



Worthing - Steyne Gardens Heritage Appraisal

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This report describes work commissioned by Hemiko, by an instruction dated 10/11/2025. The Client's representative for the contract was Daniel Reynolds of Hemiko. Lauren Womersley of JBA Consulting carried out this work.

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The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between November 2025 - March 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

Acknowledgements

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1 Introduction

This targeted heritage appraisal has been produced by Lauren Womersley as a high-level desk-based review of Steyne Gardens ('the Site'; National Grid Reference (NGR) centred TQ 15155 02543) in Worthing. It provides a high-level overview of the historic baseline and heritage context. The report summarises existing evidence, including the historic baseline for Steyne Gardens and its immediate surroundings, and presents an assessment of archaeological potential to inform proportionate heritage assurance and the development of an appropriate monitoring strategy for the proposed works.

1.1 Background

JBA Consulting has been commissioned by Hemiko to undertake a targeted heritage desk-based appraisal, archaeological monitoring and final report support a proposed heat pump duct installation for a civic municipal building in and around Steyne Gardens, Worthing. This appraisal establishes an evidence-based understanding of the archaeological potential within and around Steyne Gardens, including the presence of a recorded air-raid shelter and the wider historic environment. The appraisal forms the basis for a proportionate heritage assurance process, with phased archaeological watching briefs to be undertaken during groundworks to record any archaeological remains encountered. The resulting evidence will support informed decision-making and ensure that the heritage assurance requirements of the works are appropriately managed in accordance with relevant heritage assurance processes and professional standards.

1.2 Planning context

A planning application for the duct installation works (AWDM/0968/25) was submitted to Adur and Worthing Councils and has since been approved. This is confirmed by subsequent applications to discharge conditions attached to the approved application AWDM/0968/25, including the requirement for an archaeological watching brief and construction management details. An initial phase of exploratory groundworks within Steyne Gardens was undertaken in advance of determination to inform route proving and design development. As the Site lies within an Archaeological Notification Area (ANA–Worthing 011, category red), archaeological conditions apply to intrusive works within the area, requiring proportionate archaeological monitoring and reporting as part of the consented development.

2 Site Location

The Site is located within Steyne Gardens in Worthing, centred on approximately NGR: TQ 15155 02543 (Figure 1: Appendix A). It is bounded by Brighton Road to the north and Marine Parade to the south. To the east and west, the Site is bounded by the residential roads of Steyne Gardens and The Steyne.

2.1 Geology and Topography

The solid geology of the Site consists of the Lewes Nodular Chalk Formation, a chalk bedrock formed during the Late Cretaceous period, dated to approximately 93.9–86.3 million years ago. Overlying this is a sequence of River Terrace Deposits comprising sand, silt and clay, mapped as Quaternary superficial deposits formed between 2.58 million years ago and the present day. These deposits reflect historic coastal and fluvial processes characteristic of the South Coast Plain. The combination of chalk bedrock, reworked terrace deposits and later landscaping suggests that natural palaeo-environmental deposits are unlikely to survive intact across most of Steyne Gardens, although deeper sequences may persist beneath areas not subject to significant modern disturbance (British Geological Survey. 2024).

Steyne Gardens occupies generally level ground set slightly inland from the seafront, lying at an elevation of approximately 6–8m AOD, with a gentle rise towards the north. The park comprises grassed open space bordered by mature trees and surrounded by urban development and transport corridors (ASE. 2026).

2.2 Palaeo-environmental Potential

Palaeo-environmental potential within Steyne Gardens is considered low. The Site lies on reworked River Terrace Deposits overlying Lewes Nodular Chalk, with no known surviving palaeo-channels, alluvial sequences, peat deposits or waterlogged sediments that would typically preserve environmental material. The area has undergone repeated phases of landscaping associated with the creation and maintenance of Steyne Gardens during the 19th and 20th centuries, and more recently was subject to ground disturbance

3 Sources Consulted

A 200m study area (Figure 1) was established around the Site to identify heritage assets and place them in their wider context. This study area was used as the basis for the data searches and research. The following data sources were used in the production of this report:

- National Heritage List for England (NHLE);
- HER data received from West Sussex County Council Historic Environment Record;
- Historic maps (National Library of Scotland);

- British Geological Survey
- Satellite and street imagery (Google maps); and,
- Other online resources

It should be noted that the appraisal is high level using existing data sources and that little consultation with the local planning authority or statutory consultees has been undertaken at this stage. This appraisal provides an overview of the heritage assets within the study area and an assessment of those heritage assets within the study area that may be impacted as a result of the work, and an assessment of archaeological potential to provide proportionate heritage assurance.

The references for the heritage assets are provided in the text in brackets. The locations of the heritage assets are presented on Figure 2 and 3 and full details can be found in the Gazetteer in Appendix B.

4 Baseline Context

4.1 Designated Heritage Assets

There are no World Heritage sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks situated within the 200m study area.

There is a total of 31 Listed Buildings within the study area, one Grade II* Listed and the remaining 30 are Grade II Listed.

There are four Conservation Areas located within the study area, one of which is located within the Site: Steyne Gardens Conservation Area.

The entirety of the Site is located within Steyne Gardens Conservation Area, which is located to the east of Worthing town centre (Figure 2). The western extent of the Conservation Area is Library Place, adjacent to South Street Conservation Area. The Conservation Area then extends northwards to Elm Road and Warwick Place and extends eastwards to the end of Marine Road. The area also includes the esplanade, shingle beach and sea defences on the seafront. The Conservation Area is predominantly a commercial area with hotels, offices and shops, with the open gardens bounded on all four sides by heavily trafficked roads (Worthing Borough Council 2009, 2).

Within Steyne Gardens Conservation Area, there are 14 Listed Buildings; all of which are Grade II Listed.

Of the 14 Listed Buildings within the Conservation Area, there is one Grade II Listed Building situated within the Site. The War Memorial at South End of Steyne Gardens (1263174) is dedicated to the dead of the South African War (1899-1902) and faces onto Marine Parade. It is situated at the southern boundary of the Site, just beyond Steyne Gardens, and is said to enhance the sense of elegance within the busy traffic movement around the gardens (Worthing Borough Council 2009, 3).

Other Grade II Listed Buildings situated in Steyne Gardens Conservation Area include a classic 1935 K6 Telephone Kiosk (1250846) located 15m south-west of the Site, on the corner where The Steyne meets Marine Parade. It also includes the Chatsworth Hotel / Steyne Hotel (1250621), which dates to approximately 1807 and is located some 15m to the west of the Site. The hotel has undergone substantial later alterations, including a mid-19th-century refacing of the south. Also dating to around 1807 is 34, 36 and 36A Warwick Street (1250695), a four storey property which forms part of the return frontage of The Steyne. This property faces the Site and is located 15m to its north-west.

The other ten Grade II Listed Buildings situated in Steyne Gardens Conservation Area are located at least 100m away from the Site. They are summarised below and shown in Figure 2 in Appendix A.

Table 1: Listed Buildings situated in Steyne Gardens Conservation Area, located over 100m away from the Site

NHLE No.	Name	Distance from Site
1250105	22 and 24 Brighton Road	100m east
1025832	21 and 23 Alfred Place	115m east
1025833	25 and 27 Alfred Place	130m east
1263134	1–15 Warwick Road	140m east
1250683	5 and 6 Warwick Place	145m north-east
1263178	7 Warwick Place	150m north-east
1250627	8 Warwick Place	150m north-east
1250851	10 Warwick Place	155m north-east
1263132	13 and 14 Warwick Place	160m north-east
1263179	15 - 18 Warwick Place	165m north-east

The second Conservation Area situated within the study area is South Street Conservation Area. It is located within Worthing town centre and includes part of Worthing seafront. The Conservation Area extends north to Ann Street and east along the frontage, including Worthing Lido and Worthing Pier, to the eastern boundary of the Conservation Area which is Library Place. The eastern boundary is adjacent to Steyne Gardens Conservation Area (Figure 2).

This Conservation Area also contains 14 Listed Buildings; six of which are located in proximity to the Site. There is the Grade II* Listed Dome Cinema (1250850), which dates to 1911, and is located on Marine Parade, some 70m west of the Site. Originally opened as a multi-purpose kursaal, The Dome has since been in use as a cinema auditorium, later used as a ballroom and now a bingo hall. In addition, there is the Grade II Listed Building in Library Place at the rear of Nos. 20 and 22 Warwick Street (1263135), which is located 65m west of the Site. 30, 32 and 32A Warwick Street (1250694) also sit 35m west of the Site

and include a pair of 19th century houses set back behind a deep ground floor shop extension. The final three Grade II Listed Buildings located close to the Site are 45 Warwick Street (1250847), located 28m north-west of the Site, 28 Warwick Street (1263136), located 41m west of the Site, and 24 and 26 Warwick Street (1250693), which are located 50m west of the Site.

The other eight Grade II Listed Buildings situated within South Street Conservation Area are located at least 100m away from the Site. They are summarised below and shown in Figure 2 in Appendix A.

Table 2: Listed Buildings situated in South Street Conservation Area, located over 100m away from the Site

NHLE No.	Name	Distance from Site
1025837	Building at Rear of No. 35 Warwick Street	100m north-west
1025836	8 Ann Street	105m north-west
1250691	5 Warwick Street	142m west
1250692	Nos. 10, 12 and Thieves Kitchen Public House	117m west
1025806	Bedford Hall	110m west
1354771	8 - 14 Bedford Row	105m west
1025805	3 - 6 Bedford Row	115m west
1250849	Bedford Cottage	125m west

The other two Conservation Areas located in the study area are Warwick Gardens Conservation Area and Chapel Road Conservation Area. Both Conservation Areas are situated in the northern section of the study area and contain no Listed Buildings.

The three remaining Listed Buildings are situated at the northern border of the study area and are not located within any of the Conservation Areas: 40 and 40A High Street (1250305), 42 High Street (1263332), 44 High Street (1250306). They are all situated over 180m north of the Site.

4.2 Non-Designated Heritage Assets

The search returned a total of ten non-designated heritage assets and two Archaeological Notification Areas within the 200m study area. The locations of these are shown on Figure 3 in Appendix A.

