THE WORTHING SOCIETY

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Senior Planning Officer
Adur & Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

3 February 2025

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WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1369/24: CONNAUGHT THEATRE AND CONNAUGHT BUILDINGS, UNION PLACE, WORTHING, BN11 1LG

Replacement of single-glazed windows with double-glazed windows

Thank you for requesting our comments regarding the aforementioned Planning Application. The works involve the replacement of single-glazed windows with a proposed double-glazed system. I have now had the opportunity to discuss the application with our Heritage Team and we have the following comments:-

- The Connaught Theatre and Connaught Buildings (Studio) occupy a landmark site within the Chapel Road Conservation Area (CA) and are included on the Councils Local Interest List as buildings of historic interest.

- Although not included on the Statutory List, the style of the windows, particularly in respect of the Art Deco Connaught Theatre, makes a positive contribution to the character of both buildings. Therefore Policy DM23 of the Local Plan is a relevant consideration.

- **Connaught Theatre** – We welcome the fact that all the Crittall Art Deco style windows on the main north façade will be matched as closely as possible in colour and design, are being replaced with Crittall Corporate W20 openable windows. All timber sub-frames to be retained and repaired where necessary. This is an important aspect of the works as this elevation gives the building its distinctive character and is clearly visible within the CA.

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- **Connaught Buildings (Studio) – West and North Elevations**: The present window frames are discoloured and in poor condition, detracting from the character of the building which occupies a significant corner site. We consider the replacement double-glazed timber casement windows will be an improvement. The applicant proposes to use a joinery firm to match the existing window profiles as far as possible

- **Connaught Theatre and Studio (South Elevation**): We consider the south facing elevations of the buildings are important historically as the profile charts the change from the original Picturedrome to the Art Deco theatre. It is proposed to replace the existing windows with aluminium frames. The Society suggests these works offer the opportunity to replace the existing sash windows with timber-framed double-glazing.

- We have noted the points in the Design and Access Statement regarding Policy DM16 of the Worthing Local Plan and the desirability of improving Energy Performance and meeting the ongoing challenges of climate change.

SUMMARY

In principle, we are supportive of this programme of works to refurbish and extend the long term use of the windows and sustainability of the buildings. We have noted that the applicant's architect has made considerable efforts to source materials of good design to match the character of the original windows. However, where we do digress is the inclusion of aluminium windows as stated above. Perhaps consideration can be given to reviewing this aspect of the proposal.

I hope these comments are helpful.

Yours sincerely

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Cc: [redacted], Design & Conservation Architect, Adur & Worthing Councils

Cc: [redacted]) Worthing Society Heritage Team