Conservation Officer Comments
Amended Plans or Further Details

Application Number:	AWDM/1373/25
Location:	Ayrton 2 Beach House Brighton Road
Proposal:	Replacement of a casement window with a glazed door and fixed sidelight for courtyard access
Case Officer:	**Finlay Gardner**

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

Site and Surroundings:	Beach house is located in the town of Worthing within close distance of the town centre and is a building of distinct prominence with the principle for side facing towards the coast. The building was constructed in 1820 and designed by J B Rebecca The building is associated with the summer retreat for King Edward VII during the early 20th century. Later in the 1980s was converted to form several separate residential units.
Drawing Errors:	
Comments:	A listed building consent application has been made which proposes to form a new doorway at the lower ground floor level replacing a window currently situated in the same location. After conducting a site visit and studying the heritage statement it is noted that during the 1980s conversion the windows have been altered and amended with the existing window although appearing as a sash window is actually a casement window. It is also noted through the historic planning records that alterations at lower ground floor level have been made to the window arrangement and separating walls have been formed in the courtyard areas to create private amenity spaces with no access. This alteration followed the removal of the steps that descended from the piano noble to the lawns. Having inspected the area it is quite clear that there is no alternative access to these lower courtyards and by virtue of them being set at a

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	lower ground floor ground floor level they are out of sight when viewing the building from various locations. As such the proposal to remove a window for a door would not have a particularly detrimental impact upon the aesthetic values that underpin the listed building significance, particularly due to the level of amendment this area has seen. In terms of the other values that underpin the significance of the building, these will also be unaffected largely being derived from the buildings historic value as such there is no objection to the principle of providing an access door to the lower courtyard area as there is no reasonable alternative to create access. However, the proposed seeks to mimic a sash window which is not a genuine joinery detail of classical appearance and as such amendment should be made to form a set of double doors to allow access to the courtyard. It is suggested the French doors above (in design terms) are considered for the proposal In summary although the proposed in principle is acceptable, the proposed joinery details and appearance of the fenestration needs to be amended to reflect more classical appearance of a genuine door as such the applicant should be invited to make amendments.
Further comments:	The proposal has been reviewed as per the comments above and a new proposed drawing under CA1 Rev C has been provided. This shows the principle of the proposal but lacks sufficient detail to fully grant without condition. Therefore a condition shall be applied for full joinery details. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design, concealment and appearance would not cause detriment to the setting and special architectural and historic character and interest of the listed building as a designated heritage asset, and as such would comply with Local and national policies including paragraph 135 of the NPPF.
Amended Plans / Additional Information Required: *[List the amended plans/additional information you are requesting, if any*]	1. 2. 3.

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Conditions Required: [L*ist the conditions you are requesting, if any*]	1. Prior to manufacture and installation 1:10 elevations and 1:2 sections of the new doors showing the relationship with surrounding fabric shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To ensure the installation is reflective of the aesthetic quality of the listed building and to accord with policy DM24 of the Worthing Local Plan

Simon Richard
Conservation Consultant
Date of Comment 23/12/25