

# Steyne Gardens Conservation Area Character Appraisal 2024, incorporating boundary review

## Contents

- 1.0 Steyne Gardens Conservation Area, an overview
- 2.0 Conservation Areas: Background and Legislation
- 3.0 Historical Development
- 4.0 Built and landscape character
- 5.0 Setting and views
- 6.0 Assessment of condition
- 7.0 Management recommendations



## I.0 Steyne Gardens Conservation Area: An Overview

- I.1 Steyne Gardens Conservation Area was designated on 14 March 2000, prior to this it fell within the Seafront and Hinterland Conservation Area. A review of the conservation area is therefore overdue and the recommendations of this Appraisal is that the conservation area be extended to the east to include Denton Gardens, Beach House Grounds and Beach House Park, along with part of Park Road.
- I.2 The conservation area as proposed has two distinct character areas: the first is the urban area centred on Steyne Gardens and including the commercial streets of The Broadway and Brighton Road, and the residential streets south of Brighton Road. The second character area derives significance from its former association with Beach House, and is maintained as green open public spaces.
- I.3 The conservation area comprises development from the very late 18<sup>th</sup> and early 19<sup>th</sup> centuries, as well as an interesting layer of early 20<sup>th</sup> century development.
- I.4 There is a high proportion of listed and locally listed buildings and spaces in the conservation area. Those that benefit from protection are in general well maintained. Shopfronts along Brighton Road are however a much more mixed picture; and street furniture, signage and surfaces also often detract from the character of the conservation area.

### Steyne Gardens Summary of Significance

The conservation area represents some of the earliest development associated with the evolution of the settlement of Worthing from one based on an agricultural economy to a popular seaside resort. It includes within it the boundaries of two former seaside villas: Warwick House in the west, and Beach House (or Marino Mansion) in the east.

The land formerly associated with Warwick House has been extensively developed since the very late 18<sup>th</sup> and early 19<sup>th</sup> century. It includes the architectural set-piece terraces along The Steyne, and the associated Steyne Gardens. Some of the best preserved early 19<sup>th</sup> century buildings are found around The Steyne, and on Warwick Road and Warwick Place.

Broadway Mansions on Brighton Road are among the most characterful buildings in the conservation area, dating to the early part of the 20<sup>th</sup> century, which represents a very important phase in the municipal development of the conservation area with the opening of the public parks at Denton Gardens and Beach House Park.

The conservation is attractive, and the high aesthetic and historic values are complemented by considerable communal values derived from the commemorative memorials found throughout the conservation area. While there are no buildings of very great age, the conservation area has examples of modest vernacular flint buildings, far grander architectural statements of the Regency period, and residential, commercial and community buildings from the 19<sup>th</sup> century. The green spaces represent a conscious decision locally to maintain in perpetuity the former estate gardens for public enjoyment.

## Steyne Gardens Conservation Area



Important View



Steyne Gardens Conservation Area



Area Which Includes Historic Brick Paving



Park and Garden of Local Historic Interest



Locally Listed Building



Listed Building



Positive Contributor



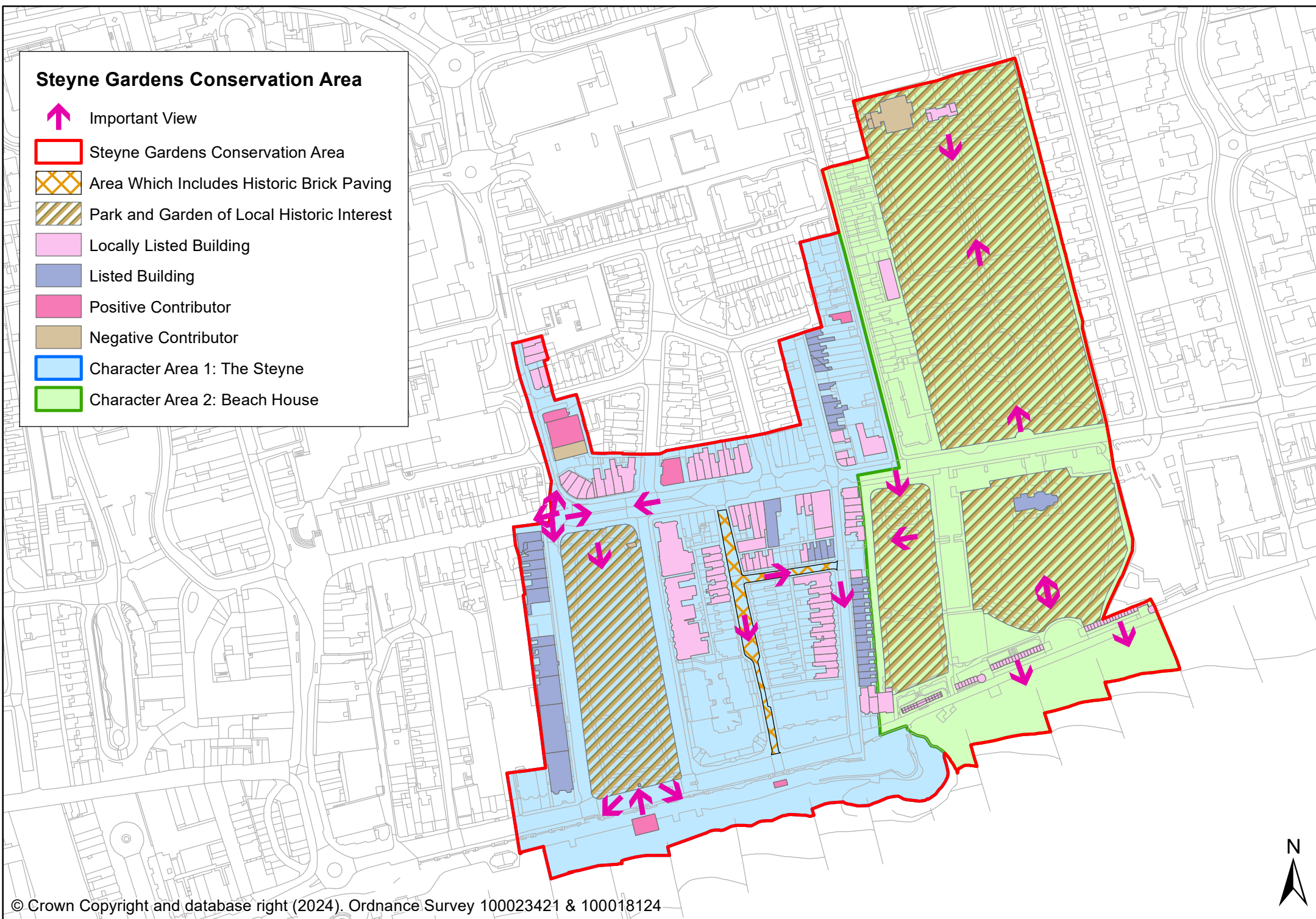
Negative Contributor



Character Area 1: The Steyne



Character Area 2: Beach House



## 2.0 Conservation Areas: Background and Legislation

### What is a conservation area?

- 2.1 A conservation area is an area that has been determined as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. A conservation area is usually determined, and designated by local planning authorities, under the requirements of Section 69 of The Planning (Listed Building and Conservation Areas) Act 1990 (The Act), which also requires local authorities to review, and if necessary designate, further conservation areas.

### Purpose of a conservation area

- 2.2 Designation of a conservation area introduces a further level of control over the way that individuals can alter their properties, in order to allow local planning authorities to exercise their duty to preserve or enhance the character or appearance of the conservation area under Section 72[1] of the Act.
- 2.3 In practice, conservation area designation exerts control over demolition of unlisted buildings; control over works to trees; limitations on the types of advertisements that can be displayed with deemed consent; restrictions on the types of development that can be carried out without planning permission; clarification of archaeological interest.
- 2.4 In spite of these additional potential restrictions, conservation area status can often elevate the value of the properties within them as set out in Historic England's recent research report: <https://historicengland.org.uk/content/docs/research/assessment-ca-value- pdf>

### What is a Conservation Area Character Appraisal (character appraisal)

- 2.5 A conservation area character appraisal is a document that describes the history of an area and the characteristics that make it special. An appraisal should evaluate the contribution made by different features of an area, both

positive and negative, and set out a framework for managing change in the future.