The non-designated assets include one record of Romano-British date, one record of medieval date, one record of post-medieval date and seven of modern date.

The majority of the Site is located within an Archaeological Notification Area (ANA). This ANA is known as the Historic Core of Worthing (DWS8676) and was identified as such through the Historic Towns Project for Steyning. It is recorded as a very sensitive area for archaeology since the area of The Steyne was developed during the early years of the Worthing resort, and includes development along Warwick Street (partly built-up during the late 18th century) and a series of new north-south streets between this and the seafront (which were mostly set out and built up during the first decade of the 19th century). These streets include the Steyne, which had developed as formal gardens by 1811 for use as the resort's fashionable inland promenade. Today the area combines shops (concentrated, as in the early 19th century) on Warwick Street, hotels, and residential properties.

There is only one non-designated asset situated within the Site and that this the previously mentioned Grade II Listed War Memorial at South End of Steyne Gardens (1263174), which is also duplicated as a non-designated asset (MWS10076).

The one non-designated asset of Romano-British date within the study area is a findspot of a few sherds of Roman pottery (MWS393) identified when workmen laid a surface water sewer long the west side of Liverpool Street, 33m north of the Site.

The non-designated asset of medieval date is the medieval occupation site at East Worthing (MWS394). This is recorded 33m north of the Site and is a 13-15th century medieval settlement identified in Warwick Gardens. No further information regarding this asset is recorded.

The non-designated asset of post-medieval date is the site of Warne's Hotel (MWS11632). The building is located 42m east of the Site and was originally an early 19th century terrace of five houses but was adapted into a hotel in 1899. It became Worthing's premier hotel with guests including King Edward VII, King George V and Sir Winston Churchill. The building was granted Grade II Listed Building status in 1949. However, following a fire in 1987, the local authority granted permission for its demolition in 1991. The site has now been redeveloped.

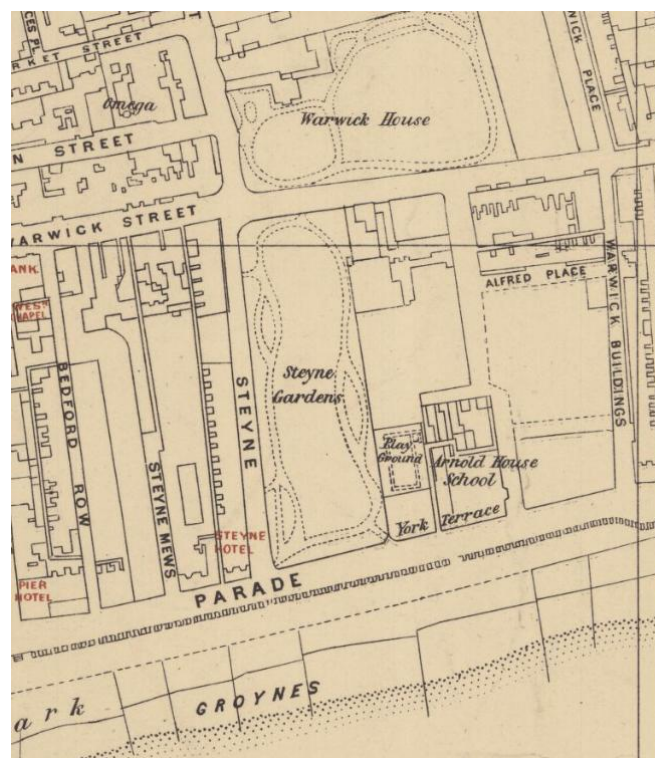
The other six remaining non-designated assets date to the modern period and include the following:

- the War Memorial within Cornerstone Methodist Church (MWS10074), located 18m east of the Site;
- the site of a line of anti-tank cubes set on the promenade east of Worthing Pier (MWS11445) now removed, located 40m south of the Site;
- the structural remains of a World War Two pillbox situated within the line of anti-tank cubes (MWS12057) along the promenade, situated 70m south-east of the Site;
- the site of a World War Two pillbox (MWS12271), located approximately 180m west of the Site;
- the Pavilion Theatre (MWS15444), located 195m south-west of the Site; and
- the previously mentioned Grade II* Dome Cinema (1250850), which is also recorded as a non-designated asset (MWS15740).

The other remaining Archaeological Notification Area is located within the northern section of the study area, situated 15m north of the Site. This ANA is known as the medieval settlement along the high street of Worthing (DWS8678) and lies within the northern edge of the modern centre of Worthing, but on the western edge of the original historic settlement, known as Old Worthing. The evaluation revealed archaeological features consisting of a series of rubbish pits and boundary ditches, all of medieval date. Pottery indicating several phases of activity from the 11th century onwards was also found. The evaluation also showed that the site contains surviving medieval deposits in most areas. Excavations at Little High Street revealed two grain dyers, pits and a sequence of boundary and enclosure ditches spanning possibly the 10th to early 15th centuries. The finds include a locally important assemblage of medieval pottery.

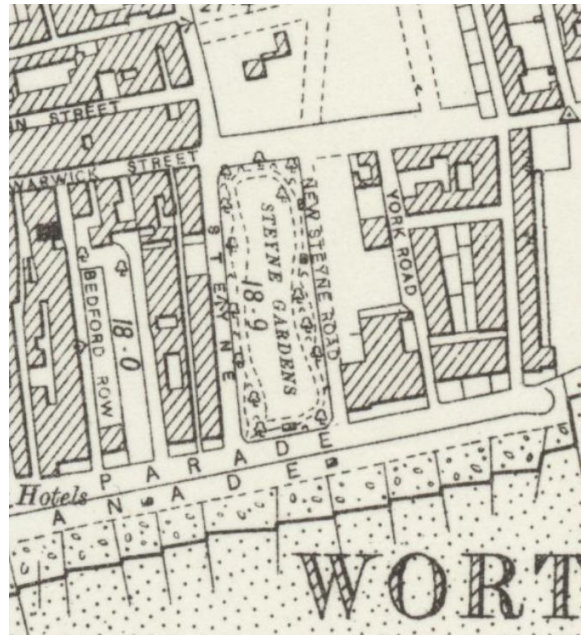
4.3 Historic Mapping

The earliest available mapping of the study area is J.S. Smith's map of Worthing from 1877 (Map 1). The Site is depicted along with the Grade II Listed Chatsworth Hotel/ Steyne Hotel (1250621), which is annotated as 'Steyne Hotel'.



Map 1 - J.S. Smith's map of Worthing from 1877 (Source: National Library of Scotland)

By the second edition of the Ordnance Survey Map of 1899 (Map 2), the Site is still illustrated but the residential areas around The Steyne and York Road have been developed. Marine Parade and the Esplanade are also depicted on this map.



Map 2 - Second Edition Ordnance Survey Map of 1899 (Source: National Library of Scotland)

By the third edition Ordnance Survey Map of 1913 (Map 3), the area to the north of the Site has been developed, with 'The Broadway', 'Warwick Gardens' and 'Warwick Place' being built. The Site remains unchanged, but there is further development to the west of the Site along New Steyne Road.



Map 3 - Third Edition of Ordnance Survey Map of 1913 (Source: National Library of Scotland)

The Site remains unchanged in the 1933 and 1948 Ordnance Survey maps. However, by the 1954 Ordnance Survey Map (Map 4), the Site has been developed with tennis courts to the south of Steyne Gardens, public toilets to the north-east and north-west corners of the gardens with a 'shelter' illustrated and annotated in the western section of the Site. The Grade II Listed War Memorial at South End of Steyne Gardens (1263174) is also depicted and annotated.



Map 4 - Ordnance Survey Map of 1954 (Source: National Library of Scotland)

4.4 Heritage Events

There are only two heritage events recorded within the study area; one of which includes the entire study area (EWS1183). The heritage events are shown in Figure 4 in Appendix A.

Between 2008 and 2012, English Heritage carried out a National Mapping Programme within Worthing and the Weald (EWS1183). Of the features mapped, Neolithic flint mines, Bronze Age barrows, and cross-ridge dykes occupied prominent parts of the South Downs. There was evidence of large prehistoric and Roman field systems, sometimes integrated with enclosures and trackways, over much of the downland. Medieval features included remains of salt production in the Adur valley. Of the 256 new sites mapped in the course of this project, 55% were from the Second World War. The temporary nature of the Second World War constructions means that the majority of these new records relate to features that have been removed. With the exception of the Second World War monuments, the distribution of sites by period is not uniform across the project area and, while Prehistoric and Roman remains are concentrated on the Downs, most of the medieval and post-medieval monuments are located in the Weald and the Adur Valley.

The other heritage event is located at the land of 9 Warwick Gardens, 75m north of the Site. In 2008, a watching brief was undertaken by Archaeology South-East during building alterations at 9 Warwick Gardens. A footing trench was excavated around the perimeter of the proposed extension in the garden of the existing property. Although the site was situated in a Conservation Area and was, therefore, considered to have potential for archaeological remains, no archaeological features were uncovered. Several datable finds were recovered from the garden's deposits, including a complete Bristol glaze stoneware ginger beer bottle from the 19th century, but there was no evidence of activity predating the 19th century on the site.

4.5 Archaeological Interventions

An initial archaeological watching brief was undertaken within Steyne Gardens prior to the preparation of this appraisal, following the identification of the air-raid shelter as a potential heritage constraint. The intervention forms an early phase of project-specific investigation and provides direct, ground-truth evidence to inform the Site's archaeological potential.

Archaeology South-East (ASE) were commissioned to undertake the watching brief, monitoring the excavation of a T-shaped trial trench designed for route-proving associated with the proposed duct installation works. The trench measured 10.25m (E–W) by 14.55m (N–S) and was excavated to a maximum depth of 2m (ASE, 2022, 2025).

Within the monitored area, a structure potentially relating to the air-raid shelter was identified, including:

- Construction cut [1001] containing darkened clay with rubble backfill [1002];
- Construction cut [1005] containing chalk rubble, concrete and CBM backfill [1006], interpreted as a possible concrete-lined trench;
- Backfill deposit [1007] sealing elements of both cuts;
- All features lying beneath uniform topsoil [1004].

These deposits indicate that a below-ground structure once stood at this location and was subsequently demolished and backfilled, consistent with the known post-war treatment of air-raid shelters in Worthing. However, the base of the structure was not reached, and therefore the depth, extent and level of preservation of any surviving remains unknown.

