13–15 THE STEYNE

Worthing BN11 3DU



PRINCIPAL FRONTAGE TO THE STEYNE / STEYNE GARDENS

PROPOSED RESIDENTIAL CONVERSION & ALTERATIONS

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Project Introduction

The proposal provides the sensitive conversion of Nos. 13–15 The Steyne from former hotel staff accommodation into 16 self-contained residential apartments, including six duplex apartments. The layouts have been developed around the retained structure and the reinstatement of the three original townhouses, respecting their historic proportions and making effective use of the existing building while providing high-quality contemporary residential accommodation.

The former hotel staff accommodation has been unused for a number of years and has received limited maintenance during that period. As a consequence, areas of the building have suffered from water ingress and associated deterioration, and the overall condition of the property is declining. Without intervention, there is a significant risk of further deterioration to both the building fabric and surviving historic features.

The proposal therefore seeks to establish a commercially viable long-term use for the buildings which can support the substantial programme of repair, upgrading and ongoing maintenance required. The residential conversion provides an opportunity to secure the future of Nos. 13–15 through an appropriate new use, while repairing and retaining significant historic fabric and reinstating important elements of the original Georgian townhouses.

The design is heritage-led. The established scale and principal architectural form of the listed terrace remain substantially unchanged. Later hotel interventions are rationalised or removed, while lost domestic elements are reinstated where there is clear physical evidence. The principal frontage is returned from a centralised hotel entrance to three legible domestic addresses serving Nos. 13, 14 and 15.

Internally, the residential layouts are organised around the retained structure and existing openings. Six of the apartments are duplexes. The design also reconstructs the principal staircase and common circulation as a protected route, integrates thermal upgrading with minimum intervention to historic fabric, and retains the established rear service relationship for refuse, servicing and secondary access.

This statement explains the architectural design and access principles. It does not duplicate the full application drawing package or the specialist heritage and planning reports submitted separately.

Site & Wider Context

Nos. 13–15 form part of the long listed terrace on the western side of Steyne Gardens in central Worthing. The site has a direct relationship with the gardens and is close to the seafront, town-centre services and public transport. This established urban location supports the sustainable reuse of the buildings for residential purposes.



The site is well connected to Worthing town centre and its wider context, benefiting from its proximity to public transport, local shops and community facilities, including swimming pools, gyms and the library. It is also within convenient walking distance of a range of outdoor amenities, including the beach, seafront, Steyne Gardens and other public open spaces.