- 2.6 If properly undertaken, a character appraisal can assist local planning authorities in discharging their duties to preserve and enhance the character of conservation areas, as set out under Section 71 [1, 2 and 3] of the Act. This requires them to formulate and publish proposals for the preservation and enhancement of conservation areas, and to consult the public in the subject area, taking account of the views expressed.
- 2.7 Character appraisals can also be beneficial to local communities, by allowing them a say in what they consider makes their area special, and inspiring owners and residents to maintain and enhance the area, in partnership with other relevant parties.

### Planning Policy

- 2.8 The National Planning Policy Framework (NPPF) sets out the government's advice in respect of sustainable development, including that relating to the historic environment in Chapter 16. It seeks to ensure that conservation area designation is applied only to areas deserving of the status, so as not to devalue the concept of conservation through designation of areas that lack special architectural or historic interest (paragraph 191).
- 2.9 Development management policies advise local planning authorities to look for opportunities to enhance or better reveal the significance of conservation areas (paragraph 206); and to consider proposals that would harm the significance of the conservation area proportionately, taking into account the relative significance of the element affected, and its contribution to the conservation area.
- 2.10 The Worthing Local Plan (2023) was adopted in March 2023 and now forms part of the statutory development plan, which sets the strategic development and land-use priorities for Worthing (outside the South Downs National Park) up to 2036, and contains the policies against which development management decisions within that area will be made.

2.11 Policy DM23 sets the strategic approach to the historic environment. It includes a commitment to:

- update Worthing's Conservation and Heritage Guide (now complete and available at <https://www.adur-worthing.gov.uk/media/Media,135364,smxx.pdf>)
- review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;
- take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;
- identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between 'views' and the 'function' such views serve;
- recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
- use Article 4 directions where important heritage assets are under threat;
- work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and
- have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

2.12 This series of CACA reviews seek to meet some of these strategic objectives in relation to the historic environment.

2.13 This CACA identifies locally listed buildings. Within Worthing, locally listed buildings were identified through two separate studies. The first list was included as an Appendix to the Local Plan 2003. The full list can be found

at the following link: <https://www.adur-worthing.gov.uk/media/Media,169207,smxx.pdf>. A further Local Interest Study was undertaken in 2003 which identified further heritage assets for inclusion on the local list. This can be located at <https://www.adur-worthing.gov.uk/media/Media,99455,smxx.pdf>.

2.14 A list of all designated and non-designated heritage assets within the proposed conservation area boundary is included at the end of this appraisal at Appendix I.

2.15 This CACA further identifies buildings that contribute positively to the character and appearance of the conservation area. These buildings are not on the adopted local list, but are identified as having some significance, particularly for the visual contribution they make to the streetscene. Locally listed buildings may have been assessed for their historic, evidential or communal heritage values, as much as for their aesthetic contribution to the conservation area.

### **Conservation Area Appraisal Methodology**

2.16 The following CACA is one of three that are being produced in support of the duties on local authorities to regularly review conservation areas. Research and physical surveys were undertaken for two existing and one potential conservation area, and the resultant recommendations included:

- Revision of boundary of the Steyne Gardens Conservation Area and update of conservation statement to a full CACA;
- Update of the Goring Hall conservation statement to a full CACA;
- Designation of a new conservation area at Marine Gardens and creation of a new CACA.

2.17 The character appraisals have drawn principally on two documents, widely used in preparation of conservation area character appraisals: Historic England's Advice Note 1 (Second Edition, 2019): Conservation Area Appraisal, Designation and Management <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/> and; The Oxford Character Assessment Toolkit

which was produced by Oxford City Council with funding from Historic England and provides comprehensive advice on undertaking character surveys.

2.18 The following steps were taken in appraising the conservation areas:

- Review of the existing conservation area character appraisals, as well as secondary research resources such as local history studies, historic photographs and maps and architectural reviews.
- A survey of each of the existing/proposed conservation areas and their existing boundaries, including survey of the setting of the conservation areas.
- Assessment of the condition of each conservation area.
- Description of the special interest of the area including the historic context; positive, neutral and negative contributing elements (both buildings and spaces); any key views within, into or out of the conservation areas.
- Presentation of the survey data with annotated maps and photographs.
- Recommendations for boundary changes and future management of the conservation areas.

2.19 The surveys utilised the Oxford toolkit rapid and detailed character assessment resources which are available here: [https://www.oxford.gov.uk/info/20193/character\\_assessment\\_toolkit/878/character\\_assessment\\_toolkit](https://www.oxford.gov.uk/info/20193/character_assessment_toolkit/878/character_assessment_toolkit)

2.20 Visual surveys included consideration of spaces, buildings, views, landscape setting and ambience of the conservation areas to compile a full picture of the character and appearance of the conservation area, and its special architectural or historic interest.

2.21 Each character appraisal is divided into the following sections:

- Conservation area overview
- Map of conservation area
- Historical development
- Built and landscape character
- Boundary changes (where appropriate)

- Character areas (where appropriate)
- Setting and views
- Assessment of condition
- Management recommendations

2.22 The individual management recommendations within each appraisal are augmented with Worthing's Conservation and Heritage Guide, available at <https://www.adur-worthing.gov.uk/media/Media,135364,smxx.pdf>

## 3.0 Historical Development

### Early History

- 3.1 Palaeolithic finds belonging to nomadic populations have been unearthed in the area around Worthing. The first settled communities are believed to have been present locally as early as 4500BC, and several of Britain's oldest flint mines are within a short distance of the town at Cissbury, Patching, Clapham and Findon. They leave a legacy in the landscape of distinctive hollows and mounds and a number of tools made from excavated flints are now exhibited in the Worthing Museum.
- 3.2 Cissbury Ring provides evidence of continual occupation in this part of Sussex, with two round Bronze Age barrows discovered here, while the Iron Age hillfort at Cissbury is the largest in Sussex, its ditch and ramparts enclosing around 65 acres.
- 3.3 Also at Cissbury is evidence of Roman occupation, comprising of a group of 11 buildings and two rectangular enclosures. The discovery of two successive issues of coinage struck between AD1009 and AD1023 suggests there was also once a mint here. Present-day north-south roads from the Downs to Worthing town are also likely to represent the lines of Roman droveways, as at Charmandean Lane, which eventually becomes the High Street and Steyne. Remains of Roman farmhouses, bathhouses and mileposts have also been found beneath town centre sites.

### Medieval

- 3.4 The conservation area falls within the ancient manor of Mordinges a smaller Saxon settlement which was held prior to 1086 by Earl Godwin (Father of King Harold). Mordinges seems to have been part of the larger manor of Ordinges until the late 10th century which was held by Robert (Earl Godwin).
- 3.5 Following the Norman Conquest, the former manor of Broadwater and the two former Saxon estates at Worthing became part of the large Norman 'Fief' (or multiple manor estate) held by Robert le Savage (an under-tenant of William de Braose). These estates were controlled by his

descendants until at least 1286. In 1289 all the land at both Broadwater and Worthing passed to Sir John de Camoys and his wife Margaret.

- 3.6 Margaret de Camoys gifted the land to the Priory of Easbourne as a form of indulgences after leaving her husband for Sir William Paynel and but for a short period around 1360, were held by the priory until the dissolution in 1536. Court books show that the Manor of Worthing was not given to the Priory of Easbourne as a single block, but comprised a number of individual enclosures from certain manorial tenants. Similar gifts were made to Hardham Priory and Tortington Priory, which explains why old enclosures and strips of open fields were often under the control of more than one manor.