ASE note that the observed cuts could relate to another former garden structure, and therefore definitive attribution to the air-raid shelter cannot be confirmed on the basis of the monitored trench alone.

Nevertheless, the intervention provides strong evidence for:

- the presence of substantial sub-surface deposits of modern date;
- the potential survival of deeper structural elements below 2m;
- the possibility that earlier archaeological horizons may survive sealed beneath the demolition material.

This watching brief represents a key line of evidence for assessing archaeological potential, complementing the historic and photographic sources summarised in Section 4.5, and

reinforces the need for targeted monitoring during subsequent groundworks within Steyne Gardens.

4.6 Key Heritage

Client correspondence related to the project originally identified an air raid shelter as a primary archaeological constraint within the works area, noting that the structure and adjacent below-ground toilets are likely present below the current ground surface.

A Second World War air-raid shelter is historically recorded within Steyne Gardens, therefore forming a key heritage constraint for the Site. Evidence for this structure is held in multiple sources associated with the project.

According to the official Worthing on Sea tourist website, Beneath Steyne Gardens, a public air raid shelter was built to house residents during the Second World War. At the end of the war the entrance was likely filled with rubble, and its ventilation shafts were sealed and capped. The official civilian death toll in Worthing due to wartime air raids was 56 (<https://worthinguponseas.co.uk/>). Historic newspaper photographs show the shelter under construction and an archival image of its entrance. These are depicted in the plates below kindly provided by Gerry Connolly, Head of Museum & Exhibitions, Worthing Theatres & Museum. Plates 1 & 2 show the shelters location within the park. The house with the balcony immediately behind the shelter entrance on plate 2 and provides a location correlate.

There are other shelters known in Worthing (SMR1023) recorded as part of the Sussex Military Research Projects. The interior comprised a concrete floor with low walls, on which sat domestic corrugated iron, curved over in the same manner as the official Anderson Shelter. The rear wall was of wood construction and incorporated an emergency exit. It is not known if the Steyne Gardens shelter was of a similar construction, but it is indicated that there were ventilation shafts and Plate 3 suggests a concrete cap.

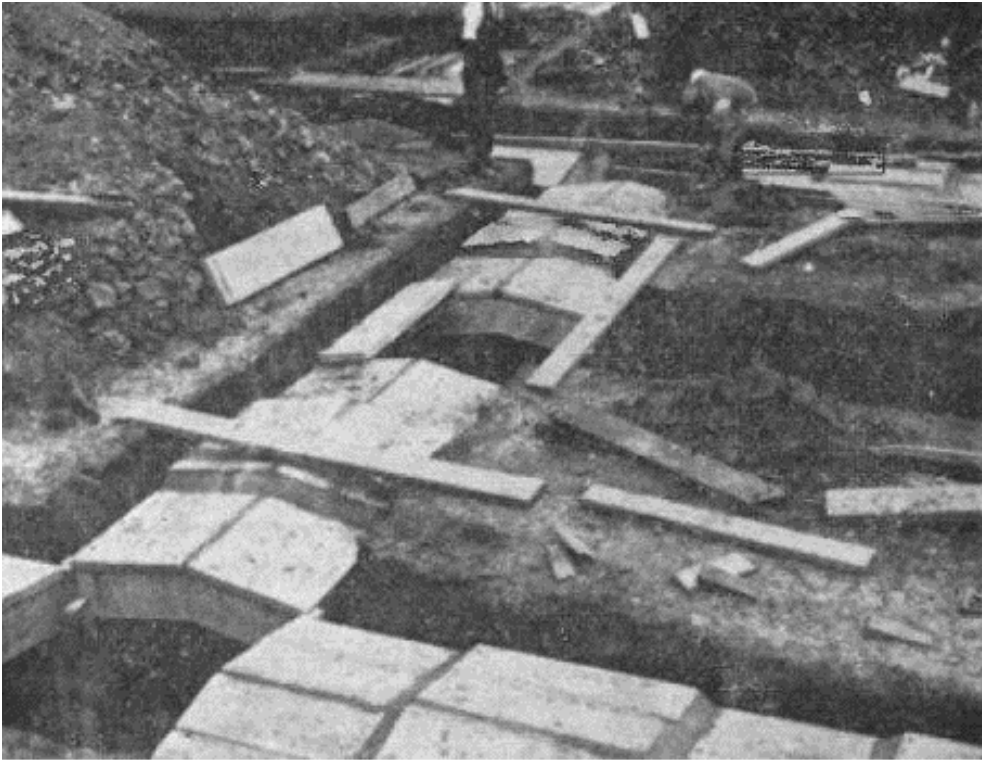
Plate 1 - Air Raid Shelter Location



Plate 2 Entrance to Steyne Gardens Air Raid Shelter



Plate 3 Entrance to Steyne Gardens Air Raid Shelter



There is also a record (CIVIL AIR RAID SHELTER: e32493) on the Defence of Britain Website (<https://edob.mattaldred.com/map/e32493>) that locates an air raid shelter at the edge of Steyne Gardens and states that it was removed. However, it is not known whether this is the same air raid shelter and indicates a full demolition, or simply removal of above-ground access features, and therefore its relationship to the surviving subsurface remains is uncertain. The location is opposite that of the initial test pit and it could be that the remains of the structure indicated are part of the same air raid shelter (see Figure 6).

Plate 4 Location of removed air raid shelter.



5 Assessment of Archaeological Potential

This assessment considers the combined baseline evidence, including designated and non-designated heritage assets, historic mapping, known heritage events, the documented Second World War air-raid shelter (Sections 4.2), and the results of the initial archaeological intervention undertaken within the Site (Section 4.5).

The Site lies within the Historic Core of Worthing (DWS8676), an Archaeological Notification Area recognised as sensitive for below-ground remains. While evidence for earlier activity exists within the wider study area, direct indicators within Steyne Gardens are limited. The potential for archaeology from each period is summarised below.

Romano-British potential is considered low, restricted to a single findspot close to the Site and with no features known within Steyne Gardens.

Medieval potential is considered low to moderate. Although the medieval settlement at East Worthing lies just beyond the northern boundary of the study area, no medieval deposits are known within the gardens themselves, and later landscaping may have removed earlier horizons.

Post-medieval potential is considered moderate. The creation and development of The Steyne and associated gardens from the late 18th century onwards may have left minor surviving landscape or structural features, though modern disturbance may have reduced their integrity.

Modern (20th-century) potential is considered high, driven principally by the construction of a Second World War air-raid shelter within Steyne Gardens and potentially other similar features or garden structures. Section 4.5 summarises the extensive historic and photographic evidence for the shelter, including its potentially mapped location, associated ventilation features, and historic entrance. The initial archaeological intervention (Section 4.6) recorded substantial modern cuts and rubble-filled deposits consistent with the demolition and backfilling of a large below-ground structure which could also relate to an air raid shelter. Although the base of the feature was not reached, the results indicate that deeper remnants of the structure may survive intact below 2 m, and that earlier archaeological horizons could be sealed beneath the demolition material. The intervention also acknowledges that the observed cuts could relate to a former garden structure, and thus firm attribution must remain cautious.

The Defence of Britain record (CIVIL AIR RAID SHELTER: e32493) identifies the shelter at the edge of Steyne Gardens, recorded as “removed.” It is unclear whether this refers to full structural demolition or only the loss of surface-level features. Nonetheless, it corroborates the presence of a wartime defensive structure in the immediate vicinity. It remains unclear how this might be associated with the structure located in the trial trench but given their comparative juxtaposition it could be that they are part of the same structure (see Figure 6).

Overall, the Site has a moderate to high archaeological potential.

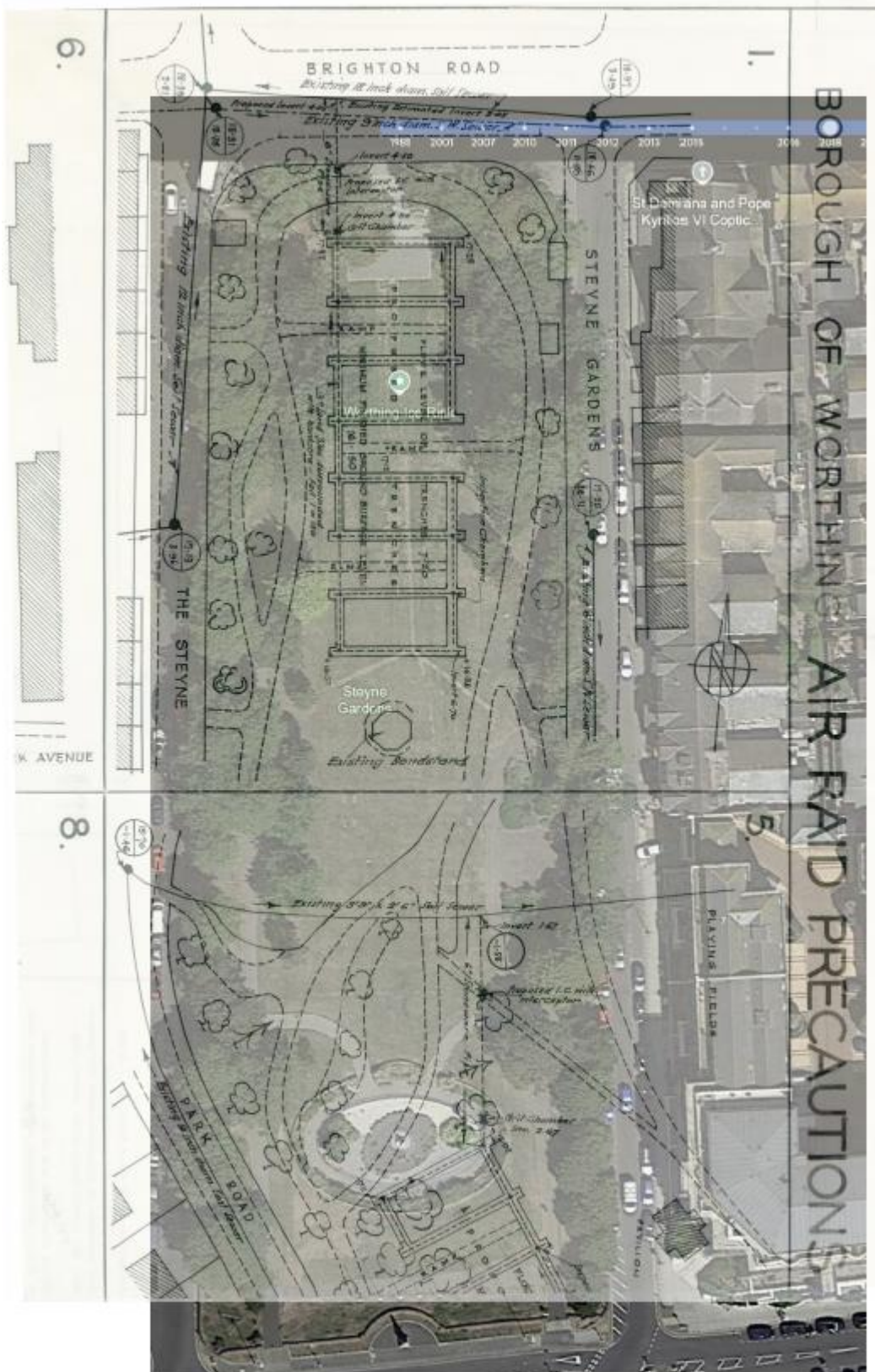
The greatest sensitivity relates to modern in particular WW2 remains, particularly the documented air-raid shelter and any surviving below-ground elements, along with the possibility that earlier archaeological deposits may survive beneath any associated backfill.