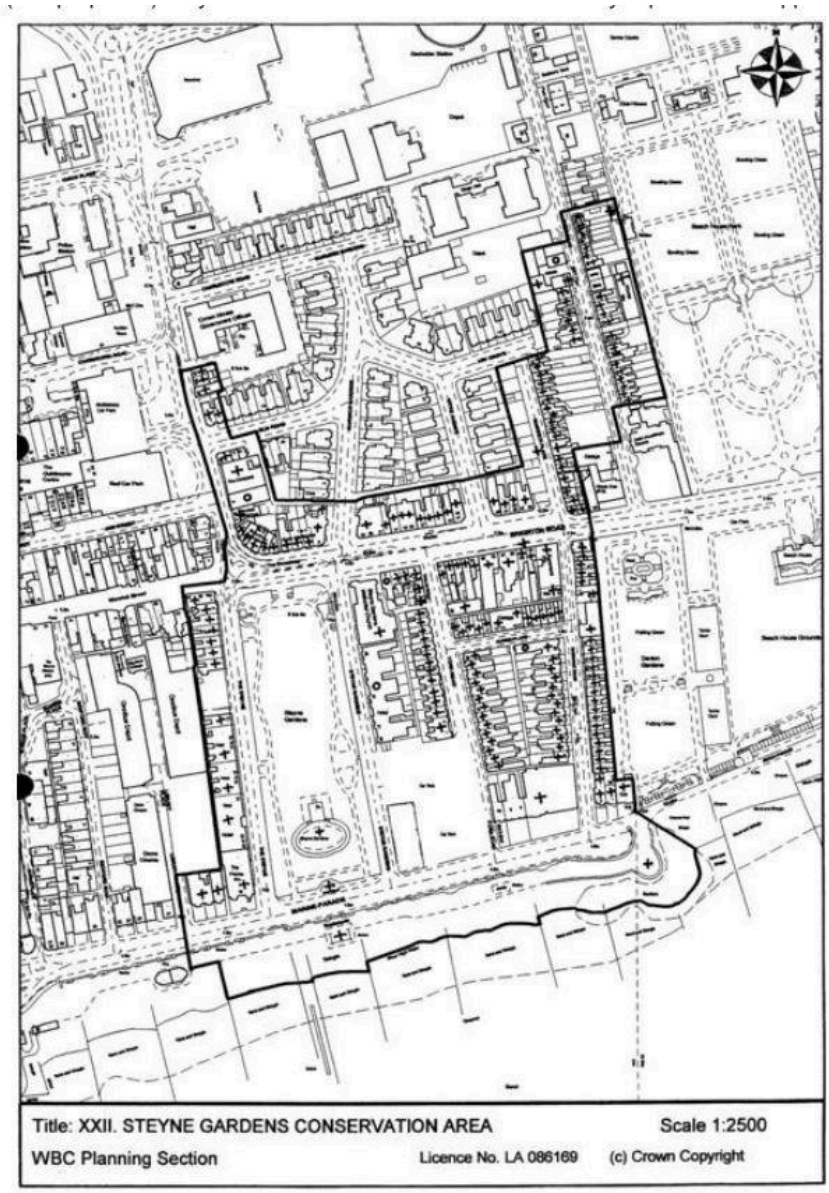
Local Amenity & Connectivity

The site occupies a central location immediately adjoining Steyne Gardens, with the seafront, principal shopping streets and everyday town-centre services readily accessible on foot. The relationship shown on the preceding context plan demonstrates the close connection between the proposed homes, public open space and the wider town centre.

The combination of town-centre facilities, public transport connections and immediate access to significant public open space makes the site particularly well suited to residential use and reduces the need for residents to rely upon private car travel.

Steyne Gardens Conservation Area

Nos. 13–15 The Steyne lie within the Steyne Gardens Conservation Area, an important part of Worthing's historic town centre and seafront. The area developed substantially during Worthing's expansion as a seaside resort in the late eighteenth and early nineteenth centuries, with the listed terraces on the western side of Steyne Gardens amongst its earliest surviving buildings.

