

10-11 ARCADE BUILDINGS, SOUTH STREET DESIGN & ACCESS & HERITAGE

KC
N25 - 005 - DA

JAN' 2026
rev

10-11 ARCADE BUILDINGS, SOUTH STREET, WORTHING, BN11 3AA

PREPARED FOR CAFFÈ NERO



This report has been prepared as part of a planning application for the replacement of the glazing and associated window framework to the openings at first and second floor levels to the curved front elevation of 10-11 Arcade Buildings, South Street, Worthing.

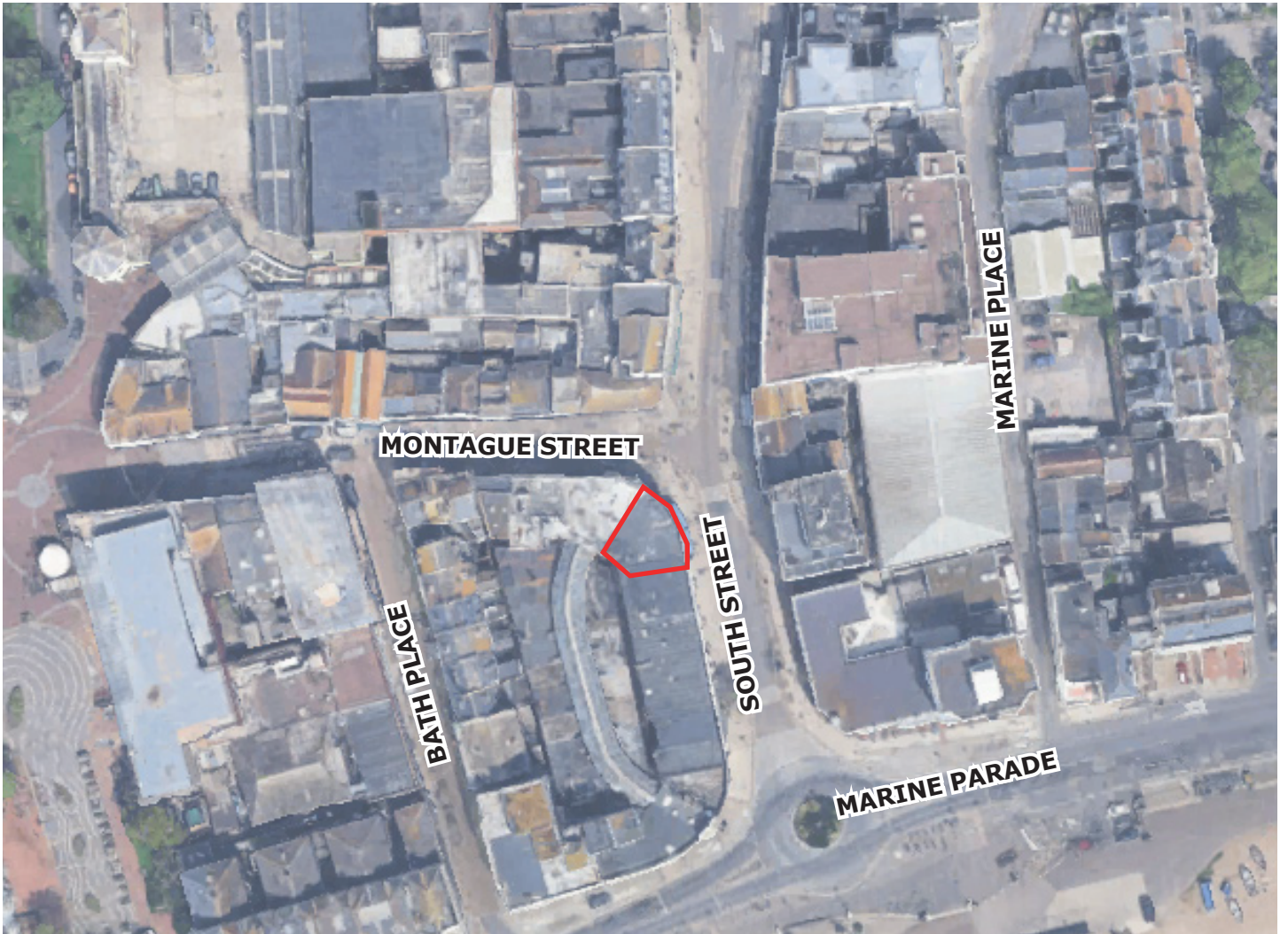
This report should be read in conjunction with all other drawings & reports submitted.