### Early Modern

- 3.7 Following the dissolution of the monasteries, the lands gifted to the Priory of Easbourne were granted to Sir William Fitzwilliam the treasurer of Henry VIII. The lands then became the Manor of Worthing.
- 3.8 In the 17th century the hamlet was still essentially a rural settlement of a typical ribbon development. The 1780 Yeakell and Gardner map shows that a large part of Worthing north of the existing shoreline was still an agricultural community, with farms and homesteads grouped around a single street with the ancient field plan still visible until the late 18th century.
- 3.9 The farms and homesteads of Worthing had their gardens and orchards situated on either side of the High Street and North Street. Narrow fields were enclosed to the west of the High Street to Chapel Road and north of Cross Lane to Shelley Road and between Brighton Road and the Sea. The remainder of Worthing was split into three common fields, the West Field (Heene boundary to the fields on the west side of High Street), The Middle Field or Home Field (from the homesteads on east side of High Street to Ham Lane) and East Field (Ham Lane – Lancing Boundary). These field plans suggest Worthing was a typical agricultural community from the Middle Ages onwards.

3.10 In the 18th century there was no local coach service and very little wheeled traffic meaning the village was largely cut off from the surrounding area. If travellers were to come to Worthing, it would invariably be on horseback and often riding pillion to attend neighbouring fairs or market towns. Goods were carried by packhorse or waggon, but roads were normally created by the driver across the heathland and commons rather than following a specific route. It was not until the turn of the 19th century that a coach ran from London to Worthing three times a week in the summer and daily between Brighton and the West. Prior to this coaches avoided Worthing and ran through Steyning.

3.11 In the 17th century, the land which later became the Warwick House estate and the Steyne formed part of the lands owned by the Rev. William Wade, who was Rector of Bradwater from 1670 to 1714. This land was largely maintained as fields or orchards right up until the third quarter of the 18th century with the construction by John Luther of a 'Marine Villa' which would later become Warwick House. It was he that put Worthing 'on the map' as a potential seaside resort.



Figure 1: Warwick House and The Colonnade, c.1804: Source: Small, 1952

### Hamlet to Seaside Town

3.12 As at nearby Brighton, it was the increase in the popularity of sea bathing, which began to take off in the early 18th century, that prompted the

beginning of seaside holidays, and changed Worthing from a hamlet into a popular seaside town.

3.13 Initially the leisured classes preferred to season in spa towns, but it became increasingly popular to sea bathe and was promoted by medical professionals as a way to cure a number of ills. Due to its sheltered position Worthing was noted as a resort where the clement temperature and gradual slope to the sea made the town a popular place to bathe.

3.14 Between 1780 and 1811 Worthing underwent rapid change from a quiet fishing hamlet to a fashionable bathing resort. This transition started with the building of the Sea House (an inn) and the introduction of bathing machines. In 1789 Rice and Co. Builders purchased the Sea Inn and added a two-storey extension and Grove and Co. opened New Inn. These establishments provided lodging, food, horses, carriages and became the stop for postmen, carriers and stage coaches.

3.15 By 1790 Worthing was touted as a more genteel option to nearby Brighton to take the waters. An early patron to the town was Princess Amelia, (daughter of George III), who came in 1798 in search of respite. Her visit boosted the town's reputation, although poor roads and communications would delay greater numbers visiting until the early 19th century.

3.16 Marine Villa was sold in 1789 to George Greville, second Earl of Warwick, taking his name, as do many of the roads locally. By 1801 the estate had been bought by a wealthy stockbroker, Edward Ogle who was an early speculative developer within the town. He also owned the freehold of the land on which the Steyne was built, the site of Steyne Gardens, and the land between Warwick Road and York Road (then fields registered as Singers and Lambolds respectively). Ogle consolidated his scattered landholdings elsewhere in the town facilitated by the Enclosure Acts of 1805 providing him with substantial seafront acreage in this part of the town, which was gradually built out with guest houses and Assembly Rooms.



Figure 2: A plan of Warwick House, 1890

- 3.17 The Steyne Hotel and terrace overlooked Steyne Gardens which were laid out as public gardens, lined with trees. This land was also owned by Ogle and in laying it out as a Pleasure Garden, modelled on the Steyne at Brighton, he hoped to ensure the seaward views from Warwick House would remain uninterrupted. The owners of the houses overlooking the Steyne had a right of access to these gardens and each house paid one guinea a year towards their upkeep, although they were also made accessible to the public.
- 3.18 Until the beginning of the 19th century, the growth of Worthing had largely been contained to the enclosed parcels of land on either side of the present Montague Street. It appears the impetus for the Enclosure Act of 1805 was for additional building development to provide for the increased popularity of the area, but although the Act was passed in 1805 it was not implemented until 1810.

The development of the remaining enclosed land tended towards smaller houses to serve tradesmen and servants. The development of Worthing had grown slowly at the beginning of the 19th century and for a long time, Beach House had provided a barrier to further development to the east.

- 3.19 Warwick House was demolished in 1896, however, the estate cottages, shown on the plan at figure 3 below survive on the east side of the High Street just north of present day Elm Road.
- 3.20 Beach House, or Marino Mansion as it was first known, was built in 1820 to designs by well-known local architect John Biagio Rebecca. Originally built for Mr Robert Carey Elwes, it was sold in 1846 to Sir Frederick Adair Roe, Chief Magistrate of the Bow Street Office and head of the Bow Street Runners. From 1866, his widow continued to live in the house until her own death when it was sold to Robert Loder in 1876.
- 3.21 Conveyancing particulars held at West Sussex Record Office show the layout of the grounds with four plots shown in 1873. Plot 1 comprises Beach House and shows the carriage approach to the north of the building, with a croquet lawn to the north-east, a rosary to the east/south-east, a large area of lawn to the south and a flower garden to the west. A kitchen garden, laundry, stable and coach house are shown on the western boundary of this plot. Plots 2 and 3 are described as building land, and plot four as the park. Together these plots show the extensive original grounds belonging to the house, which are now either developed, or retained as the open spaces of Beach House Garden, Beach House Park and Denton Gardens.

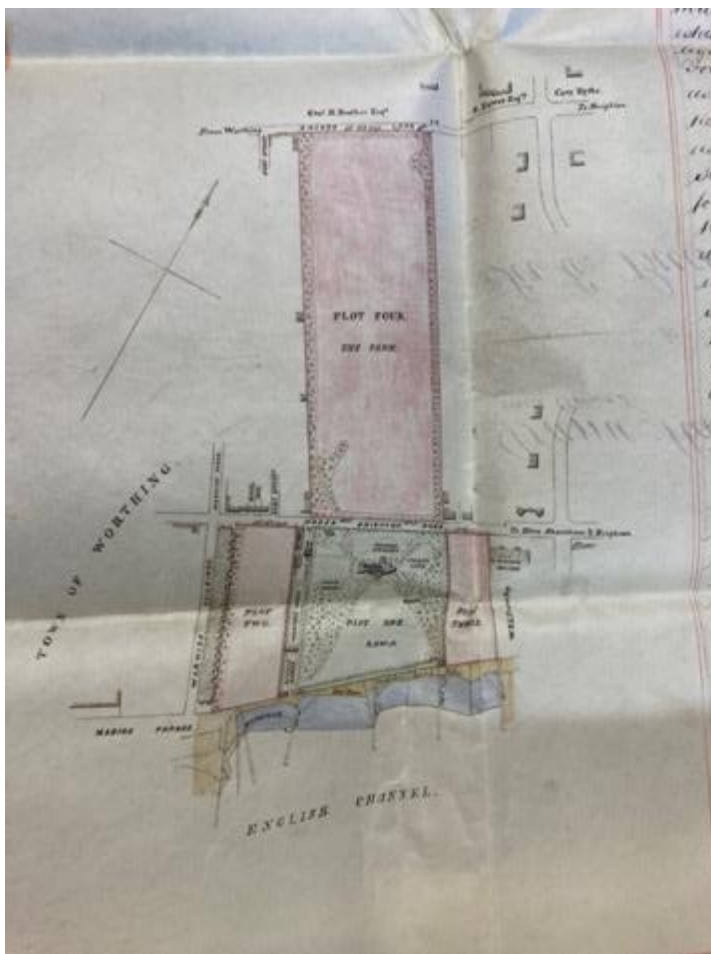


Figure 3: West Sussex Record Office Ref: ADD MS26832 '1873 Conveyance Map of Estate'

- 3.22 In 1888 Robert Loder died and the house passed to his son, Sir Edmund Giles Loder who lived there until 1911. Between 1907 and 1910 King Edward VII stayed there periodically.
- 3.23 Sir Edmund offered the house to Worthing Council for the sum of £16,000 but the sale was not completed, and the property was left vacant. During the First World War the house was used as a doll making factory for the employment of refugees.
- 3.24 In 1917 the house was bought by Playwright Edward Knoblock who refurbished it with the help of the architect Maxwell Ayrton, a pupil of

Lutyens. He added a new forecourt and wall with iron gates to separate the house from the Brighton Road.