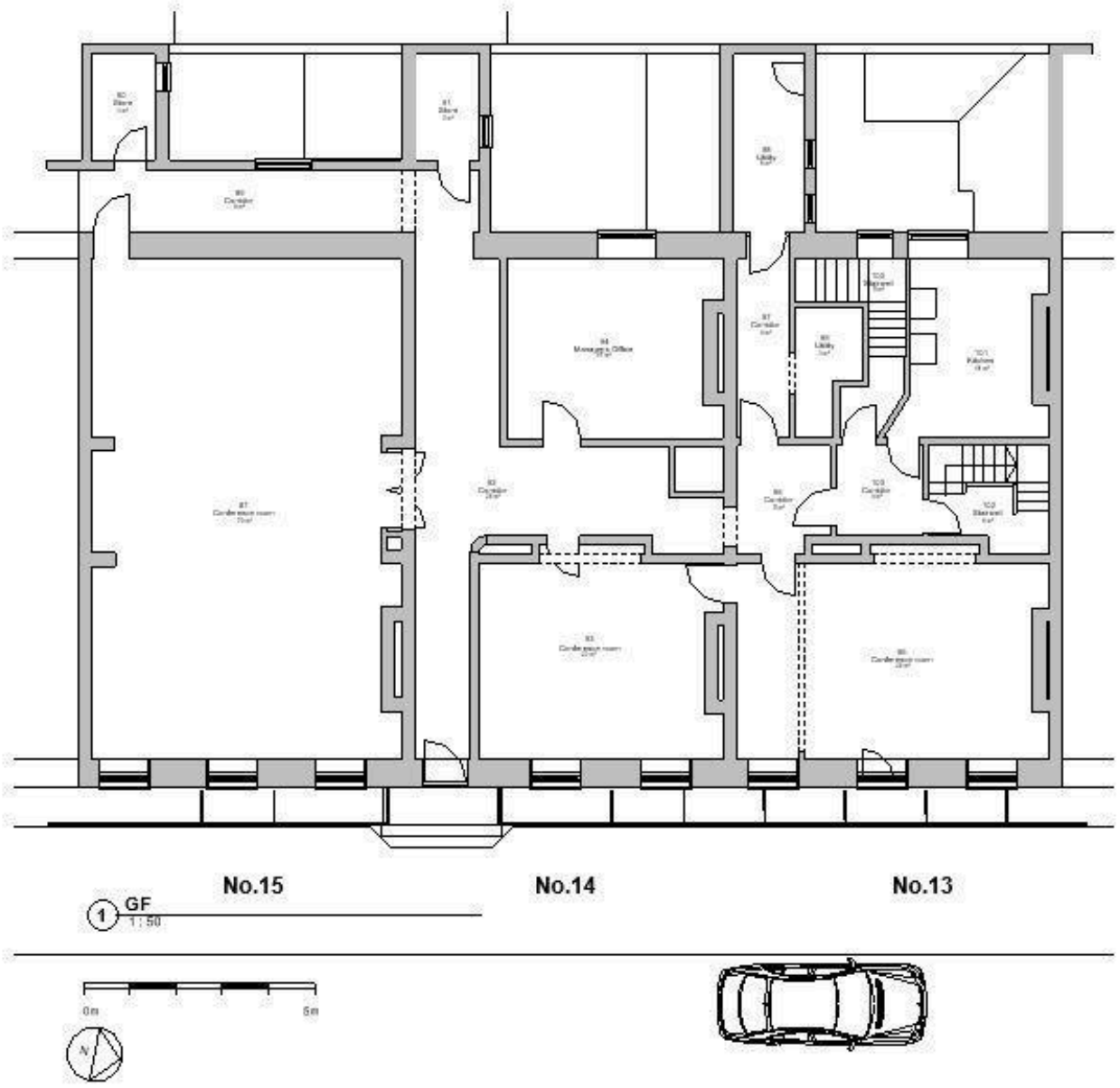


STEYNE GARDENS CONSERVATION AREA — EXISTING DESIGNATED BOUNDARY

The proposals involve limited external intervention and retain the established architectural composition of the terrace. The current Conservation Area appraisal identifies the later projecting hotel porch as an intervention which harms the integrity of the building. Its removal, together with reinstatement of individual domestic entrances, repair of sash windows and ironwork, and evidence-based reinstatement of lost details, provides an opportunity to preserve and enhance the contribution made by Nos. 13–15 to the Conservation Area.

Existing Building & Hotel Amalgamation

Nos. 13, 14 and 15 were constructed as separate Georgian townhouses and were progressively interconnected through later hotel use. Openings were formed through the former party walls and a long lateral circulation system developed across the houses. The principal hotel entrance became concentrated at No. 14, weakening the original domestic rhythm of the terrace.



EXISTING GROUND FLOOR — LATER HOTEL CIRCULATION ACROSS THE ORIGINAL TOWNHOUSE FOOTPRINTS

The conversion strategy works with the surviving townhouse structure rather than treating the three buildings as a single undifferentiated floor plate. The proposed arrangement seeks to make the original houses legible again while accommodating the requirements of contemporary residential use.

Measured Survey & Design Evidence

A detailed measured survey was undertaken using Leica terrestrial laser-scanning equipment, producing a three-dimensional point-cloud record of the existing buildings. The survey has been used as the primary dimensional basis for the architectural proposals and has enabled detailed examination of façade geometry, openings, floor levels, basement light wells, railings and later alterations.



LEICA POINT-CLOUD SURVEY — PRINCIPAL ELEVATION

Where lost elements are proposed for reinstatement, measured evidence and surviving local precedent are used rather than generic or conjectural detailing. The observations in this DAS arise from the design team's survey and are not intended to replace the specialist assessment of heritage significance.

Heritage-Led Design Response

The design approach can be summarised as retain, repair, reinstate and reuse. Surviving historic fabric is retained wherever practicable; repairs are localised; lost elements are reinstated where reliable evidence exists; and new work is introduced only where necessary to secure a viable long-term residential use.

The most visible heritage gain is the restoration of the domestic rhythm of the principal frontage. The later hotel canopy and centralised entrance at No. 14 are removed and individual entrances to Nos. 13, 14 and 15 are reinstated. Existing sash windows and railings are retained and repaired, while the rear is rationalised with limited reinstatement of openings and removal of later interventions.

The separate Historic Building Assessment and Heritage Statement provide the detailed assessment of historic development, significance and heritage impact. This DAS concentrates on how that evidence has informed the architectural design.

Balancing Heritage Conservation and Viable Residential Reuse

Nos. 13-15 have been substantially altered through their later hotel use, including openings through the original party walls, extensive subdivision and the creation of a long lateral circulation route. The original Georgian plan form therefore no longer survives intact, although the principal walls, party-wall alignments, floor plates, window openings and overall proportions of the three townhouses remain clearly legible.

