IT IS RECOMMENDED THAT SUBJECT TO THE RECEIPT OF A SATISFACTORY SAFETY AUDIT AND FURTHER AMENDED PLANS RELATING TO THE PROVISION OF ADDITIONAL PLANTING ALONG THE BRIGHTON ROAD FRONTAGE, PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

1. C1A Standard full condition 5 YEARS
2. C4C Erect walls/fences before occupation.
3. C5H Agree/provide parking before use begins.
4. C6A Provide access before use commences.
5. C6C Agree/provide (un)loading facilities.
6. C6F Measures for surface water discharge.
7. C6I Existing access(es) to be stopped up.
8. C6K Park/unloading area during construction.
9. C6L Materials/plant area during construction
10. C7E Provide scheme for dust suppression.
11. C7F No construction on Sundays/Public Hols.
12. C7I Restriction on external lighting.
13. The premises shall not be open for trade or business except between the hours of 6.00 am and 12 midnight Mondays to Sundays.
14. C7K Agree/provide scheme for ventilation.

15. Noise assessment of fixed plant to be carried out prior to commencement of development.
16. C8A Agree/provide landscaping scheme.
17. C8D Existing planting to be retained.
18. C8F Protect planting during construction.
19. C9B Agree samples of materials.
20. C10A Use limited only to that approved.
21. C11E Plant/machinery to be sound insulated.
22. C11F Noise levels to be agreed.
23. C12G Agree foul/surface water drainage.
24. C13D Archaeological evaluation required.
25. SWS condition relating to wastewater grease trap.
26. Environment Agency recommended condition relating to ground contamination.
27. Development to meet BREEAM "very good" rating.
28. Implementation and Monitoring of Travel Plan
29. Precise details of the demolition and making good of raised walkway.

8. BACKGROUND PAPERS

Observations of the South East Regional Design Panel
Observations of English Heritage
Observations of the Environment Agency
Observations the Executive Head of Health, Housing and Community Safety
Observations of the Highway Authority
Observations of the County Archaeologist
Observations of Sport England
Observations of Southern Water
Observations of the Crime Prevention Design Adviser for Sussex Police
Observations of the Worthing Society
Observations of the Worthing Astronomical Society
Observations of the Central Worthing Residents' Association
Letters of Representation from Members of the Public