The replacement of the first and second floor fenestration panels has been recommended following discussions with several specialist Crittall glazing suppliers, due to the depth and extent of corrosion to the frames.

This application has been prepared at the request of the local authority's Heritage Department.

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Google Earth excerpt - not to
scale





10-11 Arcade Buildings, South Street, Worthing

10-11 Arcade Buildings, South Street forms part of the Arcade Buildings, situated within South Street Conservation zone.

This proposal relates to the Crittall glazing units located at first and second floor levels, along the curved front elevation

The site is accessed from South Street.

The site is currently occupied by Caffè Nero.

The accompanying photographic schedule provides further imagery of the existing building.



Accompanying drawing excerpt - not to scale

DESCRIPTION OF PROPOSAL

The existing Crittall window frames are extensively corroded and deteriorated, exacerbated by the coastal location with strong winds and saline air.

In discussions with multiple crittall glazing repair contractors, the extent of degradation was determined to be of a magnitude wherein repair works would only be temporary in nature, likely returning to this level of degradation within a few years.

Therefore, the proposal seeks to replace all of the crittall glazing units, at both first and second floor levels.

The replacement windows are to be crittall glazing, and designed on a like-for-like basis to the existing windows.

The openable windows are proposed to be replaced with casement window sets, style to match existing. This is at the recommendation of crittall glazing contractors, as they noted that casement windows will enable easier maintenance in future, and are unlikely to suffer the same severity of deterioration as the existing openable pivot windows.

The decorative metal spandrel panels and associated columns are to be retained and are to be subject to treatment to protect against corrosion and subsequent redecoration.

