Application Number: AWDM/1299/25

Date: 15.07.26

Development Site At Former Debenhams Store 14 To 20 South Street & Iceland Carpark Marine Place Worthing West Sussex

Dear Louise,

In response to the Conservation Officer's further comments dated 23.03.26.

There were no details on either approved planning, or NMA drawings, so to confirm the positive contribution the former Debenhams building will continue to have on the Conservation Area, we have created 2 new South Street Elevation drawings to explain where the previously issued details feature on the principal façade of interest, and to clarify the glazing to this prominent façade.

We have also added in the existing architectural detailing and features on the South Street façade, which were previously not shown on the approved drawings.

Condition 5 a

South Street Elevation- Condition 5a, Drawing-3263, this drawing is specifically to address the query about glazing bars.

This drawing shows the 3 types of windows found on the existing façade and their location in the façade.

There are annotations enabling cross reference between the position on the 1:100 elevation and the 1:20 details of the proposed replacement glazing.

The elevation and the details show the surface mounted astragal bars, with 1:2 vertical and 1:5 horizontal sections showing the profile of the bar, and a photo of the astragal bar product.

Regarding materiality this is as per approved planning: powder-coated aluminium, colour RAL 7016.

To clarify the query about “A” and “B” shown on the manufacturer’s drawings.

This relates to the technical performance of the glazing. “A”- is standard glazing, “B”- is glazing with enhanced solar control.

Condition 5 b,c, d, e and Condition 6

We have again provided a new drawing, South Street Elevation Condition 5b,c,e, and Condition 6 - drawing 3264, to address the officer’s comment about locations of details.

We have focused on the South Street elevation, this being the prominent façade, the officer had noted that some details would not be visible.

Item d) rainwater goods- these are not visible on this façade, and the other details are all set back on the new-build element at 4th and 5th floor and not clearly visible from the public realm.

The 1:100 elevation is accompanied by 1: 10 details (previously issued) showing the render finish, the roof detail, the balustrade and balcony and their locations set back from the South Street façade, on the new extension elements.

We trust this provides the additional clarification requested regarding contribution to the character of the Conservation Area, enabling discharge of Conditions 5a–e and 6

Kind regards,

[redacted]

CHARLOTTE SMITH