Given these factors, proportionate but targeted archaeological monitoring is warranted during all intrusive works within Steyne Gardens to ensure that any surviving deposits of archaeological interest are identified, recorded and appropriately managed.

6 Further Intended Works

Planned further groundworks within and around Steyne Gardens have been confirmed through client correspondence and subsequent project coordination. The works relate to the imposition of a duct system in Steyne Gardens itself and the imposition of duct pipework around Worthing town. See below:

Plate 5 Schematic of duct work in Steyne Gardens



Preliminary works relating to the imposition of this comprise a series of eight test pits associated with the next phase of duct installation and infrastructure development (Figure 5). Their locations and archaeological relevance have been provisionally reviewed by the local authority archaeological advisor, who confirmed that only Pits 1 and 2 require

archaeological monitoring.. With Pits 3–8 situated on Marine Parade falling outside areas of elevated heritage sensitivity (Mark Baister pers. comm. 24.02.2026).

Pit 1 is situated close to the boundary of Archaeological Notification Area DWS8678, relating to the medieval settlement focus along the historic high street of Worthing. Although the potential for medieval remains within Steyne Gardens is limited, its proximity warrants proportionate monitoring during intrusive works.

Pit 2 is located within Steyne Gardens itself, directly inside Archaeological Notification Area DWS8676. This area encompasses the documented Second World War air-raid shelter discussed in Sections 4.5 and 4.6. Given the potential for surviving subsurface elements of the shelter, or associated demolition backfill, archaeological attendance will be required during excavation.

Pits 3–8, situated along Marine Parade, are outside the Archaeological Notification Areas. While they fall near the recorded site of a removed line of Second World War anti-tank cubes (MWS11445), the HER confirms that these structures were dismantled between 1945 and 1955. On this basis, the local authority archaeological advisor has confirmed that no archaeological monitoring is required for these locations.

These planned works provide spatial clarity on where archaeological potential intersects with forthcoming intrusive activity and inform the recommendations outlined in Section 8.

7 Conclusion

This targeted heritage appraisal has established a clear and proportionate understanding of the archaeological and historic environment within Steyne Gardens, Worthing, in support of the proposed heat pump and duct installation works. The Site lies entirely within the Historic Core of Worthing (ANA DWS8676) and forms part of the Steyne Gardens Conservation Area. While the potential for prehistoric, Romano-British and medieval remains within the Site is limited, Steyne Gardens retains demonstrable archaeological sensitivity, primarily relating to its modern (20th-century) primarily wartime history.

Historic and photographic evidence presented in Section 4.6 confirms that a substantial Second World War public air-raid shelter was constructed within Steyne Gardens as part of Worthing's civil defence measures. Internal project correspondence and historic mapping corroborate its general location, while the presence of ventilation shafts and a probable concrete cap suggest a robust and formalised municipal shelter. A related Defence of Britain record identifies a shelter at the edge of Steyne Gardens, although its full demolition or removal status remains uncertain.

The initial archaeological watching brief undertaken before preparation of this appraisal (Section 4.6) provides direct, ground-based evidence for the survival of modern demolition deposits associated with a substantial below-ground structure. Although only the upper backfilled elements were exposed within the trial trench, the depth of demolition material and nature of encountered cuts indicate that more intact or deeper elements of the structure

may survive below 2 m. Importantly, earlier archaeological horizons could also remain sealed beneath later deposits. It is not clear how this related to the documented air raid shelter. It is entirely plausible that the remains relate to the same air raid shelter given their general location juxtaposition and that the shelter would be a large footprint housing both people and toilets. Pit 2 may further elucidate this.

Planned works (Section 4.7) clarify where further ground disturbance will occur. Only Pits 1 and 2 lie within areas of archaeological sensitivity. Pit 1 close to the medieval settlement focus of DWS8678, and Pit 2 directly within the mapped extent of the air-raid shelter within DWS8676. Pits 3–8 fall outside these zones and do not therefore require archaeological monitoring.

The combined evidence demonstrates that Steyne Gardens contains:

- a mapped and historically attested WW2 air-raid shelter;
- potential surviving subsurface remains relating to its construction and demolition;
- potential surviving related or similar remains;
- potential for earlier archaeological deposits beneath modern backfill; and
- areas of elevated sensitivity directly intersecting with intended groundworks.

8 Recommendations

Based on the findings of this targeted heritage appraisal, together with historic evidence, project-specific archaeological interventions and confirmed further intended works, the following recommendations are made to ensure proportionate and effective heritage assurance during the forthcoming groundworks at Steyne Gardens.

8.1 Archaeological Monitoring Requirements

Archaeological monitoring is recommended for all intrusive works within areas of elevated archaeological potential, specifically:

- Pit 1, due to its proximity to the medieval settlement focus (ANA DWS8678).
- Pit 2, located directly within the mapped extent of the Second World War air-raid shelter (ANA DWS8676) and representing the area of highest archaeological sensitivity.
- Any additional excavations within Steyne Gardens that intersect the mapped shelter location, the ventilation shaft areas or any zone where the watching brief identified significant demolition backfill.

Monitoring should be undertaken by a suitably qualified archaeologist and should aim to:

- identify and record any surviving elements of the air-raid shelter;
- establish the character, depth and condition of any structural remains;
- confirm whether deeper shelter components survive below 2m;

- assess whether earlier archaeological horizons survive beneath modern demolition deposits;
- record any previously unknown garden structures that may account for the observed features.

8.1.1 Working Procedures

Groundworks within sensitive areas should proceed:

- in controlled, shallow increments, allowing effective archaeological observation;
- using appropriately sized plant equipped with a toothless bucket;
- with the capability to temporarily pause or adjust excavation to allow for recording if required.

8.1.2 Contingency Actions

If substantial or well-preserved structural remains of the air-raid shelter are encountered, or if unexpected earlier archaeological deposits are revealed, the following may be required:

- short-term revisions to the excavation methodology;
- enhanced archaeological recording;
- consultation with the Local Planning Authority's archaeological advisor to agree any additional mitigation.

8.1.3 Areas Not Requiring Monitoring

Based on current evidence and consultation with the local authority:

- Pits 3–8, located along Marine Parade, do not require archaeological monitoring, as they fall outside the Archaeological Notification Areas and outside areas of known or likely wartime activity.

8.2 Reporting Requirements

Following each monitored phase of intrusive work, a short archaeological report should be produced by the archaeological sub-contractor outlining:

- the methods used;
- any archaeological remains encountered;
- their significance and condition;
- recommendations for any further action.

These reports will be quality assured by JBA Consulting and the Essex Historic Environment Consultant Mark Baister.

At project completion, all monitoring results should be integrated into a final heritage assurance report by JBA Consulting to demonstrate that archaeological potential has been appropriately addressed. This will also be required to go to Mark Baister for review.

8.3 Further Desk-Based Research

No further desk-based research is considered necessary at this stage unless substantial unexpected remains are identified during groundworks that would warrant further historic investigation.

8.4 Archiving

All archaeological materials generated during this project will be archived in accordance with professional standards.

JBA Consulting will archive the heritage appraisal, the final combined reporting for all monitored phases, and all project GIS datasets supplying these to the West Sussex Historic Environment Record (HER) and uploading them to OASIS as part of the public record.

The archaeological sub-contractor will be expected to compile, prepare and deposit the full archive associated with their initial watching brief, including all site records, drawings, photographs, digital data and their watching-brief reports, as required by the Sussex Archaeological Standards (CDC/ESCC/WSCC 2019) and the Standards and Guidance in the Care of Archaeological Collections (SMA 2020).

