



ADUR & WORTHING
COUNCILS

HERITAGE, SUSTAINABILITY AND DESIGN & ACCESS STATEMENT

FOR

**REPLACEMENT WINDOWS, UPGRADES
TO GLAZING AND INSTALLATION OF
INTERNAL SECONDARY GLAZING**

AT

**WORTHING PAVILION THEATRE & ATRIUM,
MARINE PARADE, WORTHING, BN11 3PX**



JULY 2026

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1. Introduction

This statement accompanies the application for the replacement of existing defective single-glazed metal framed windows with new double-glazed metal framed windows to match existing appearance to the Pavilion Theatre, replacement of single-glazing with new double-glazing within existing timber-framed windows to the Atrium (Denton Lounge) and installation of internal secondary glazing system to existing windows to Dressing Rooms and other back-of-house areas at Worthing Pavilion & Atrium, Marine Parade, Worthing, West Sussex, BN11 3PX.

This document is submitted in accordance with Worthing Borough Council's Planning and Listed Building Consent requirements for carrying out works within the Borough. This document demonstrates that the proposed development to the property is of a minor nature and should not impact or contravene any of the local development plans currently in force.

2. Site Location & Description of Proposed Works

2.1 Site Address

The site address is Worthing Pavilion & Atrium, Marine Parade, Worthing, West Sussex, BN11 3PX.

Worthing Pavilion & Atrium are located at the pier foot of Worthing Pier, which is within the southern end of South Street Conservation Area. The Pier (including the pier foot and pier head pavilions) is Grade II Listed (list entry: [1263242](#)).



Fig 1: Worthing Pavilion Theatre, Front Elevation



Fig 2: Aerial Map

2.2 Site Use

Worthing Pavilion Theatre's main area comprises a theatre auditorium with performance stage and associated back-of-house amenities, including dressing room accommodation to the rear (south) of the building, box office / entrance foyer to the front (north) and toilet facilities and plant rooms within the basement below the foyer.

On the western side of the main pavilion is the attached Atrium (also known as Denton Lounge), which includes an additional event space, including associated bar, kitchen and additional toilet facilities.

There are also externally and independently accessed public conveniences and retail kiosks within parts of the Pavilion building, although no works are proposed within these areas.

The Pier is owned by Worthing Borough Council, but the Pavilion & Atrium are managed on a lease arrangement by the Tenant, Worthing Theatre & Museum (WTM).

2.3 Description of Proposed Works

The proposal is to undertake works to improve the thermal efficiency of external windows to Worthing Pavilion & Atrium, including a combination of replacement units, secondary glazing and upgrades to existing, as follows:

- Replacement of 18 No existing defective single-glazed metal framed windows with new double-glazed metal framed windows.
- Installation of new secondary glazing system (varying sliding / lift-out / fixed systems) to 27 No existing windows, including upgrading 10 No existing mechanical through-glass ventilation units.
- Upgrading existing single-glazing with new double-glazed units within existing timber-frames to 8 No large multi-pane glazed screens within The Atrium.

3. Heritage Statement

3.1 The Site's Historic & Architectural Significance

Worthing Pavilion & Atrium are located at the pier foot of Worthing Pier, which is within the southern end of South Street Conservation Area. The Pier (including the pier foot and pier head pavilions) is Grade II Listed (list entry: [1263242](#)).

Worthing Pavilion Theatre was constructed in 1926 and is a typical structure of early 20th-century seaside architecture, designed in a Neo-Georgian style with elements of Art Deco. The Pavilion was partially rebuilt in the 1930's, following damage and the Atrium extension was added to the Pavilion in 1959.

The pavilion, listed for its architectural merit, features a decorative stuccoed facade with painted timber glazed entrance doors, classical Corinthian columns and pilasters and decorative detailing, including a festooned frieze and a domed metal-clad roof with ornamental dormers.

The theatre's prominent location at the entrance to Worthing Pier further adds to its cultural and historical importance and as a public entertainment venue, the Pavilion Theatre has been at the heart of Worthing's cultural life, hosting theatre productions, concerts, and community events throughout its history.

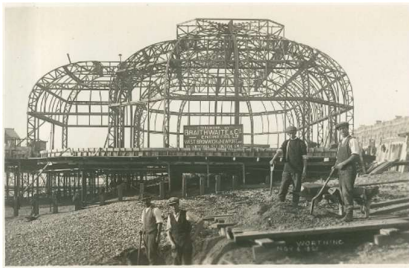


Fig 3: Construction of Pavilion, 1925.



Fig 4: Worthing Pavilion, 1980's

3.2 Justification for the Proposals

Most of the existing building features timber-framed single-glazed windows, with metal-framed single-glazed Crittall windows installed within the front offices and kitchens and the proposal is to undertake works to improve the thermal efficiency of these existing windows via a combination of replacement windows, installation of secondary glazing to the back-of-house areas and upgrades to existing large screens within The Atrium (also known as Denton Lounge).