- 3.25 In 1927 the house was sold to the Worthing Corporation and served as a temporary Town Hall from 1929-1933. It provided a home for refugee children fleeing the Spanish civil war in the last years of the 1930s, and during the Second World War was the headquarters of the Air Training Corps.
- 3.26 Between 1912 and 1932 the park to the north of Beach House was relandscaped and made into a public space which included for pleasure gardens, tennis courts, a pavilion and bowling green. The area of land to the west of the building is also landscaped and known as Denton Gardens by this time.
- 3.27 Beach House survived the council's inclination towards demolition at the end of WW2 and a building preservation order was served. It is now converted into private flats.

### 19th Century

- 3.28 The first quarter of the 19th century was seen as a golden era for Worthing, but the tourist economy was fickle, and susceptible to changes in the fashions of the time. Following the end of the Napoleonic Wars in 1815, holidays abroad once more increased amongst the wealthy classes and the popularity of Worthing as a resort started to wane.
- 3.29 A further complication came from the poor financial management by the Town's Commissioners, and by 1829 the Worthing was on the verge of bankruptcy. Business was poor, lodging houses and hotels were empty and the town's debts and salaries went unpaid.
- 3.30 In 1852 the Town Commissioners, having failed to deal with the problem of sanitation, were replaced by the Local Board of Health. Prior to this, Worthing did not have proper sanitation or an adequate water supply. In 1890 Worthing was incorporated as a Municipal Borough and the town was divided into five wards.

## Cartographic Evidence of Steyne Gardens

- 3.31 The Yeakell and Gardner Sussex map of 1778-1783 shows the layout of the former fishing hamlet of Worthing before its development at the end of the century. The linear plots north and south of present-day Montague Street are clearly shown, along with the concentration of buildings along what is now the A259.



Figure 4: Yeakell and Gardner's Sussex 1778-1783, 2inch to 1 mile

- 3.32 The 1847 Tithe Map shows the extent of the growth of Worthing from the end of the 18<sup>th</sup> century. Within the current conservation area boundary, the Steyne is shown laid out on the western side of the Steyne Lawn. To the north, Warwick House and its grounds occupy a large part of the conservation area, bordering what is today known as The Broadway. Warwick Place, Warwick Buildings, now known as Warwick Road and Alfred Place all have houses located along them. The other major estate within the conservation area, Beach House, then known as Marino Mansion, is also present. There is some further development along East Street (now known as Park Road).



Figure 5: 1847 Tithe Map

- 3.33 The 1875 Ordnance Survey Map shows the changes to the town in the third quarter of the 19<sup>th</sup> century. There are still large swathes of the land now within the conservation area yet to be developed, notably to the north and east side of Steyne Gardens. The land that forms Warwick House and Beach House Estate are also still undeveloped and in private ownership, creating a large area of private enclosed green space. A mix of uses persists including hotels, residences, shops and schools. Industries include the malthouse and whiting and putty works.



Figure 6: Sussex Sheet LXIV 1875 pub 1879

- 3.34 In 1896 Warwick House was demolished and the estate was subsequently developed to provide Warwick Gardens, Elm Road, Ash Grove and Wyke Avenue. The 1896 OS map shows the beginnings of the road layouts occurring within the former grounds of Warwick House. On the frontage of Brighton Road (now the Broadway) a row of shops was built in 1901. The road was widened at this time as seen on the historic maps. The development seen within the conservation area is reflective of a general trend of growth and infill within the town in the last quarter of the 19th century.



Figure 7: Sussex Sheet LXIV.SW Revised: 1896, Published: 1899

- 3.35 By the 1909 OS map the redevelopment of the Warwick House Estate has been largely completed. Within the conservation area boundary, the Broadway is shown on the map with new buildings along this stretch of road that exist today. To the east of Steyne Gardens, New Steyne Road has been developed with new houses. The grounds surrounding Beach House show little change.



Figure 8: Sussex LXIV.13 Revised: 1909, Published: 1912

- 3.36 The most significant change by the interwar years is to Beach House. The land now comprising Beach House Park was acquired by the Council in 1922 for the public with planting selected for the seaside environment. The Park was opened to the public in 1924, its 10 acres containing ornamental gardens and four bowling greens. The Pavilion serving the bowling greens (now a café) is a half-timbered 'Arts and Crafts' inspired building contemporary with the setting out of the gardens. It is understood that much of the planting within the gardens today replaced trees that were lost during the great storm of 1987, but the walks and paths through the garden are part of the original layout of the park. Beach House Park includes several dedicated memorials, including those to the 'Warrior Pigeons of WW2 and Civilian Casualties of WW2.
- 3.37 Denton Gardens was also acquired in the early 1920s by former Mayor James Gurney Denton. It was gifted to the town to be kept in perpetuity as ornamental gardens. Several features survive from this period including the terraces, sunken garden and the twin sided shelter at the southern end of the gardens.



Figure 9: Sussex LXIV.13 Revised: 1932, Published: 1934

- 3.38 The 1954 OS map shows further changes within the grounds of Beach House to the south of the plot. A new playground and tennis court have replaced the formal grounds to the south of the house, although previous paths and tree planting are still visible. In 1964 a scented formal garden was opened at the south end of the gardens by Sir Giles Loder.
- 3.39 More recently, the seafront at Splash Point has been remodelled with boulder sea defences and most of Warnes Hotel was demolished following a disastrous fire in 1987, with the remainder demolished in 1998 and 2001 due to its dangerous condition.



Figure 10: Sussex Sheet LXIV.SW Revised: 1938, Published: ca. 1948

### Historic Associations

- 3.40 There are a considerable number of noteworthy historic associations within this part of Worthing. Princess Amelia is known to have visited in 1798, and the young Princess Charlotte also stayed at Warwick House in 1807. Famous visitors are also recorded as having frequented Warnes Hotel (now lost) including George V and Winston Churchill. There are of course associations with John Biagio Rebecca, who designed numerous buildings in this part of Sussex. Beach House was host to King Edward VII

several times between 1907 and 1910; and later owner Edward Knoblock was a renowned playwright.

## 4.0 Built and Landscape Character

### Landscape context

- 4.1 Worthing Borough lies across the West Sussex coastal plain and the undulating dip slope hills of the South Downs. The contrasting geology and topography of the northern and southern parts of the Borough give rise to marked differences in character.
- 4.2 The majority of Worthing Borough occupies the coastal plain from the East Preston area of Littlehampton to the west, and Lancing to the east. The only breaks in an almost continuous band of urban development along the coast are at the far eastern and western ends of Worthing. Inland, the settlement pattern comprises extensive settlement and twentieth century suburbs which extend to the foot of the South Downs. The northwest corner of the Borough contains wooded hills, the north-east corner of the Borough rises to relatively intact, mostly open, downland.
- 4.3 The West Sussex landscape character assessment identifies two regional character areas within the borough: the South Coast Plain and the South Downs. The lower, southern part of the town in which the conservation area is located is within the South Coast Plain. This is a large swathe of land stretching from Brighton in the east to Chichester Harbour in the west and beyond into Hampshire. The South Coast Plain is a flat open landscape of large arable fields, defined by low hedgerows, dominated in many parts on the coastal margin by major urban development. A complex series of creeks, mudflats and shingle beaches comprise parts of the coastal edge.
- 4.4 Worthing town is located on the Sussex south coast and is one of the largest south coast towns with a population of over 110,000 residents. Worthing's suburbs terminate to the east at the Local Green Gap separating Worthing from Lancing and Sompting; and to the west at the Goring-Ferring Local Green Gap. The northern fringes of the town sit below the foot of the South Downs and the largely suburban character of the town here has resulted from 20<sup>th</sup> century coalescence of smaller rural centres such as Broadwater and Tarring.