9 References

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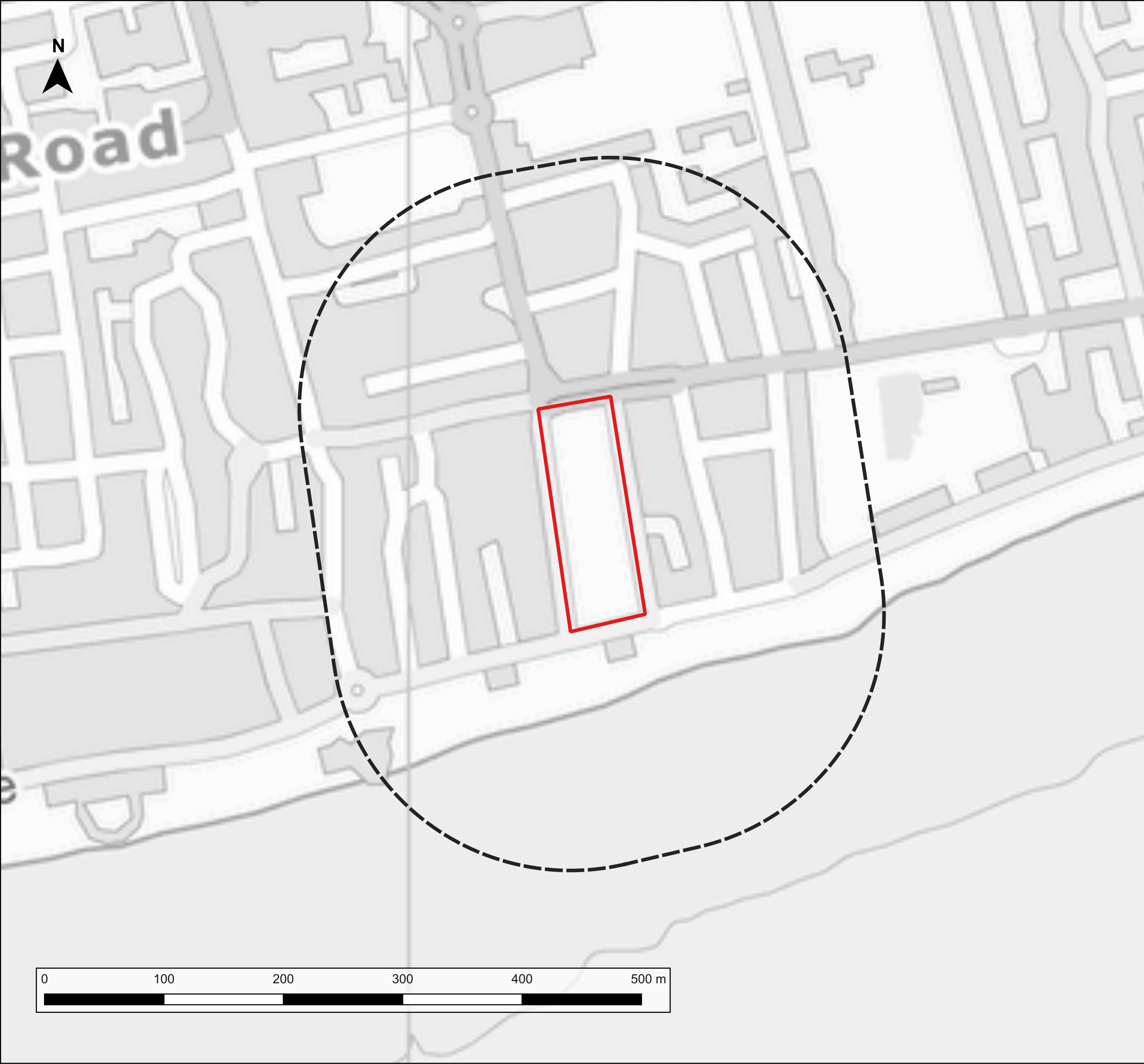
Ordnance Survey, 25 inch to the mile, Surveyed: 1909, Published: 1913 Sussex Sheet LXIV.SE

Ordnance Survey, 25 inch to the mile, Surveyed: 1909, Published: 1933 Sussex Sheet LXIV.SE

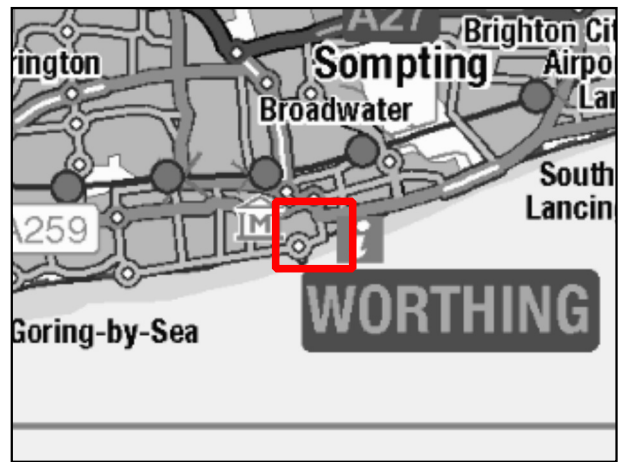
Ordnance Survey, 25 inch to the mile, Surveyed: 1938, Published: 1948 Sussex Sheet LXIV.SE

Ordnance Survey, 25 inch to the mile, Surveyed: 1952, Published: 1954 TQ1502-A

A Figures



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Steyne Gardens: Worthing

- Site Location
- Study Area (200m)

HEMIKO

Together to Zero

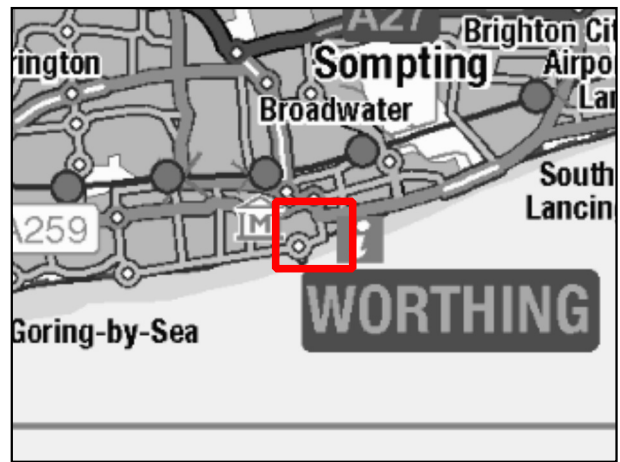
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Checked By:	SN	Date:	20/02/2026		1:3,000
Approved By:	SN	Date:	20/02/2026		Original at A3

Figure Title: Figure 1 - Site Location

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Steyne Gardens: Worthing

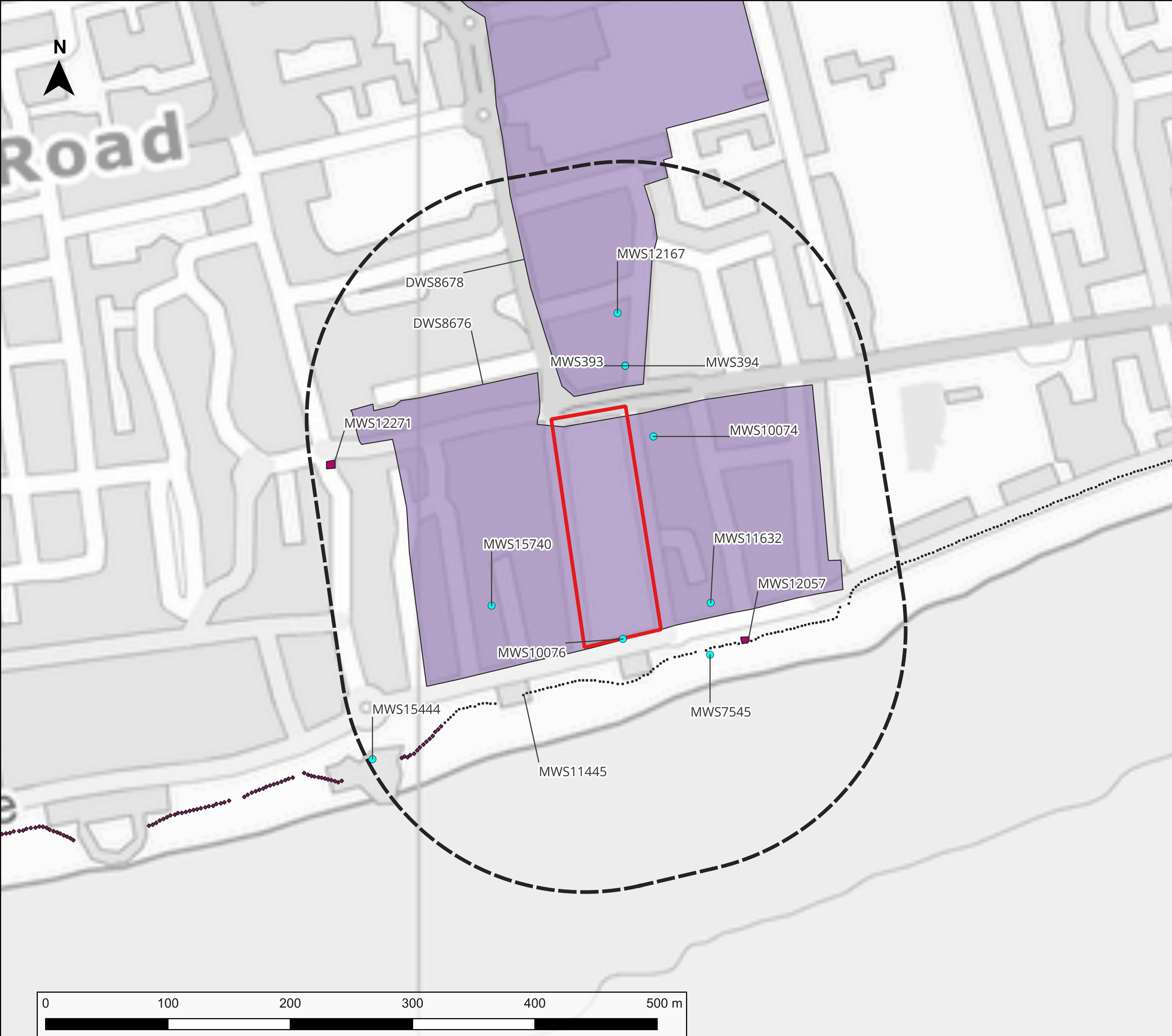
- Site Location
- Study Area (200m)
- Grade II* Listed Buildings
- Grade II Listed Buildings
- Chapel Road Conservation Area
- South Street Conservation Area
- Steyne Gardens Conservation Area
- Warwick Gardens Conservation Area



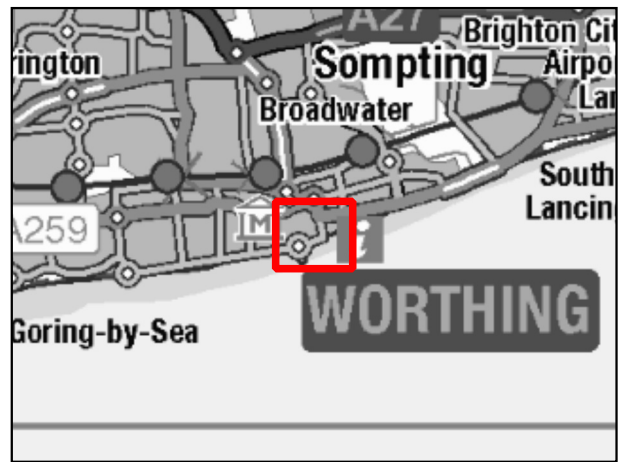
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Figure Title: Figure 2 - Designated Heritage Assets