The proposal has been carefully designed to balance the need for improved thermal efficiency with the preservation of the building's historic features. By enhancing thermal performance, the theatre will continue to serve as a welcoming venue whilst reducing the theatres energy consumption and carbon footprint, aligning with the Council's and Theatre's environmental commitments.

In accordance with Worthing Borough Council's, "Conservation and Heritage Guide, DM24 – The Historic Environment"; Planning Permission and Listed Building Consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported.

3.3 Impact on the Historic Fabric

Replacement Windows

The existing single-glazed, metal-framed, horizontal-pivot windows located within the buildings' offices and kitchens have reached the end of their desired life, with most rusted and seized shut, which restricts ventilation in the summer, or seized slightly ajar resulting in unnecessary heat loss and draughts in the winter.

The defective windows are requiring replacement, and so the proposals are to replace with new double-glazed Crittall Corporate W20 windows.

There are two types of existing window, some of which have a more modern, flatter appearance without the older 'Fenestra' joint profile (as shown in image below). The new horizontal-pivot opening windows have been carefully designed to match the original appearance, including the diagonal true glazing bars and 'Fenestra' joint.

As the replacement Crittall windows will all match the original appearance they would not negatively impact on the existing character of the building. There would also be a more uniform appearance, as they would all be replaced in the same style, rather than two differing styles.



Fig 5: Typical Existing Crittall Window



Fig 6: Window rusted and seized ajar

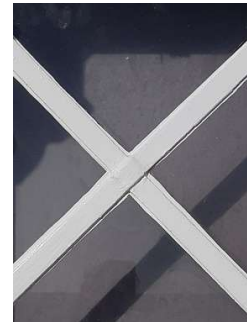


Fig 7: Fenestra joint to original windows.

Secondary Glazing

Harmful impacts considered would be that the secondary glazing would be an addition to the original timber-framed windows. The secondary glazing system is installed internally and therefore would not negatively impact on the character or townscape of the wider area.

Mitigation efforts to minimise the effects on the internal character of the building will be taken, by ensuring the secondary glazing components are minimal in size so that the framing cannot be easily viewed externally.

Our appointed designer, AECOM spoke with Worthing Borough Council's Heritage Officer, Richard Small to understand which secondary glazing products would best match the style and colour of the originals.

It is anticipated that the level of harm from installing secondary glazing internally to the timber-framed windows would be mitigated by closely matching the style and colour of windows. The risk of harm is therefore considered less than substantial.

The chosen manufacturer, Selectaglaze have visited the building and have specified a system best suited for the type of window and is often used within historical buildings. The system has slimline frames that are fitted internally between reveals, as indicated on the accompanying drawings and product information.

We are also proposing to take the opportunity to replace the existing mechanical through-glass ventilation units, which are generally near life-expired. The existing mechanical units would be upgraded to energy-efficient models of a similar size, whilst maintaining the through-glass style to minimise impact on the historic fabric.

The new mechanical extractor units are all proposed to be of the same model, which will also enhance the external appearance of the overall building, as the existing units are of varying manufacturer, size and aesthetics.



Figs 8-10: Indicative through-glass mechanical extractors showing differing types

Upgrades to Single Glazing

The proposal is to upgrade the existing single-glazed panes with new double-glazed units to improve the thermal efficiency within the 8 No timber-framed large multi-pane screens in the Denton Lounge.



Fig 11: Typical Denton Lounge screen



Fig 12: Detail photo of existing screen

The upgrades to the existing screens have been carefully designed to retain the external beading and therefore the improvements will retain the same external appearance.

The existing window frames can be retained with just the existing planted beads removed to allow replacement glazing and new beads to be installed. The new beads would be the same height as existing, as indicated in the images below.