- 4.5 The seafront is one of the most valued assets of the town and, owing to its historical development is a focus of most of the built heritage assets within the borough. The historic core of the town is notable for the very high concentration of conservation areas along the seafront and just inland of the seafront.
- 4.6 The existing Steyne Gardens Conservation Area is contiguous with the South Street Conservation Area to the west, and the Warwick Gardens Conservation Area to the north. East of Beach House Park is the Farncombe Road Conservation Area.
- 4.7 As described above, Worthing experienced rapid development from the 19<sup>th</sup> century, a trend which has continued apace throughout the 20<sup>th</sup> century and into the present where social and economic factors, along with the geographical constraints of the sea and the national park continue to place development pressure on the borough.
- 4.8 Steyne Gardens Conservation Area is unique in accommodating several highly valued open green spaces within and around it, as well as having part of the seafront within its existing boundary.

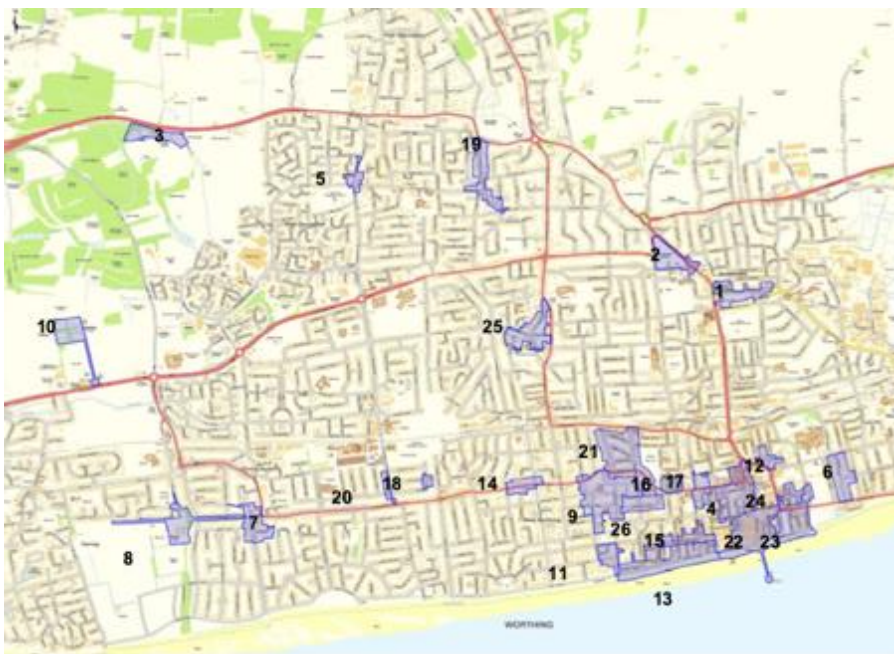


Figure 11: Worthing's existing Conservation Area

### Spatial analysis

- 4.9 The medieval field system of north-south furlongs is still visible in the street plan of the Steyne Gardens Conservation Area today. Parcels of land, separated by an 18<sup>th</sup>/19<sup>th</sup> century grid of streets provide the broad building blocks of this part of the town.
- 4.10 The conservation area is centred on, and named after Steyne Gardens, in deference to The Steyne at nearby Brighton. This rectangular green space, formerly part of the gardens belonging to Warwick House, stretches from The Broadway to the seafront in the western part of the conservation area. It is bounded to the west by the listed early 19<sup>th</sup> century terraces along The Steyne, now The Chatsworth Hotel and 2-7 The Steyne. The gardens represent some of the earliest development of the seaside resort, and was built speculatively in anticipation of the growth of the tourist trade by early landowner Edward Ogle.
- 4.11 The scale of the terraces on the west side of Steyne Gardens, still in hotel and/or commercial uses is greater than the residential development to the

east. The terraces are four storeys high with basement and attic levels. They create a sense of enclosure to the western edge of the conservation area and demarcate it as a separate character area to the South Street Conservation Area with which it is contiguous to the west.

- 4.12 The gardens provide wide views from The Broadway towards the seafront, while controlled planting within Steyne Gardens also provides visibility between The Steyne and the street of Steyne Gardens to the east.



Figure 12: Steyne Gardens and The Steyne

- 4.13 East of Steyne Gardens, roughly rectangular building plots are arranged around a grid street pattern comprising Steyne Gardens, York Road and Warwick Road running west to east; and bordered to the north by Brighton Road and to the south by Marine Parade which terminates at a projecting sea defence at the southern end of Warwick Road.
- 4.14 The residential or mixed use terraces lining these roads vary in age and style, with shallower and deeper plot sizes, but are unified by buildings of a similar width, and most are of two-three storeys in height, some with basements. Smaller residential units line the north side of Alfred Place,

while buildings along The Broadway and Brighton Road vary from four storeys for purpose built commercial premises and two-three storeys where former residential properties have been converted for retail or mixed uses.



Figure 13: Examples of residential buildings on Warwick Road (left) and Steyne Gardens (right)

- 4.15 This general uniformity of the residential streets is punctuated by commercial, industrial or community buildings of a larger scale, some of which are landmark buildings in the conservation area and recognised as positive contributors to it. The seafront plots on Marine Parade have been redeveloped with larger modern blocks of flats.
- 4.16 Further east the character of the conservation area changes as built form gives way to predominantly open spaces associated with the former estate of Beach House. Travelling east along Brighton Road or Marine Parade, the first of these green spaces is Denton Gardens. This attractive garden was gifted to the local authority in 1922 and included originally a sunken lily pond, pergola and an attractive twin sided shelter at the southern end. The shelter survives, and an active Friends Group is working in partnership with Worthing Borough Council to reinstate historic features and renew planting.



Figure 14: Denton Gardens, 1932: Courtesy of The Worthing Society

- 4.17 The eastern length of Denton Gardens is bounded by a former kitchen garden wall of Beach House. An arcade of three arches has been installed in the wall, which doesn't appear in historic images of the gardens. This provides access to a parking area for Beach House. A children's playground, volleyball courts and a new café occupy the southwest corner of Beach House Grounds, partly obscured behind a bund to maintain views from the house to the sea. The mid-century Beach Parade encloses the southern end of the grounds, a gap in the centre now providing a children's splash pad. The upper level of the parade provides a short public promenade and view point.
- 4.18 On the north side of the Brighton Road is Beach House Park. Set out in the 1930s, the gardens comprise walks of geometrical designs. A central avenue separates the bowling lawns in the northern section of the park which is terminated with the locally listed pavilion, now a café. The eastern edge of the conservation area is defined by the park edge on the north of Brighton Road, and the Splash Point building at the east side of Beach House Grounds adjacent to the seafront.

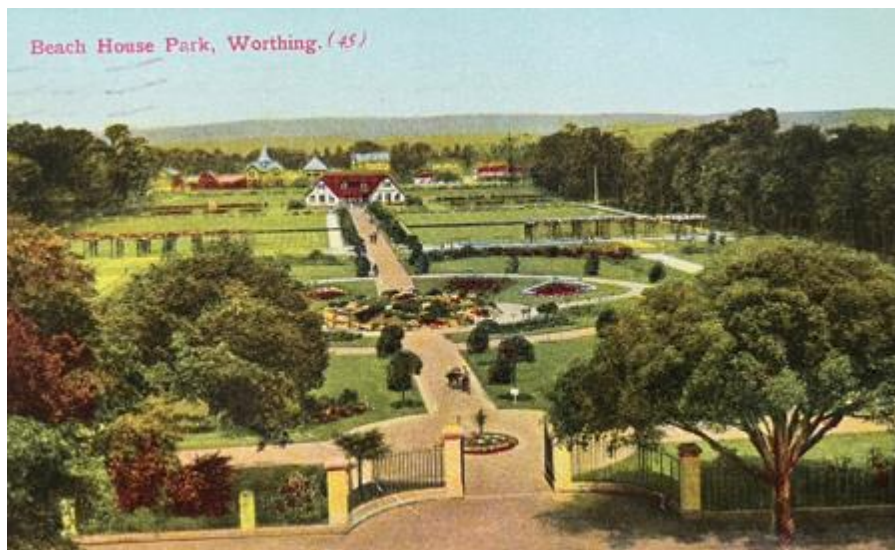


Figure 15: Beach House Park looking north; Courtesy of The Worthing Society

## Character Areas

- 4.19 There are two distinct character areas within the conservation area, approximately aligned with the extent of the historic estates associated with Warwick House and Beach House. For the purposes of this report, these are identified as Character Area 1: The Steyne and Character Area 2: Beach House.