The proposed 16 apartments have been designed around this surviving structure rather than attempting a conjectural reconstruction of three complete Georgian interiors. The reinstatement of the individual entrances and townhouse-based circulation reinforces the identity of Nos. 13, 14 and 15, while the residential conversion provides a viable long-term use capable of supporting the repair and continued maintenance of the listed buildings.

The approach therefore balances heritage conservation with viable residential reuse: retaining and reinforcing what genuinely survives, and reinstating lost elements where reliable evidence exists.

Surviving Entrance at No. 12

The entrance at No. 12 provides a useful precedent for the geometric fanlight and basic three-panel door arrangement: one large lower panel and two upper panels. Its heavier fielded panels and mouldings are not proposed as the definitive Regency detail.

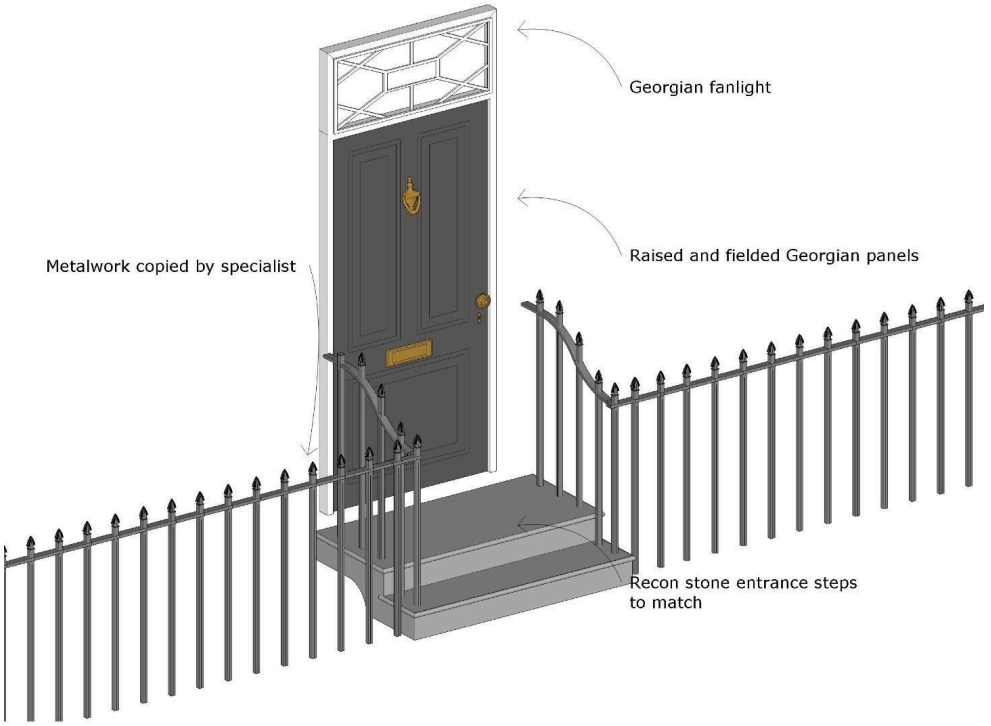


SURVIVING ENTRANCE AT NO. 12 THE STEYNE — DIRECT DESIGN PRECEDENT

The finer door mouldings will instead be informed by the simpler Regency examples at Nos. 4 and 6, including apparent reed mouldings and corner roundels, with Nos. 2 and 3 providing additional precedents. Final profiles will be verified by the specialist joiner.

Proposed Reinstated Domestic Entrance

The proposed entrance retains the geometric fanlight and three-panel arrangement informed by No. 12. Following heritage consultation, the door-panel mouldings will be refined using the more restrained Regency precedents at Nos. 4 and 6. The design-team 3D model illustrates the intended entrance composition.