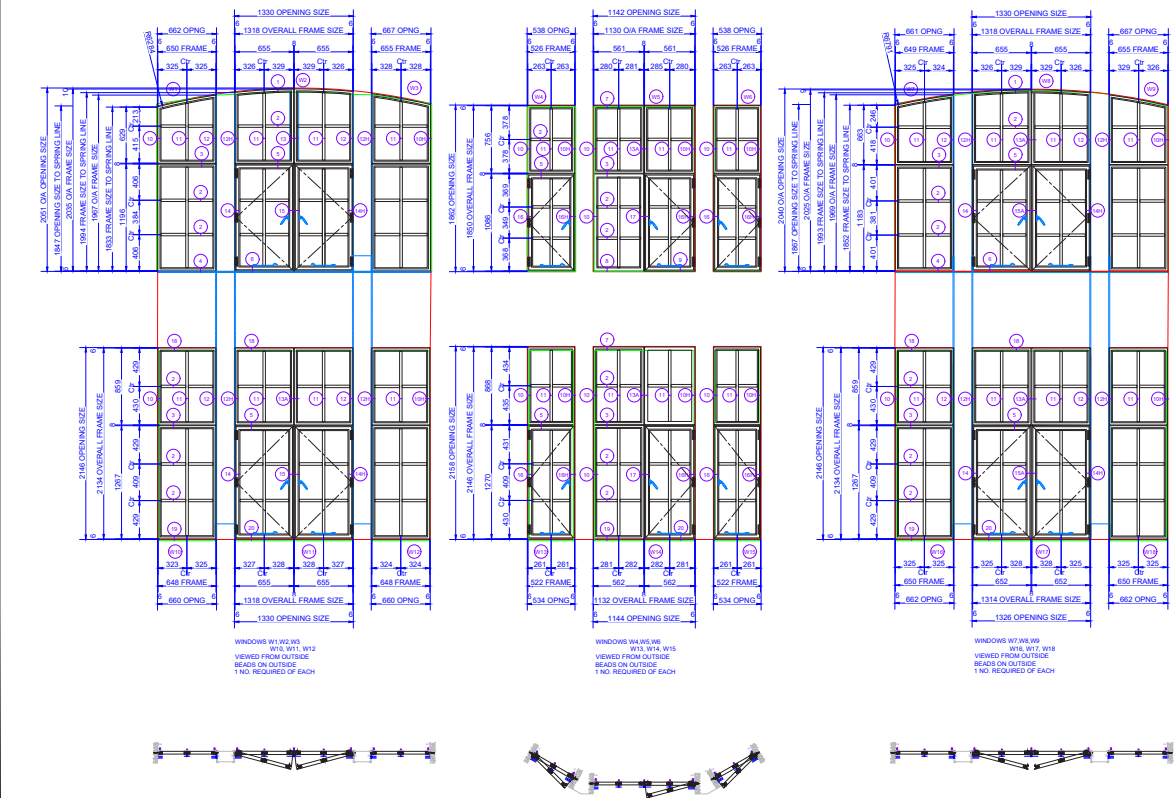


SEVERITY OF CRITTALL FRAME DEGRADATION

Excerpts from recent building surveys detailing the level of degradation.

In several instances, there are also broken panes of glazing. These elements will be attended to as part of the overall window replacements.

EXTERNAL ELEVATIONS



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING Nos. CE.18157-03 to -05
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FIGURED DIMENSIONS PREFERRED TO THOSE SCALED

All details are subject to change dependent on site conditions

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constructionline

Steel Window
Association

Site marks may be in any position on the glass and the
orientation of the stamps is not fixed.
Please note that permissible bead tolerances of up to 2mm may
occur as part of the standard manufacturing tolerances.

AMENDMENTS		
CONTRACTS NO. CE.18157		
WORKS NO. W.		
SITE: CAFE NERO, 10-11 ARCADE BUILDINGS, SOUTH STREET, WORTHING, BN11 3AA.		
TITLE OF DRAWING: PROPOSED ELEVATIONS OF REPLACEMENT W20 STEEL WINDOWS		
SCALE 1:20 @ A1	DRAWN 03.11.25 DE	
DRAWING NO. CE.18157-02	CHECKED -	STATUS FOR APPROVAL

Accompanying drawing excerpt - not to scale

PROPOSED Crittall GLAZING CONTRACTOR DRAWINGS

Excerpts from the contractor's proposed glazing drawings.



SUMMARY

The proposal is to replace the heavily corroded and deteriorated Crittall glazing at first and second floor level to the curved front elevation of the building. These works are required as repair is no longer viable, with the extensive corrosion causing several sections of glazing to crack and become loose.

This proposal has been prepared following discussions with crittall glazing manufacturers, and is reflective of their advice.

The application includes existing and proposed drawing sets, proposed windowset details and a design and access statement.

The proposal will ensure that the aesthetic of the existing streetscape will be protected and retained.

DRAWINGS / REPORTS SUBMITTED ALONGSIDE THIS APPLICATION

25 - 005 - CN SOUTH STREET - 01 - REV A	Location Plan
25 - 005 - CN SOUTH STREET - 02 - REV A	Block Plan
25 - 005 - CN SOUTH STREET - 03 - REV A	Existing and Proposed Elevation
25 - 005 - CN SOUTH STREET - 04 - REV A	Existing Crittall Glazing
25 - 005 - CN SOUTH STREET - 05 - REV A	Areas of Glazing to be Replaced
25 - 005 - CN SOUTH STREET - 06 - REV A	Photographic Survey
25 - 005 - CN SOUTH STREET - 07	Proposed Crittall Glazing
25 - 005 - CN SOUTH STREET - 08	Crittall Glazing Locations
25 - 005 - CN SOUTH STREET - DA - REV A	Design & Access Statement
CE.18157 -01 Specification	Proposed Glazing Specification
CE.18157 -02A Elevations	Proposed Glazing Elevations
CE.18157 -03A Details	Proposed Glazing Details
CE.18157 -04A Details	Proposed Glazing Details
CE.18157 -05A Details	Proposed Glazing Details