### Character Area 1: The Steyne

- 4.20 This character area is centred on Steyne Gardens, and the surrounding streets which were formerly part of the grounds belonging to Warwick House. Today, this is a largely urban character area, defined by the early 19<sup>th</sup> century speculative development associated with the growth of Worthing as a seaside resort; along with the later 19<sup>th</sup> and early 20<sup>th</sup> century residential and commercial infill development.
- 4.21 The building pattern comprises the linear terraces, including the oldest along The Steyne, Warwick Road and Warwick Place; and the later 19<sup>th</sup> and early 20<sup>th</sup> century residential terraces. Punctuating the grid street pattern, and enlivening the character of the conservation area are a variety of former industrial buildings such as the former Chapman Brewery tower,

two public houses, two church buildings and the striking retail parade on The Broadway. The southern part of the conservation area of course is characterised by the seafront and beach, and Marine Parade terminates just west of Denton Gardens, which falls into Character Area 2.

- 4.22 This part of the conservation area retains a sense of an historic and genteel seaside resort, with grand set-pieces and associated green open space; and a traditional seaside promenade, contrasted with the more active commercial street along The Broadway and Brighton Road.



Figure 16: Steyne Gardens

### Character Area 2: Beach House

- 4.23 The Beach House character area in the eastern part of the conservation area comprises mainly the green open spaces formerly belonging to Beach House including Beach House grounds, Beach House Park and Denton Gardens, and the pedestrian promenade that runs north of the beach. Within this character area is the grade II\* listed Beach House itself, along with a small number of 20<sup>th</sup> century buildings associated with the municipal parkland uses. The three parkland areas, and the majority of the buildings and structures within them are locally listed. These include the striking half

timbered Beach House Park Pavilion, the Art Deco style rowing club and a number of shelters such as the post-war Beach Chalets, and shelter at the southern end of Denton Gardens.

- 4.24 The public open spaces which make up the majority of this character area are well maintained and provide pleasant walks between residential areas and the seafront. The land in front of Beach House itself has been kept open, as it was historically, providing clear views from the house to the sea.



Figure 17: View towards Beach House from Beach House Park

- 4.25 Park Road also falls within this character area as it is on land that was formerly part of Beach House grounds. This is higher density residential development of mostly late 19<sup>th</sup> or early 20<sup>th</sup> century date, but includes some surviving former agricultural buildings, and more recent development.



Figure 18: Beach House Park across Bowling Greens towards the Pavilion



Figure 19: Seafront south of Beach House with Life Boat memorial garden in foreground

## Architectural interest and built Character Area 1: Steyne Gardens

- 4.26 There is considerable diversity in the architectural styles within the conservation area, which are broadly discernible by the date of their construction, or their former function. The following provides a brief description of the main building types and notable architectural features found throughout the conservation area by street name generally travelling from east to west.

### High Street and The Broadway

- 4.27 Although much changed, this part of the conservation area includes some of the earliest buildings which are known to have been associated with Warwick House. A short terrace of three buildings located on the east side of the High Street opposite the modern multi-storey car park are shown on the Estate Map at Figure 3 above. These buildings backed onto kitchen gardens and were probably gardeners cottages associated with Warwick House which was located just south of them. Architecturally, the buildings are unexceptional, as a simple gable ended brick building with a slate roof terminating in a taller three storey crosswing to the south. Although they are now heavily altered with modern shop fronts and windows, they retain some interesting features and clues to their earlier origins, including flint walling in areas to the rear.



Figure 20: 28, 30 and 30a High Street, formerly cottages associated with Warwick House

- 4.28 The parcel of land north of Elm Road appears not to have been built out until the early 20<sup>th</sup> century and is occupied by a former church (now a vacant cocktail bar). Built in red brick, the main architectural feature of the building is the twin gable front with central perpendicular tracery windows flanked by octagonal piers. Lancet windows and pointed arch doorways signal the former ecclesiastical use of the building, which is now undergoing further renovation.
- 4.29 South of the former church is a large modern office building of five storeys. Of its time, and clearly influenced by the 19<sup>th</sup> century building styles and materials, it is very blocky and integrates poorly into the historic streetscape here dominating the building to the south. It is a negative contributor to the character and appearance of the conservation area.



- 4.30 Commercial buildings along The Broadway and Brighton Road provide a further layer of architectural interest to the conservation area. The parade of shops along the northern side of The Broadway opposite Steyne Gardens date to 1901. Turning the corner at the junction of the High Street and The Broadway is a curved building of four storeys (Broadway Mansions) incorporating a series of half-timbered gables, and a leaded onion

dome tower emphasises the corner. Canted bays sit above a veranda overhanging the ground floor retail units. The building is highly playful and ornamented with foliate designs and swags in partering, egg and dart mouldings, and porthole windows. Early photographs show that this has subsequently been rendered, but originally was exposed brickwork above the shopfronts, which incorporated wide awnings stretched across the pavements.



Figure 21: Then and now: The Broadway c 1914 and present day; Source: West Sussex Past Pictures



Figure 22: Detail of Broadway Mansions

- 4.31 The shop fronts along this parade are regrettably mostly altered. However, there are some surviving examples of original Edwardian shop fronts. The best preserved is at No. 6 which retains the heavy pink granite pilasters flanking a doorway and shopfront, with an integrated curved glass shop window supported with elegant mullions and carved spandrels. Elsewhere on the parade, original elements survive, but in more piecemeal form, and so there are some examples of stallrisers, and set within the pavement are the damaged remains of mosaic thresholds.



Figure 23: Shopfront at No.6 The Broadway



Figure 24: Damaged mosaic threshold at Broadway Mansions

## The Steyne

- 4.32 South of The Broadway, and also on land formerly belonging to Warwick House is The Steyne. It comprises two long terraces of four storeys plus attic and basement. A gap site between the two buildings seems always to have existed and today provides a view over the boundary wall to the coach depot to the west.
- 4.33 The southern terrace, now The Chatsworth Hotel is austere in its detailing, built in the local cream brick with sash windows incorporating fine astragals; windows at ground floor are in a one over one configuration; others higher up are multi-pane. First floor windows are ornamented with simple cast iron 'Juliette' balconies. The basement of the hotel has been somewhat insensitively enclosed along the central part of the terrace with a dwarf retaining wall and the projecting hotel porch similarly harms the integrity of the building, but it, along with the terrace to the north remain an architectural 'set-piece' within the conservation area.



Figure 25: The Chatsworth Hotel on The Steyne

- 4.34 The southern end of the terrace addressing the seafront, and its return onto The Steyne is more heavily ornamented with twin full height canted

and pedimented bays in stucco, and elaborate cast iron balconies. Modern interventions such as signage, modern doors and the glazed balustrade to the enclosing southern boundary wall for a seating area somewhat detract from the grandeur of the frontage.



Figure 26: Southern end of The Steyne

- 4.35 The northern terrace on The Steyne is similarly detailed, but slightly better preserved. Here, steps oversail the basements along the terrace to panelled doors with decorative fanlights, some of which integrate projecting glazed lantern cases.