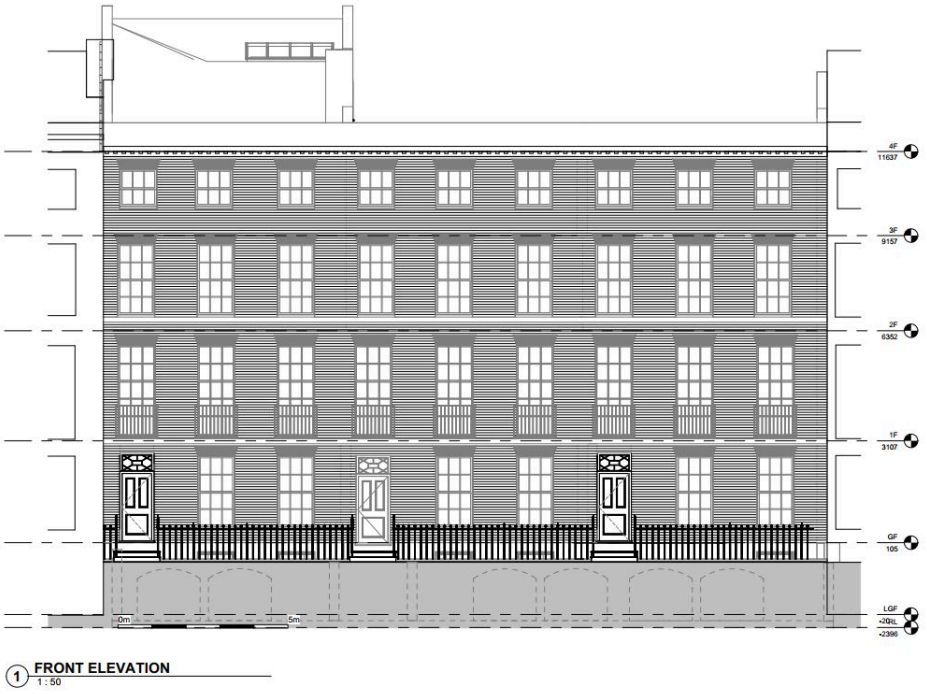


DESIGN TEAM 3D MODEL — PROPOSED REINSTATED ENTRANCE, FANLIGHT, STEPS AND RETAINED / SPECIALIST METALWORK

The doors will be made by a specialist joinery manufacturer, with profiles confirmed from surviving evidence. Entrance bridges and reconstructed stone steps will follow the established design. The proposed railing design is retained, reusing and adapting existing ironwork where practicable and incorporating appropriate guarding and handrail provisions under Approved Document K.

Reinstating the Townhouse Frontage

The proposed front elevation shows the cumulative effect of the entrance strategy. The established scale, window pattern and overall composition of the listed terrace are retained, while the later hotel entrance treatment is removed and the three individual domestic entrances are reinstated.



PROPOSED FRONT ELEVATION — REINSTATED INDIVIDUAL ENTRANCES TO NOS. 13–15

The intervention is deliberately restrained. Its purpose is not to impose a new architectural identity but to restore the legibility of the three historic houses and reinforce the domestic rhythm of The Steyne frontage.

Residential Layout & Dwelling Mix

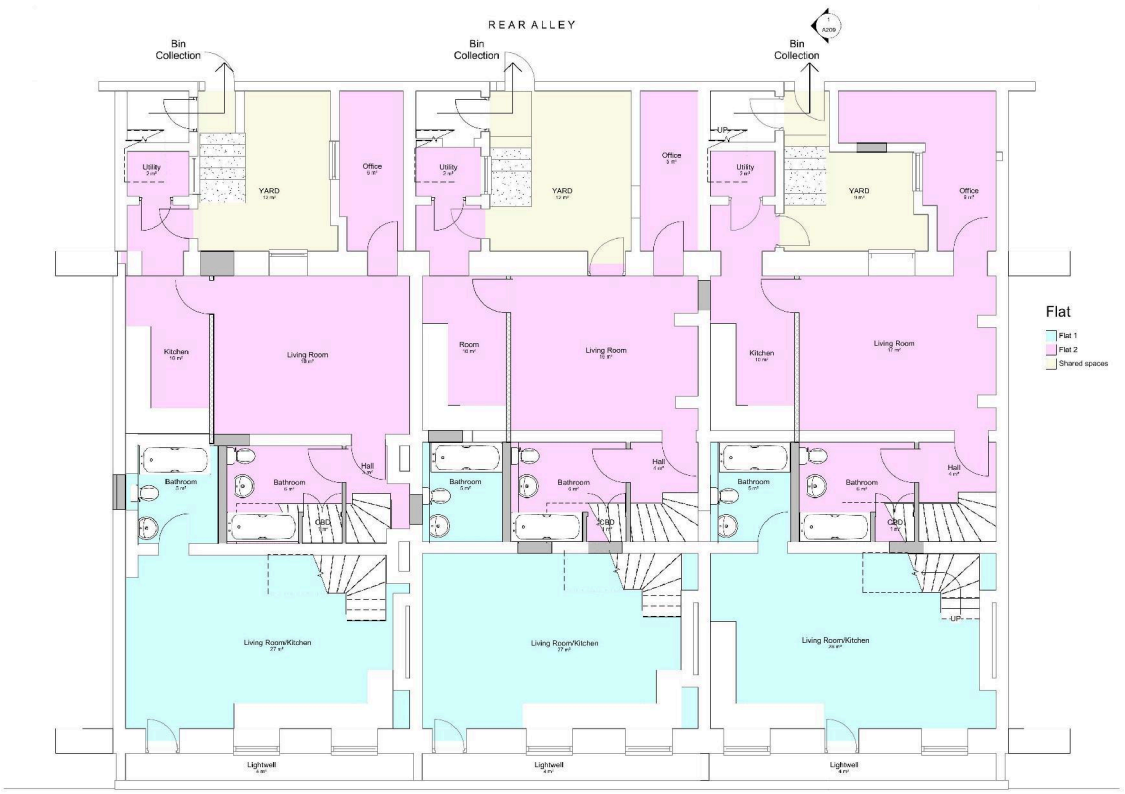
The scheme provides 16 self-contained apartments, including six duplex apartments and ten single-level apartments. The layouts have been developed around the retained structure, existing openings and the proportions of the three original houses rather than through wholesale removal of the historic plan form.