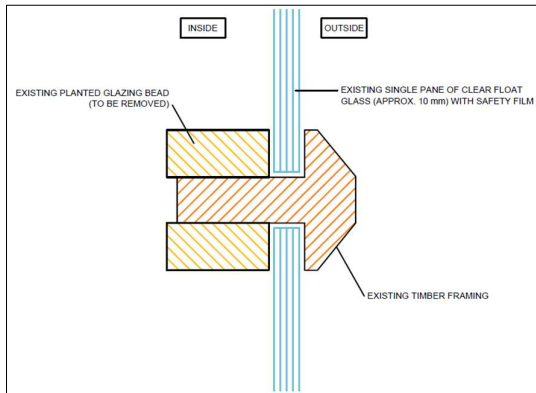


Fig 13: Existing single-glazing detail

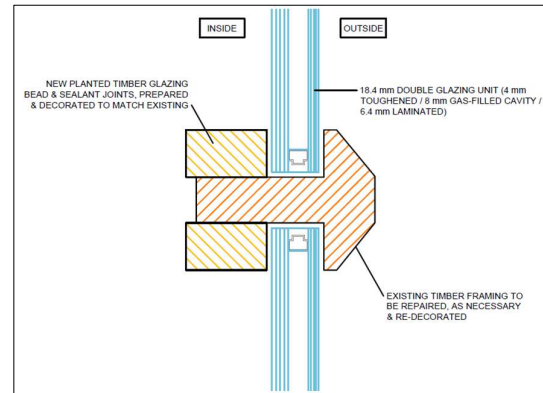


Fig 14: Proposed double-glazing detail

When this proposal was previously discussed with Worthing Borough Council's Heritage Officer, Richard Small and with Deborah Gardner at DGC Historic Buildings Consultants; the proposal to replace the glazing while retaining the original timber frame was acceptable in principle, particularly as the Denton Lounge has larger beading and the Atrium was constructed more recently (1959) than the original Pavillion (1926).

The enhancement and public benefits would be primarily for the building users, including staff and public visitors, who would benefit from increased thermal and noise insulation, improving their enjoyment of the property and its events.

The upgraded glazing would not negatively impact on the character of the existing building and the decrease in energy consumption and comfort of users of the building through improved thermal and acoustic performance is considered to outweigh any harm.

4. Sustainable Design Statement

The purpose of this statement is to demonstrate that the design positively addresses the sustainable design principles set out in Policy DM8 (Planning for Sustainable Communities / Community Facilities) in the Worthing Local Plan 2020-2036.

Policy DM8 a) states that “The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties”. The proposed replacement windows, installation of secondary glazing and upgrades to the existing Denton Lounge screens will ensure that Worthing Pavilion & Atrium will meet the needs of local communities while not adversely affecting neighbouring properties.

DM16 (Sustainable Design) in the same document was also considered. Item 5.235 in the ‘Improving Energy Performance’ section covers Energy Performance Certificate (EPC) Bands, also referred to as Display Energy Certificate (DEC). This mentions the Government consultations on “a preferred target for all non-domestic rented properties to achieve an EPC Band B by 2030”.

The current DEC operational rating for the Pavilion is Band D ([Certificate No 0603-6915-7342-3621-8306](#)) and Atrium is Band E ([Certificate No 9515-1043-0636-0200-9525](#)). The reports accompanying the DEC includes recommendation to “consider replacing or improving glazing”.

Item 5.236 in the Local Plan refers to the challenges of achieving the EPC target, especially for Listed Buildings and those in Conservation Areas and reference is made to energy efficiency guidance published by Historic England.

Historic England’s Advice Note 18 (HEAN 18) ‘Adapting Historic Buildings for Energy and Carbon Efficiency’ was assessed. Section 80 of this document covers installation of secondary glazing, including the advice “in most cases, the impact of its installation on significance will only cause minimal harm to historic fabric and architectural interest, which will generally be acceptable in view of the benefits obtained”.

In the same document, Section 81 says that installation of slim-profile or vacuum double-glazing (as per the Denton Lounge proposals) within historic frames will generally be acceptable.

It is expected that the replacement and upgrades to the existing windows will reduce on-site energy consumption to help minimise the effects of climate change in line with Local Plan Policy DM16 (Sustainable Design). There will be embedded carbon in the production of the replacement windows, secondary glazing and double-glazing, however this will be offset by the benefits of improved thermal efficiency which can reduce energy consumption and the associated carbon from this power generation.

In agreement with Policy DM23 (Strategic Approach to the Historic Environment) and DM24 (The Historic Environment) of the Local Plan, the proposed works are not considered to adversely affect the building’s appearance, significance, or historic character.

5. Design & Access Statement

5.1 Design of Proposed Works

Replacement Windows

The new horizontal-pivot opening window replacements to the office and kitchen areas have been carefully designed to match the original appearance exactly, including the diagonal true glazing bars and 'Fenestra' joint.

The new replacement windows will be formed using Crittall Corporate W20 TE components to match the existing frame and fenestration profile sizes. The finish would be Duralife polyester powder coating in white to match existing decorations.

Crittall Corporate W20 is a steel framed window system and is a thermally efficient double-glazed replacement of the existing steel Crittall single-glazed windows. The product range features slim profiles to match the existing windows, and the frames are hot dip galvanized prior to the polyester powder coating, which increases the longevity and further protects the window frames from corrosion.

The new Crittall Corporate W20 windows incorporate a high-performance EPDM weatherseal and are thermally efficient, and comply with Building Regulations Part L. The existing horizontal pivot openings would be replicated in the replacement windows, and the hardware is designed suitable for heritage projects.