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Steyne Gardens: Worthing

- Site Location
- Study Area (200m)
- Monument Points
- Monument Polygons
- Archaeological Notification Areas



Together to Zero

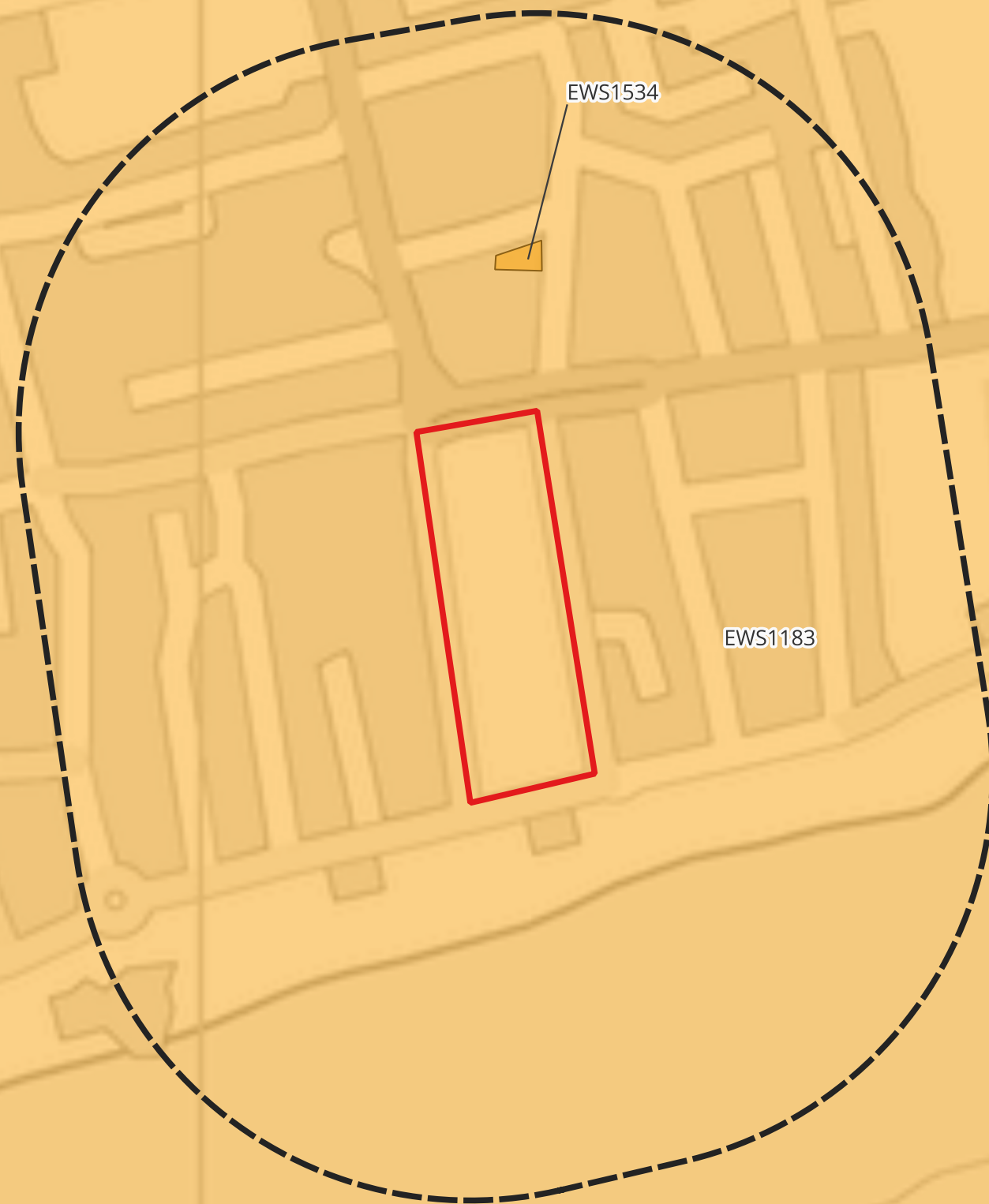
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Approved By:	SN	Date:	20/02/2026		Original at A3

Figure Title: Figure 3 - Non-Designated Heritage Assets

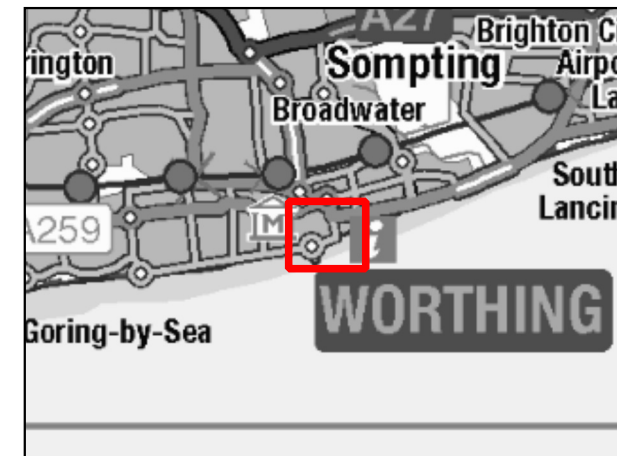
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Steyne Gardens: Worthing

-  Site Location
-  Study Area (200m)
-  Heritage Event Polygons

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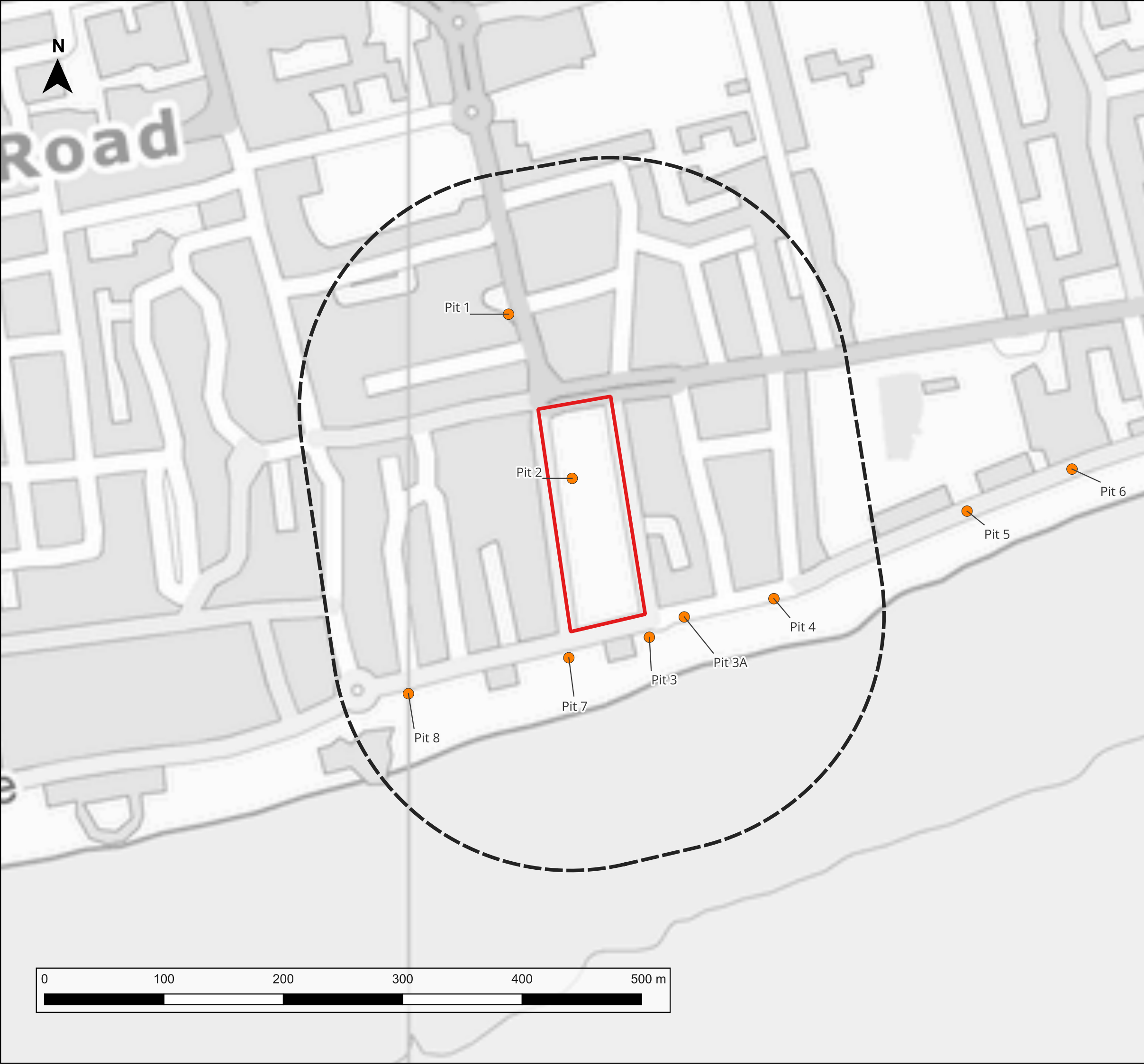
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Approved By:	SN	Date:	20/02/2026		Original at A3