The colour-coded proposed plans demonstrate how the new dwellings sit within the retained building. The DAS uses selected plans only where they explain a particular design principle; the complete application drawing set provides the full floor-by-floor information, dimensions and room areas.

Particular consideration has been given to practical living arrangements, natural light and outlook, dual-aspect opportunities, common circulation and the relationship between the formal frontage and the established rear servicing areas.

Lower Ground Floor — Duplex Arrangement

The proposed residential layout includes an “upside-down” duplex arrangement. In this part of the scheme the lower-ground floor contains no habitable rooms, with the principal habitable living accommodation positioned at ground-floor level above. This responds to the characteristics of the lower-ground level while allowing the dwelling to benefit from the better outlook and daylight available at ground-floor level.



PROPOSED LOWER GROUND FLOOR — SELECTED PLAN ILLUSTRATING THE DUPLEX ARRANGEMENT

The full application drawings should be referred to for dimensions, room areas and detailed technical information.

Ground Floor — Entrances & Circulation

At ground-floor level the proposed plan demonstrates the relationship between the reinstated domestic entrances, the residential accommodation and the common circulation. The arrangement re-establishes a recognisable townhouse pattern while providing a clear route through the converted buildings.



PROPOSED GROUND FLOOR — REINSTATED ENTRANCES, ACCOMMODATION AND COMMON CIRCULATION

Common circulation continues towards the rear ancillary and servicing areas, allowing refuse and routine servicing functions to be accommodated from the established rear access rather than compromising the formal frontage to The Steyne.

Dual Aspect, Daylight & Outlook

A number of apartments are dual aspect, making effective use of the retained front and rear elevations. Principal rooms can benefit from natural light and outlook across the landscaped Steyne Gardens from the front while also obtaining a secondary aspect towards the rear.



SELECTED PROPOSED FLOOR PLAN — EXAMPLE OF DUAL-ASPECT RESIDENTIAL LAYOUTS

This relationship is an important part of the residential quality of the scheme. The layouts work with the established external openings and retained building depth rather than relying upon extensive new openings in the listed fabric.

Staircase, Protected Route & Georgian Footprint

The adjoining No. 12 townhouse retains a principal staircase in a position and form that provides useful physical evidence of the historic Georgian circulation pattern. Although the staircase within the application buildings is being repositioned, the proposed position is consistent with the traditional townhouse footprint and circulation logic evidenced next door.



EXISTING STAIRCASE WITHIN NO. 12 THE STEYNE — ADJOINING GEORGIAN CIRCULATION PRECEDENT

The principal staircase is reconstructed from top to bottom to provide a continuous and clearly defined common circulation and escape route. The enclosure incorporates one-hour fire-resisting blockwork construction, providing fire separation between the apartments and protected common circulation. The strategy is supported by appropriate compartmentation, fire-resisting doors and an interlinked fire detection and alarm system, subject to detailed Building Regulations design and approval.

Rear Servicing, Refuse & Secondary Access

A long-established service alley runs directly behind the terrace and provides secondary access to the rear of the properties. The proposals retain this historic servicing relationship and use the rear for practical day-to-day functions including refuse and ancillary servicing, subject to the final operational arrangement.