The replacement windows are manufactured in accordance with BS 6510, W20 section. The proposed glazing will be 16 mm thick comprising; 4 mm clear glass, 8 mm Krypton-filled cavity and 4 mm ClimaG 1.0 Softcoat Low-E glass to provide an achievable U-Value of approx. 1.4 W/m²K overall, which is below the 1.6 W/m²K required in the Approved Document L Conservation of fuel and power, Volume 2.

Secondary Glazing

The new secondary glazing system to the Dressing Rooms and other back-of-house areas is installed between reveals internally and therefore would not impact the original timber windows as they will not be fixed to the existing casements.

The new secondary glazing system has been determined by the type of window with Selectaglaze Series 10 Slimline Sliding products proposed to allow access to the openable casements and Slimline Lift Out products proposed for non-opening casements (the lift out product will allow easier access for maintenance).

The new secondary glazing will be formed of extruded aluminium alloy with a polyester powder paint coated finish in white to match the existing timber windows. Sliding units are fitted with twin silicone-treated, grey polypropylene pile seals to maintain optimum sealing and acoustic performance.

The secondary glazing units comply with BS 6262: 2005, the Code of Practice for glazing in buildings, and meets the requirements of Building Regulations Part K4, Protection against impact with glazing where required.

The secondary glazing includes 4 mm clear Low-E glass to achieve a U-Value of approx. 1.85 W/m²K overall (including both the original glazing and secondary glazing system), which is above the 1.6 W/m²K required in the Approved Document L Conservation of fuel and power, Volume 2, however, this is a significant improvement on the current U-Value of approx. 4.7 W/m²K typical for single-glazed timber windows.

As this is a historic building, this appears to be a good result to achieve close to current Building Regulations' guidelines whilst preserving the significance by causing little harm to the historic fabric and architectural interest.

Upgrades to Single Glazing

The upgrades to the existing Denton Lounge screens have been carefully designed to retain the existing external beading and therefore the improvements will retain the external appearance. The upgraded glazing would therefore not negatively impact on the character of the existing building.

The proposed glazing will be 18.4 mm thick comprising; 4 mm clear Optifloat toughened glass, 8 mm Krypton-filled cavity and 6.4 mm Optitherm S1 Plus laminated glass to provide a U-Value of approx. 1.1 W/m²K overall, which is below the 1.6 W/m²K required in the Approved Document L Conservation of fuel and power, Volume 2.

This is a significant improvement on the current U-Value of approx. 5.7 W/m²K for the existing single-glazed timber screens.

5.2 Use of the Building

The building is used as a public theatre and event space managed on a lease arrangement by the Tenant, Worthing Theatre & Museum (WTM).

The proposed works do not alter this existing use.

5.3 Layout and Scale of the property

The layout and floor area of the building will not be affected by the proposals.

The existing line of external glazing will not be changed, as, secondary glazing will be installed internally between reveals and replacement windows / upgrades to existing single glazing will be installed to retain existing external planes.

5.4 Appearance

There are no proposals to alter the overall aperture size or sizes of the external glazing fenestration of the original windows.

Replacement windows will have the same opening style, profile sizes and detailing to match existing windows and be finished in white to match existing decorations.

Where making good of existing timber sub-frames or reveals is required as part of the window replacement works, the repairs will be sympathetic to the historic fabric and materials and match existing texture(s) and colour(s).

The secondary glazing proposed will have white profiles to match the colour of the external window frames. The proposed system will also be a Slimline system, minimising the visibility of the units externally.

The upgrades to the existing Denton Lounge screens will retain the existing external beading and therefore retain the external appearance.

5.5 Access Statement

Contractor's Requirements

Temporary scaffolding may be required for high-level works however the Contractor will maintain access for pedestrians accessing the pier or any potential vehicle movements along the promenade during the works. If necessary, any scaffold licences would be applied for prior to commencement of works.

Emergency Vehicular Access

Emergency services will continue to be able to access Worthing Pavilion, Worthing Pier and neighbouring buildings. The ability to reach and serve the building and surrounding area will not be diminished during these works.

6. Summary

The proposals to undertake works to improve the thermal efficiency of external windows to Worthing Pavilion & Atrium, including a combination of replacement units, secondary glazing and upgrades to existing, are considered minor in nature and provide substantial thermal improvement and carbon savings to the building.

The proposals have been carefully designed to ensure that the appearance and historic character of the building are not adversely affected.

Replacement windows have been designed to replicate the original windows; secondary glazing is of an internally installed slim profile so as not to impact the existing fabric and appearance, and upgrades to existing single glazed screens would be carefully undertaken to ensure retention of the existing frames.

The enhancement and public benefits would be primarily for the building users, including staff and the public, who would benefit from increased thermal and acoustic performance, improving their enjoyment of the property.

The decrease to the energy consumption and comfort of users of the building through improved performance is considered as being of no detriment to the historic building.