THE WORTHING SOCIETY

[redacted]

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

8 August 2025

[redacted]

[redacted]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0722/25 | BEACH CHALETS ALL, BEACH PARADE, WORTHING, WEST SUSSEX

Replacement of the existing facades to beach huts and kiosks

Thank you for requesting our comments in respect of the above planning application which is now within the boundary of the newly extended Steyne Gardens Conservation Area. The Beach Chalets are included on the Council's Local Interest List. They are historically important and reflect the development of the East Beach section of Worthing's promenade during the 1950's period. The chalets have 'group value' with the proximate Art Deco Rowing Club building which is also included in the Local Interest List

The Beach Chalets are referred to as Beach House Parade at para 4.63 in the revised Conservation Area Appraisal Document as follows:

4.63 - 'At the southern end of Beach House Grounds is the post-war Beach House Parade. Two long low pavilions are set at the east and west side of the gardens, separated by a gap providing an area of public space and children's splashpad. The pavilions are enclosed by Crittall style doors, and an overhang provides a public raised promenade supported by concrete piers faced in flint. Two squat towers terminate either end of the structure. Evoking the memory of a ship, the pavilions are now suffering in the marine environment and are in need of repair.'

I have discussed the proposal at some length with our Heritage Team. Following a site visit and noting the comments in the CAAD we agree, in principle, that the Beach Chalets are in need of repair, and the doors, which are an important feature, have suffered from the marine environment.

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However we are very concerned about the materials proposed in the application. We consider that it is desirable to retain the historic integrity of this part of Worthing's coastal heritage. Therefore, the replacement of the glazing and frames should only use powder coated Crittall windows to replicate the existing more precisely.

In the application, the photograph of the green aluminium windows on the front cover included in the information of the proposed replacements, shows how unsuitable they are visually. In addition, Worthing Borough Council insisted on Crittalls being used to replace the windows on a like-for-like basis at Worthing Rowing Club - arguably a building which forms part of the Borough designed promenade reflecting the inter-war development of the seafront. Whilst we appreciate budgetary constraints, a cheaper material would cheapen the overall appearance of these coastal heritage assets.

We understand Crittall do, indeed, make a powder coated version which is also thermally broken to help prevent condensation on the internal frames. When combined with Low-e double glazing with the cavity filled with Argon, it's surprising how energy efficient they are.

In summary, the Society objects to this Planning Application. We consider the proposed materials will not reflect the historical integrity of the Beach Chalets and will have a negative impact on the Rowing Club building and the character of the Conservation Area. This would not be consistent with the Planning (Listed Buildings Conservation Areas) Act 1990 or Policy DM 24 of the Local Plan.

Yours sincerely,

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Cc: [redacted], Design & Conservation Architect, Adur & Worthing Councils
Cc: [redacted] - Worthing Society Heritage Team
Cc: Planning Dept., Adur & Worthing Councils (REDACTED)