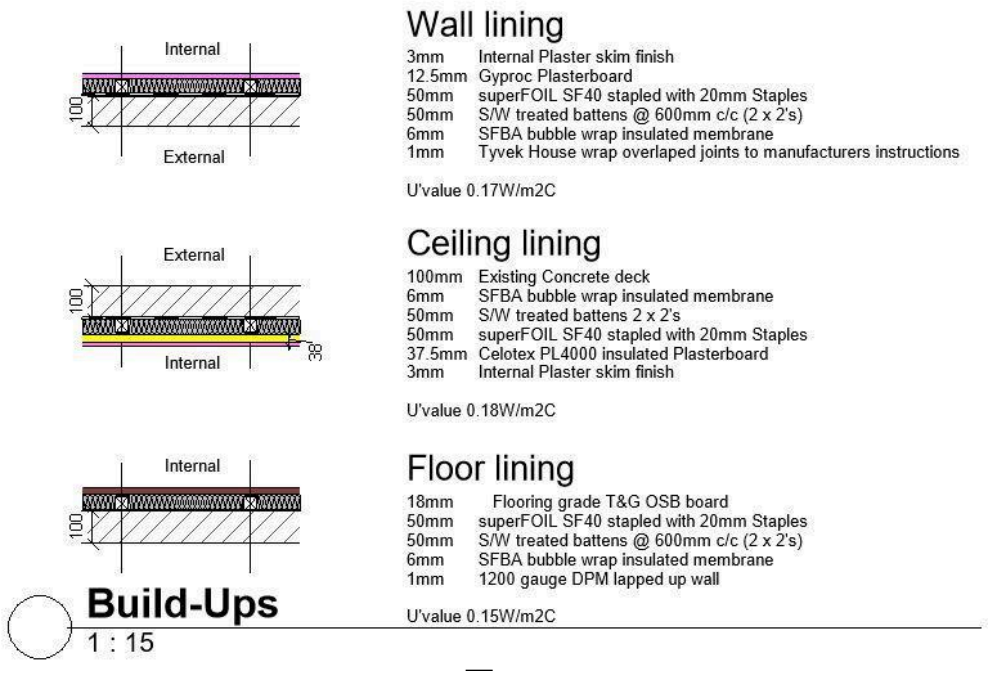


PROPOSED REAR ELEVATION — RATIONALISED OPENINGS AND RETAINED REAR SERVICING RELATIONSHIP

At the rear, later hotel alterations are rationalised, larger historic window openings are reinstated where appropriate and the rear walkway at No. 15 is removed with the corresponding window reinstated. The rear outriggers continue to provide useful secondary access and contribute to the means-of-escape strategy.

Insulation Linings & Fabric Retention

Thermal upgrading has been developed around a principle of minimum intervention. Relatively shallow internal wall, ceiling and floor lining build-ups are proposed where upgrading is required, reducing the depth of new construction and limiting loss of internal floor area while avoiding unnecessary disturbance to surviving historic fabric.