Figure Title: Figure 4 - Heritage Events

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Steyne Gardens: Worthing

- Site Location
- Study Area (200m)
- Pit Locations

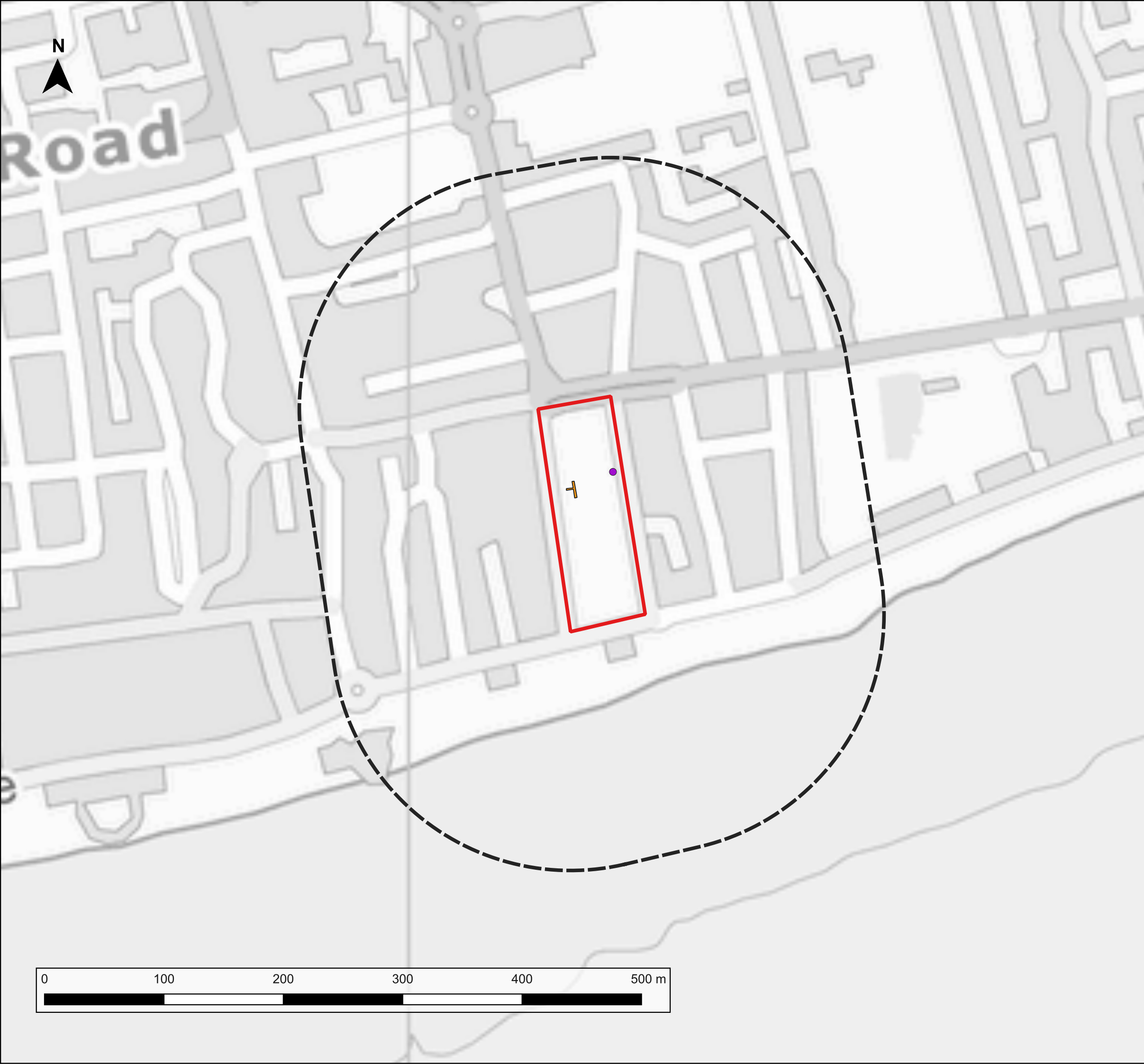
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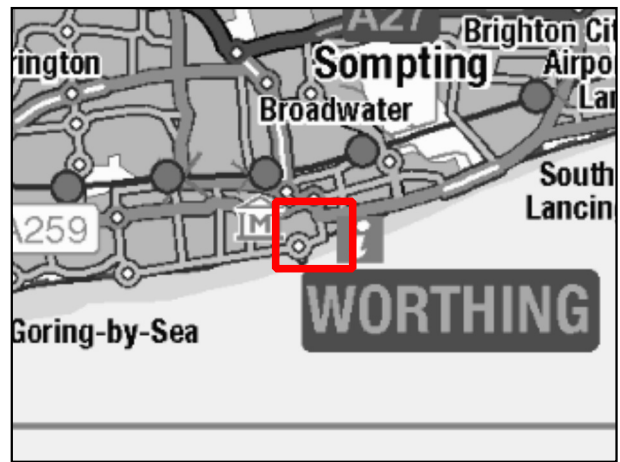
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Checked By:	SN	Date:	20/02/2026		1:3,000
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Figure Title: Figure 5 - Pit Points

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Steyne Gardens: Worthing

-  Site Location
-  Study Area (200m)
-  Air Raid Shelter Entrance (e32493)
-  Initial Test Pit Location



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Figure Title: Figure 6 - Potential Extent of Air Raid Shelter

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B Gazetteer of Heritage Assets

B.1 Designated Heritage Assets

NHLE No.	Type	NGR	Description
1025805	Grade II Listed Building	TQ 15022 02481	3-6 Bedford Row: 1803-1805. 4 storeys and semi-basement. 2 windows. White brick, No 4 stuccoed. Curved bay with window of 3 lights on all floors. Cornice with modillions. Glazing bars intact. Round-headed doorways in moulded frames up 6 steps with keystones over and semi-circular fanlights. 6 panel moulded doors.
1025806	Grade II Listed Building	TQ1500402585	Bedford Hall: Originally the Wesleyan Chapel. 1839. Architect Charles Hide. Stuccoed. Cornice and pediment with circular opening in tympanum. Windows in frames with architraves over and in the case of the central one a pediment also. The 3 large windows are wider at the bottom than at the top. The door is placed beneath the central window in the same surround and the latter slopes outwards the whole way down as the door also is wider at the bottom than at the top. Bedford Hall forms a group with Nos 10, 12 and Thieves Kitchen Public House, Warwick Street.
1025832	Grade II Listed Building	TQ 15289 02617	21 and 23 Alfred Place: Early C19. A pair of terrace houses. 2 storeys. Stucco-fronted. Steep slate roof. Single window, with sashes in No 23 but converted to casements in No 25. Plain straight hoods over ground and 1st floor windows of No 23. Right hand doorways. round-headed with semi-circular lights, and shallow porch in form of ogee arch.

NHLE No.	Type	NGR	Description
1025833	Grade II Listed Building	TQ 15298 02619	25 and 27 Alfred Place: Early C19. A pair of terrace cottages, similar to Nos 21 and 23 but smaller. No27 being the end of the row. 2 storeys and attic. Stucco-fronted.
1025836	Grade II Listed Building	TQ 15032 02660	8 Ann Street: Early C19. 3 storeys. One sash window, with glazing bars. Good quality brickwork of grey headers with red dressings. Recessed left-hand doorway, with 6-panel door.
1025837	Grade II Listed Building	TQ1504402663	Building at Rear of Number 35 Warwick Street: Early C19. 2 storeys. 3 windows. Stuccoed. Wide pilasters and arcading over 1st floor windows. 2 doors together with large fanlight over both.
1250105	Grade II Listed Building	TQ 15262 02645	22 and 24 Brighton Road: Probably 1830s. A symmetrical 2-storey, stucco-fronted pair of houses, now unevenly divided on the ground floor between 2 shops, the left-hand one occupying about two-thirds of the space, the right-hand one-third.
1250305	Grade II Listed Building	TQ 15084 02816	40 and 40A High Street: Early C19. 3 storeys. 1 window. Curved front on 1st and 2nd floors with 3 light windows in it. Stuccoed. Long and short quoins. Cornice. 6 panel moulded door. Modern shop front.
1250306	Grade II Listed Building	TQ 15082 02828	44 High Street: Probably circa 1800 or before. Painted cobbles. Tiled roof. 3 sash windows with glazing bars (but no top left one and the bottom right being modern). Set back somewhat from No 42.

NHLE No.	Type	NGR	Description
1250621	Grade II Listed Building	TQ 15109 02535	Chatsworth Hotel/ Steyne Hotel: There are no Nos 8 to 11. Circa 1807. 4 storeys and basement with area. 3 windows each. White brick. Stringcourse above ground floor. Cornice with modillions above the 3rd floor and parapet. Iron balconies on 1st floor. Some glazing bars missing, mostly on ground floor. Rectangular fanlights to doorways. The Steyne Hotel has been a good deal altered. The ground floor of the east front has been stuccoed and rusticated, and the windows have been set in surrounds. The south front facing the sea has been entirely refaced with 2 bays of 3 windows each in the mid C19.
1250627	Grade II Listed Building	TQ1530102724	8 Warwick Place: Possibly circa 1820. 2 storeys. Stuccoed. Slate roof. One sash window with glazing bars. Right-hand porch, of rectangular form, with posts in form of bundles of rods, winged cherubs as corbels and decorated flat hood.
1250683	Grade II Listed Building	TQ1530402708	5 and 6 Warwick Place: Circa 1820. 3 storeys. Stucco fronts. One sash window with glazing bars each (but No 5 has probably later bay window projecting on 1st floor). Shallow porches of ogee form at outer ends of pair. Slate roof.
1250691	Grade II Listed Building	TQ1496702623	5 Warwick Street: Early C19. 3 storeys. 1 window. Stuccoed. Cornice and parapet. Bow window of 3 lights with its own cornice and modillions. Modern shop front.
1250692	Grade II Listed Building	TQ1499602606	Nos. 10, 12 and Thieves Kitchen Public House, Warwick Street : Probably about 1835-40. Greek Revival. Fine fawn-coloured brickwork. Main frontage to Warwick Street. 5 sash windows. The left 3 bays 4-storey; the right bays 2-storey (slightly projecting). Modern shopfronts, also extending round both return facades.
1250693	Grade II Listed Building	TQ 15061 02617	24 and 26 Warwick Street: Early C19. 3 storeys. 3 windows in all. Stuccoed. Small cornice with modillions below eaves. Slate roof. Modern shop fronts.