Figure 27: Northern terrace on The Steyne

#### Steyne Gardens

- 4.36 The gardens themselves remain an open space today, as they always have been, although they have provided a number of uses over time. Always publicly accessible, there was a bandstand in the park in the early part of the 20<sup>th</sup> century, and an air raid shelter was installed during WW2. The perimeter of the site appears from historic photographs to have been surrounded by mature trees, with further large street trees in the place of the present-day traffic islands on The Broadway. Today, the gardens provide an important open space with considerable historic values as well as facilitating seaward views. In recent years a temporary ice rink has been provided on the northern part of the lawns.



Figure 28: Steyne Gardens c1917 (top), during WW2 (centre) and today (bottom)

- 4.37 The east side of Steyne Gardens comprises three buildings: at the northern end the landmark former church of St James, south of this an Edwardian terrace, and south again a modern block of flats (Warnes) set out in a 'U' formation with a seafront block flanked by two slightly lower blocks with frontages to Steyne Gardens and York Road.
- 4.38 The Edwardian terrace is now in a mixed hotel/commercial/residential use, and is an attractive ensemble which is on the local list. Overhanging first floor gables are tile hung and further ornamented with carved bargeboards. Square full height bays are separated by first floor verandas with decorative cast iron railings. Built in brick (now painted) the slate roofs are finished with terracotta ridge tiles and finials. Further ornament includes the dentilled stringcourses, and carved foliate pattern on stone window lintels.



Figure 29: Part of the terrace at 30-38 Steyne Gardens

- 4.39 Also locally listed is the former St James Evangelical Free Church which was built in a free perpendicular style by the architect T. H. Winney in 1926. A square tower addresses the corner of Brighton Road and Steyne Gardens adjacent to which is a tall gable with tracery window on Brighton Road and a series of lancet windows under a slate roof terminating in a gable ended crosswing on Steyne Gardens. It is a rarity in the conservation area for being constructed in stone.



Figure 30: Former church of St James

- 4.40 The modern block at the southern end of the street, references the Chatsworth Hotel on the opposite side of the gardens, both in scale and materials. The sea-facing end of the building steps up again in scale, and incorporates Art Deco and nautical detailing such as curved balconies and porthole windows.

#### York Road

- 4.41 York Road is predominantly characterised by 19<sup>th</sup> and early 20<sup>th</sup> century residential terraces. As with much Victorian or Edwardian housing, there is considerable decorative variation, but a unity in building scale, plot widths and materials. The terraces here are generally brick built, some part

rendered or stuccoed. There are examples of crow-stepped and Dutch gables, canted and square bay windows, arched headed sash windows, recessed porches with panelled doors, moulded string courses, tile hanging and half timbering. Examples of the historic red brick pavements survive on York Road.



Figure 31: York Road

- 4.42 Also on the east side of York Road is the locally listed Art Deco garage, its imposing façade terminating in a shallow pediment with a sunrise motif above the central double height window.



Figure 32: Locally listed garage on York Road

#### Alfred Place

- 4.43 Alfred Place runs perpendicular to the residential terraces of York Road and Warwick Road. The properties are modest in scale, and are white painted rendered cottages of two storeys. Many have been altered with modern windows, doors and roof coverings, and most of the shallow front gardens are enclosed with modern picket fencing on top of original dwarf walls. The eastern end includes several buildings which are listed at grade II, and are earlier in date, retaining original early 19<sup>th</sup> century ogee headed storm porches and sash windows and four panelled doors.



Figure 33: Listed buildings on Alfred Place

- 4.44 Midway along Alfred Place and running south between 19<sup>th</sup> century housing blocks facing York Road and Warwick Road is a narrow twitten. This pedestrian route is lined with historic red brick pavements and bounded to either side by red brick boundary walls enclosing rear gardens.

#### Warwick Road

- 4.45 The long terrace on the east side of Warwick Road is listed at grade II. Smaller in scale and lower in status than the grander buildings on The Steyne it is nevertheless very attractive. A uniform terrace of three storeys plus basement, the key feature is the overhanging timber veranda at first floor which runs the length of the terrace, and with a few notable exceptions, is well maintained. Original panelled doors in recessed arched head openings and high quality sash windows survive within the stucco fronted terrace.



Figure 34: Early 19<sup>th</sup> century terrace on Warwick Road

- 4.46 The west side of Warwick Road comprises later 19<sup>th</sup> century housing, in styles similar to contemporary housing elsewhere in the conservation area, with canted bay windows, slate roofs and built in yellow brick with red brick dressings. There is a good level of survival of original timber windows.
- 4.47 The northern end of Warwick Road is terminated by Brighton Road with The Egremont Public House. An earlier building was refaced in the interwar years in roughcast with chevron brick detailing beneath leaded windows in oak frames by J.L Denman. South of this is the former Chapman's brewery. The red brick-built tower is pierced with arched headed metal framed casements within stone reveals and recessed brick detailing. The upper part of the building has been altered to provide outdoor amenity space, but the structure remains prominent in views from the south, and is on the local list.



Figure 35: Former Chapman Brewery

- 4.48 The southern end of Warwick Road adjoins the end of Marine Parade. A former villa, stucco fronted with twin canted bays addresses the seafront. It is ornamented with a heavy cornice supported on geometric corbels.

#### Warwick Place

- 4.49 A further early 19<sup>th</sup> century terrace of houses, many of which are listed grade II is on the east side of Warwick Place on the north side of Brighton Road. Modest in scale, but abundant in character, this terrace is a quiet enclave on a no-through road off the Brighton Road. The properties benefit from detached gardens on the west side of the road; the terrace of Wyke Avenue in the Warwick Gardens Conservation Area immediately abut these gardens. Houses at the southern end are painted in pastel seaside colours and are taller at three storeys. Further north, the terrace gives way to simple two storey single bay cottages, painted white and with the characteristic ogee arched storm porch. Windows are generally sashes, although there are examples of later alterations incorporating

shallow bay windows at ground floor, and some casements and modern doors.



Figure 36: Warwick Place

### Brighton Road

- 4.50 Brighton Road today represents the commercial hub of this conservation area, but as the mapping and photograph below indicates, it was only intensively built out from the second half of the 19<sup>th</sup> century; prior to that, the land was associated either with Warwick House to the west and Beach House to the east. Brighton Road today has typical High Street qualities about it. Development is up to four storeys, but more often three, with upper floors in residential use and retail units at ground floor. There are examples of purpose-built shopfronts as at The Broadway, and Nos. 23-27, and also buildings later converted for that purpose.



Figure 37: Brighton Road c 1901; Source West Sussex Past Pictures

- 4.51 East beyond the highly ornate Broadway Mansions, the buildings are more restrained in their detailing. On the north side of Brighton Road, a purpose built Edwardian retail premises sits at the junction with Warwick Gardens (Nos. 23-27) where a single corner door is flanked by heavy square pilasters addressing the street. Above it is a run of three gables, each with a square bay at first floor and single light above. This was formerly Walter Gardiner's Studio, with a shop at ground floor and photographic studio above. Historic photographs show it in isolation from the now attached buildings to the east.



Figure 38: Walter Gardiner's Studio, c. ; Source: West Sussex County Council

- 4.52 The further terrace beyond this of eight bays was likely always intended as a retail unit, and is detailed with a parapet roof, canted bays and a veranda at first floor level. While the shopfronts appear to be later, most respect a traditional configuration incorporating stall risers and fascia boards.
- 4.53 The south side of Brighton Road is less uniform, and the buildings are generally less ornamented, and often more altered; however some of the buildings here are of greater age than the north side of the street, including the listed building at Nos. 22-24 which was formerly a house. Stucco-fronted, with sash windows, it is framed by pilasters which have been truncated to accommodate the later shopfronts. This, along with the other buildings along this part of Brighton Road have slate (or modern concrete tile) roofs behind parapets. The shop fronts here are less successfully integrated into the former residential buildings, the overall effect of which does detract from the character of the conservation area.

- 4.54 Two public houses also make valuable contributions to the character and appearance of the conservation area. On the north side of the Brighton Road is the Cow and Oak, formerly The Royal Oak, which is visible in the historic image at Figure 37 above. The current replacement building dates from 1935 and is a two storey rectangular plan building with a mansard roof covered in its highly recognisable green pantiles. The Egremont on the south side of Brighton Road has also been refaced in the interwar years, here with oak framed windows and chevron brickwork in a Tudor revival design.