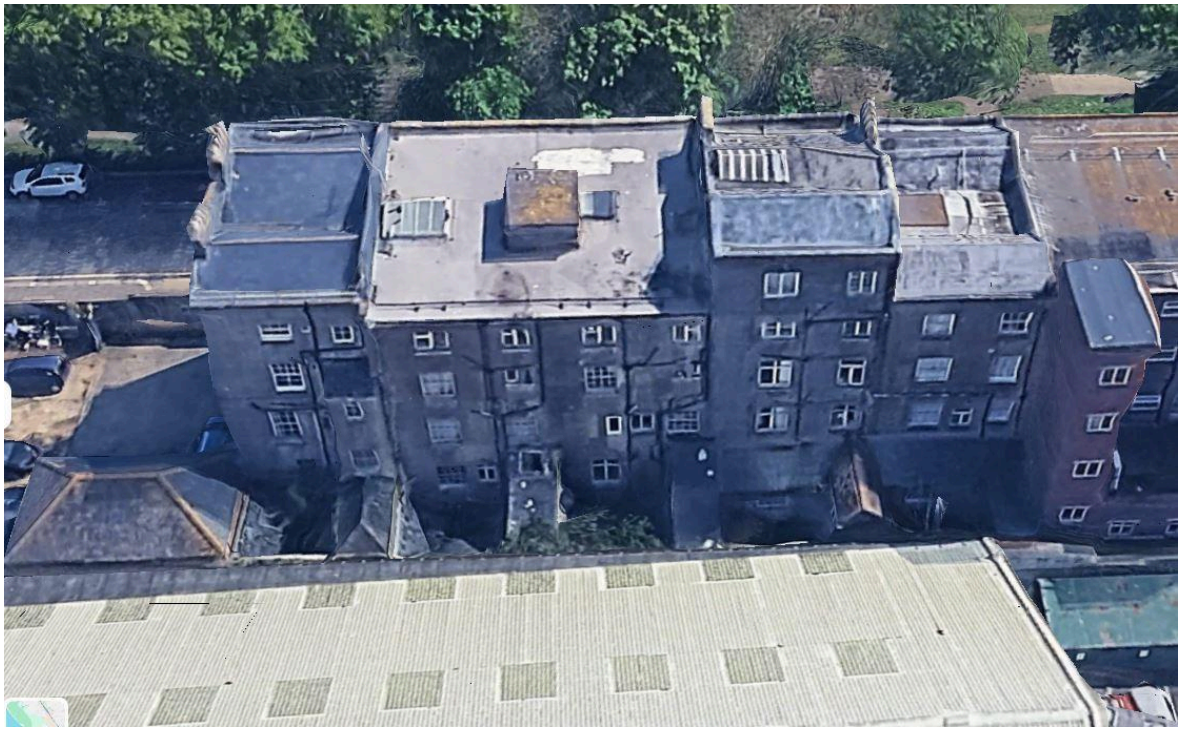


PROPOSED MINIMAL INSULATION BUILD-UPS — WALL, CEILING AND FLOOR LININGS

Existing architectural features, including surviving joinery, mouldings, window reveals, skirtings and other historic details, will be retained and worked around wherever practicable. Where local adjustment is necessary, detailing will preserve the legibility and proportions of the original fabric rather than applying a uniform lining at the expense of significant features.

Rear Fabric — Repair & Rationalisation

The rear elevation has been more extensively altered through later hotel use and service requirements. The design therefore concentrates on rationalising later interventions, reinstating appropriate openings and repairing retained fabric rather than attempting wholesale reconstruction.



EXISTING REAR ELEVATION AND SERVICE CONTEXT

Existing sash windows are refurbished; period rear casements are copied where replacement is necessary; and the rear is cleaned, patched and locally re-rendered. Pointing is limited to areas where structurally necessary so that the established patina and surviving fabric are retained.

Principal Access, Common Circulation & Servicing

Formal residential access is provided from The Steyne through the reinstated individual domestic entrances. These restore the historic relationship between each townhouse and the street while providing clear residential addresses for the converted buildings.

Internally, the reconstructed principal staircase provides the main shared circulation and protected route from the upper floors. Common circulation connects the dwellings with the rear ancillary and servicing areas. The established rear alley provides secondary access and is proposed to accommodate refuse collection and routine servicing, subject to final operational agreement.

The access strategy seeks to provide a practical residential arrangement within the constraints of the listed buildings. Detailed accessibility and Building Regulations requirements will be addressed through the relevant technical design and approval processes.

Design Development & Conservation Gains

The proposals have been developed through measured survey, examination of surviving fabric and review of the available historic and heritage evidence. The design response is intentionally conservative: it uses the existing buildings as the starting point and limits new intervention to what is required to support their long-term residential use.

The principal conservation gains are the removal of the later hotel canopy, reinstatement of the three domestic entrances and associated bridges/steps, retention and repair of sash windows and ironwork, rationalisation of later rear alterations, and a servicing strategy that preserves the formal character of the principal frontage.

Internally, the reinstatement of a coherent townhouse-based circulation pattern, protected staircase and carefully detailed thermal upgrading allows the buildings to meet contemporary residential requirements while retaining the legibility of the historic fabric.

Supporting Documents & Scope of this Statement

This Design and Access Statement should be read in conjunction with the Historic Building Assessment prepared by Archaeology South-East, the separate Heritage Statement prepared by the appointed heritage consultant, and the Planning Statement prepared by Lewis & Co Planning Consultants. Those documents provide the specialist assessment of historic development and significance, heritage impact, planning policy and the planning case.

This DAS concentrates on the architectural survey, design development, proposed works and access. The observations in this document arise from the design team's measured survey and investigation and are not intended to constitute a separate assessment of heritage significance.

Design Summary

The proposal returns Nos. 13–15 The Steyne to a viable residential use through 16 self-contained apartments, including six duplexes. It reinstates the legibility of the three historic townhouses, removes inappropriate later hotel interventions, restores individual domestic entrances, retains and repairs surviving historic fabric, improves circulation and fire separation, and introduces carefully considered thermal upgrading.

The design approach is deliberately restrained: retain what survives, repair where necessary, reinstate lost elements where evidence exists, and introduce new work only where required to support the long-term residential use of the listed buildings.