NHLE No.	Type	NGR	Description
1250694	Grade II Listed Building	TQ 15075 02615	30,32 and 32A, Warwick Street: Early C19. 3 storeys. Brick. A pair of houses set back behind deep ground-floor shop extension and having its main front turned away from the street; a symmetrical design. Single sash in centre, flanked by 3-light sash bay windows (rendered between storeys), all with glazing bars. Modillion eaves cornice.
1250695	Grade II Listed Building	TQ 15099 02628	34,36 and 36A, Warwick Street: 1807. The return frontage of the west side of the Steyne. 4 storeys. White brick. 5 windows in all (sashes with glazing bars, the left-hand one blind and 2 windows each to Nos 34 and 36). Decorated ironwork to 1st storey windows. Modern shopfront to No 36A (which is the shop below No 1 The Steyne); Victorian shopfronts to Nos 36 and 34, with 7 pilasters of pink granite with fluted collars (2 in return front to right-hand alley; all but left 2 boxed in). Frieze with moulded panels and cornice. 1st floor window in alley has Gothic tracery.
1250846	Grade II Listed Building	TQ1512502455	Telephone kiosk: Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
1250847	Grade II Listed Building	TQ 15086 02652	45 Warwick Street: House and shop. c1870 end of terrace building, altered c1905 by the addition of Jacobean and Georgian style features to the outside and tiled grocers shop to the interior. Stuccoed with slate roof. 3 storeys and attics. 1 window. Attic has curved pediment with scrolled sides. Parapet with end ball finials. Moulded cornice. Upper floors have giant composite pilasters 3 light canted bays with pilasters and glazing bars to the top half of the windows only. Ground floor has projecting shop front having cornice with ovolo moulding and early C20 gilt lettering with the words "LEAL & SON".

NHLE No.	Type	NGR	Description
1250849	Grade II Listed Building	TQ 15011 02464	Bedford Cottage: Circa 1800, altered. Coursed rubblestone with yellow and red brick dressings; Welsh slate roof. 2 storeys with attic, 2 bays. Front has yellow-brick quoins, quoined surrounds and arches to opening and stepped dentilled eaves. Doorway on left with narrow window above, a wider window to right on each floor, all openings boarded up. Flat-roofed, boarded-up, dormer. Yellow-brick gable stack to right. Rear: red brick quoins and surrounds, doorway on right; a large window to left on each floor, now with C20 windows, the ground-floor window with cemented lintel and that above altered; eaves rebuilt late C20.
1250850	Grade II* Listed Building	TQ 15060 02486	The Dome Cinema: Cinema and bingo hall, originally a multi-purpose kursaal. 1911, by Theophilus Arthur Allen for Carl Adolf Seebold, at a cost of ?4,000. Remodelled 1921 by R Kirksby Bowes at cost of ?8,000. Brick, stuccoed at front, otherwise pebble-dashed; dome supported by steel posts. Plain tile roof to front range; otherwise Welsh slate, rear ranges with crested ridge tiles (part removed). Two-storey, five-bay front range, the ground floor projecting and having shops flanking entrance arcade. Above and behind this is the original cinema of 1911, later a ballroom and restaurant and now (in 1996) a bingo hall; in dome over front is former billiard room. To rear is the thirteen-bay deep Coronation Hall, originally used principally as a roller skating rink, concert hall and ballroom; in continuous use as cinema since 1921. The Dome is of dual interest as a rare surviving kursaal or multi-purpose hall, with the original plan of a roller skating rink in the main hall. Save for the balcony front, the decoration all dates from the conversion of this hall to a cinema in 1921, and this is both remarkably elaborate and exceptionally complete. The Dome is one of the best five early cinemas to survive in England, and the grading reflects both its architectural and historical interest.

NHLE No.	Type	NGR	Description
1250851	Grade II Listed Building	TQ 15298 02732	10 Warwick Place: c.1835. Stuccoed with incised lines to imitate masonry. Slate roof with brick chimneystack. 2 storeys 1 window. 12-pane sash in reveals. Left side doorcase with C20 half-glazed door and original ogee-shaped rendered porch with impost blocks, in the form of an upturned boat. C20 windows to rear.
1263132	Grade II Listed Building	TQ1529502748	13 and 14 Warwick Place: Probably circa 1835. 2 storey cottages. Stuccoed. Slate roof. One sash window with glazing bars each (but lower ones altered). Right-hand doors under shallow porches of ogee form.
1263134	Grade II Listed Building	TQ 15324 02577	1 - 15 Warwick Place: Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Round-headed doorways in moulded frames up 3 steps with semi-circular fanlights and 6-panel moulded doors. Some glazing bars missing.
1263135	Grade II Listed Building	TQ 15051 02590	Building In Library Place at Rear of Numbers 20 and 22 Warwick Street : The entrance to this house is in Library Place and 2 shops separate it from Warwick Street (Nos 20 and 22). But as it is used as a storehouse by Messrs Colin Moore who occupy 20 and 22 Warwick Street, it is treated as being in Warwick Street. It was originally called Stanfords Cottage but it is now only called a Store-house.
1263136	Grade II Listed Building	TQ 15069 02621	28 Warwick Street: Probably early C19. At right angles to the street, facing a passage on the east. 3 storeys. Gable end to Warwick Street is stuccoed, with one sash window (with glazing bars on 2nd and 3rd floors). East side: painted brick. 3 sash windows, the right-hand one blind, the others with glazing bars, but on ground floor only one (altered) window and central doorway (with remains of doorcase).

NHLE No.	Type	NGR	Description
1263174	Grade II Listed Building	TQ1516802457	War Memorial at South End of Steyne Gardens: Polished granite. Grey plinth with sans-serif inscription to the dead of the South African War (1899-1902), with pedestal below and pink obelisk over cornice above.
1263178	Grade II Listed Building	TQ1530302717	7 Warwick Place: Circa 1820. Not quite symmetrical. 3 storeys. Stuccoed. 3 sash windows with glazing bars (top mid one blind). Moulded cills (with decorated metal flower box frames) and moulded surrounds. Central porch with arch of ogee form. Slate roof.
1263179	Grade II Listed Building	TQ1529102762	15 - 18 Warwick Place: Probably circa 1835. A range of 2-storey cottages under separate (slate) roof-span from Nos 13 and 14. Stuccoed. One sash window with glazing bars each (but lower ones of Nos 16 and 17 altered). Right-hand doors with shallow porches of ogee form.

B.2 Non-Designated Heritage Assets

Monument ID	Record Type	NGR	Period	Description
MWS393	Find Spot	TQ 1517 0268	Roman	Roman pottery - East Worthing, Worthing : Sherds of a decorated Roman pot found at a depth of 4ft, the lowest point of a 13th - 15th century occupation site (see MWS394) in Warwick Gardens in January 1961. The pot, now in Worthing Museum, is a 3rd century Nene Valley type, colour-coated vessel, with a narrow neck and foot ring.

Monument ID	Record Type	NGR	Period	Description
MWS394	MON	TQ 1517 0268	Medieval	Medieval Occupation Site - East Worthing, Worthing: 13th-15th medieval occupation site in Warwick Gardens, Worthing. In 1971, no further information could be obtained.
MWS11632	MON	TQ 15240 02486	Post-medieval to Modern	Site of Warne's Hotel, Marine Parade, Worthing: The building at Marine Parade originally was an early C19 terrace of five houses known as York Terrace. The architect was possibly John Rebecca. The terrace had four storeys with basement. It was stuccoed with a rusticated ground floor. The buildings had a continuous iron balcony along the first floor. The terrace later became a hotel and an entrance was created by taking out one bay of two windows on the ground floor of the central house. The building was Grade II listed on 11th October 1949. It was fire damaged in 1987 and listed building consent was granted for its demolition on 21st November 1991. The site was subsequently redeveloped.
MWS10074	MON	TQ 15193 02622	Modern	War Memorial within Cornerstone Methodist Church: War memorial. UKNIWM Ref: 40124. Type: Plaque. Inscription: 1914 - 1918/ TO THE GLORY OF GOD AND IN LOVING MEMORY OF/ (NAMES)/ WHO GAVE THEIR LIVES IN THE GREAT WAR/ BLESSED ARE THE PEACEMAKERS FOR THEY SHALL BE CALLED THE CHILDREN OF GOD.
MWS7545	MON	TQ 152 024	Modern	Site of World War II Anti-Tank Block - Cubes: Line of anti-tank cubes set on the promenade E of Worthing Pier. Construction, In the period 1940 1941; Destruction, In the period 1945 1955 .

Monument ID	Record Type	NGR	Period	Description
MWS11445	MON	TQ 13404 02247	Modern	Site of World War II Anti-Tank Block - Cubes: A line of anti-tank cubes are visible on aerial photographs along almost the entire length of the Worthing coast. This line extends from TQ 1000 0155 in the west to TQ 2097 0437. The line appears to be broken at the pier and the lido and presumably these structures served as a barrier. There are also no cubes at TQ 1255 0196 where a row of houses have been incorporated into the line. For most of its length these defences are placed close to the beach but for 1.2km at the western end the cubes are placed in a line up to 140m inland.
MWS12057	MON	TQ 15268 02456	Modern	Site of a World War II Pillbox, Worthing: The structural remains of a WWII pillbox forming part of the coastal wartime defences located at TQ 1526 0245. This pillbox was situated within the line of anti-tank cubes (UID 1444749) along the beach south of Worthing. This was mapped from historical aerial photographs as part of the English Heritage: South Downs NMP project. All earthwork and cropmark remains depicted on associated mapping are taken from the English Heritage National Mapping Programme shapefiles; for exact monument type of each line see the NMP shapefiles.

Monument ID	Record Type	NGR	Period	Description
MWS12271	MON	TQ 14929 02599	Modern	Site of a World War II Pillbox, Worthing: Pillbox, referred to in Wills, H., 'Pillboxes' as being disguised as a kiosk with the name 'Hyam Ready' on it. Today, most of the buildings at this site are post-war. [The shopping concourse includes a raised area with steps which makes the recorder reflect that the pillbox may be buried underneath]. A square pillbox at the centre of a roundabout outside the Old Town Hall (now the Guildbourne Centre).
MWS10076	Monument	N/A	Modern	War Memorial at the South End of Steyne Gardens, Worthing: See Listed Building No. 1263174
MWS15444	Monument	N/A	Modern	Pavilion Theatre: Worthing Pavilion opened in 1926 and became a permanent home to the Municipal Orchestra. It remains in use as the Pavilion Theatre.



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Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