Figure 39: The Cow and Oak

#### Marine Parade

- 4.55 Marine Parade terminates at the eastern end of this part of the conservation area where a curved concrete sea defence has been constructed creating an attractive public space with fountains and seating. Beyond Marine Parade, the promenade is pedestrianised to New Parade, beyond the Splash Point.
- 4.56 Marine Parade connects the seafront conservation areas, and provides long views east and west, and of course out to sea. It is the vehicular road that

runs north of the pedestrian promenade, and provides a key east-west route. It is therefore busy to traffic west of Warwick Gardens, and parking bays are sited along this stretch of Marine Parade. Views are 'kinetic', (changing) and unfolding, particularly travelling east; but it is possible to see the pier and Dome Cinema to the west, and modern development along the seafront to the east from a vantage point adjacent to the war memorial at the southern end of Steyne Gardens.

- 4.57 The two largest buildings on the seafront in this area are modern including the Warnes and Eardley apartment blocks. These have been built in styles reminiscent of Victorian or mid century architecture incorporating design motifs found elsewhere in the town.
- 4.58 There are a series of pleasant seaside shelters along this stretch of Marine Parade including that south of Steyne Gardens, in a mid-century style; and an earlier timber shelter with a leaded roof further east. Historic lamp posts are also located along the seafront here. There is an absence of retail along this part of Marine Parade, and it is therefore quieter than the area further west.

### **Architectural interest and built character: Character Area 2: Beach House**

#### Beach House

- 4.59 Beach House is a rare surviving example of a seaside villa. Originally Marino Mansion, it was built in 1820 by John Biagio Rebecca for Robert Carey Elwes. Rebecca worked extensively in this part of Sussex and his surviving buildings in Worthing include St Paul's Church and 19-20 Marine Parade. He is also well known for his eccentric design at nearby Castle Goring, which was built for Sir Bysshe Shelley, grandfather of Sir Percy Bysshe Shelley.
- 4.60 Beach House is the only building in the conservation area that attracts a grade II\* designation. It comprises a three bay central block with a pedimented centre fronting Brighton Road. The south face, addressing the gardens which originally swept all the way to the sea, has a large bow front which originally incorporated steps to a terrace. The building was altered in the interwar years by Maxwell Ayrton for Edward Knoblock, a Dramatist

who had acquired an important collection of Regency furniture from Thomas Hope's Deepdene House in Dorking, and altered the interiors for its display.

- 4.61 The northern forecourt has been altered to provide car parking, and as demonstrated by the mapping above, the remains of the kitchen garden walls now form the eastern boundary of Denton Gardens, against which is further car parking and volley ball courts within Beach House Grounds.



Figure 40: Beach House north front (top) and south front (bottom)

- 4.62 The gardens themselves are laid to lawn, and a bund has been installed along the western edge of the lawn to provide some visual relief from the volleyball courts and playground in this area.



Figure 41: View to Beach House from Beach House Parade

- 4.63 At the southern end of Beach House Grounds are 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 crittal 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.



Figure 42: Beach House Parade

#### Denton Gardens

- 4.64 Denton Gardens are a well maintained public open space, co-managed by the local authority and an active Friends group. Efforts to reinstate features of the 1930s are underway with the recent rebuilding of a timber pergola which can be seen in images of the early 20<sup>th</sup> century. Perimeter paths provide a walk around what is now used as a putting lawn, and at the northern end the layout of a former sunken pond remains, but has yet to be reinstated.



Figure 43: Denton Gardens

- 4.65 To the south is a twin sided shelter comprising a central rendered masonry pavilion of three bays with arched heads which echoes the arcade in the flint wall on the east side of the gardens. This is flanked by a low hipped roof shelter providing timber seating areas facing north and south and separated by a central screen of windows providing intervisibility between Denton Gardens and the seafront. The glass is now sadly removed owing to vandalism.



Figure 44: Shelter at southern end of Denton Gardens

- 4.66 On the corner of Denton Gardens is the attractive locally listed Worthing Rowing Club. This small building proudly emulates the liners of the 1930s, and includes viewing balconies on two levels. It is believed to have been designed by Worthing architect A T Goldsmith. Part of the original enclosing flint walls survive.



Figure 45: Worthing Rowing Club c 1930 and present day

- 4.67 The beach south of the rowing club includes the lifeboat memorial garden.

#### Beach House Park

- 4.68 North of Brighton Road opposite Beach House is Beach House Park, a further area of land formerly associated with the house that was acquired by the Local Authority in 1924. Late 19<sup>th</sup> century mapping indicates that the area was originally left as unlandscaped open land, but shows that it was enclosed on all sides by trees.
- 4.69 The municipal parkland character of the early 20<sup>th</sup> century has been maintained, and today, the southern part of the gardens include the original layout of paths and walks, around which are attractive herbaceous borders. The central circular feature in the park includes a unique memorial to the 'Warrior' Pigeons of World War Two. Also in this southern area is a further memorial to the men of the 11th, 12th and 13th Battalions of the

Southdowns Brigade who died during the 'Battle of Boar's Head' in 1916 in Richebourg l'Avoué.

4.70 It is understood that many of the trees within the park were replanted following the Great Storm of 1987, but some specimens survive which were part of the original planting scheme of 1922-24.

4.71 Beyond this is a central avenue lined with London Plane Trees planted in 1992. The avenue provides an axial view to the attractive Beach Park Pavilion. The Pavilion is a two storey hipped roof building with twin projecting gable ends. A brick plinth runs around the base of the building, above which it is rendered with the gable apexes ornamented in a mock Tudor style. Two dormer windows accentuate the central roof slope, opening onto a balcony over the central entrance, and a decorative clock turret adorns the roof. The attractive building is designed in the Arts and Crafts idiom, and is locally listed. The recent addition of outdoor seating within marquees in response to the Pandemic is harmful to the setting of the building.



Figure 46: Beach House Park Pavilion

4.72 West of the pavilion is a modern square plan modern building with a flat roof used as the Bowling Club house. This replaces a smaller hipped roof rectangular plan structure located on the west side of the green which is currently vacant. While its low scale is unobtrusive in the conservation

area, it detracts from the historic character and architectural interest of the gardens and is considered a negative contributor to the conservation area.

4.73 Either side of the avenue are four bowling greens arranged in a quadrant. North again of the pavilion, and outside of the proposed conservation area boundary are two further bowling greens, now used as dog exercise areas, along with a car park.

#### Park Road

4.74 West of the Beach House Park, a strip of land historically accommodated industrial and agricultural buildings fronting East Street (now Park Road). A Whiting and Putty Works and a Malthouse are shown on late 19<sup>th</sup> century mapping, the latter of which survives, and can still be seen through trees lining the western edge of the park. This former brewery retains an former complete oast house at the northern end and was built in 1833 for Tamplins Brewery.

4.75 A gap site at the southwest corner of Beach House Park persisted until the end of the 19<sup>th</sup> century when the Friends Convalescent Home was built. This has sadly been lost and the site is now occupied by a modern block of flats (Park Lodge).

4.76 North of Park Lodge on the east side of Park Road are a series of 19<sup>th</sup> or 20<sup>th</sup> century short terraces of two-storey houses of variable historic interest. Some have shallow front gardens enclosed with quaint flint dwarf flint or rendered walls, and the northernmost terrace in the conservation area is painted in pastel colours with full height canted bays, tiled pathways and thresholds. Many of the houses along Park Road have replacement windows and doors. Glimpses of the flint and brick malthouse are possible between terraces travelling north along Park Road.



Figure 47: Park Road, east side

- 4.77 The west side of the road retains some early 19<sup>th</sup> century former agricultural buildings, including an attractive flint building with brick dressings, a slate roof and passing in doors at first floor. It may possibly have been a granary prior to conversion, or used in association with the Brewery opposite.



Figure 48: Park Road, west side

## Building Materials

- 4.78 There is a considerable richness of building materials within the conservation area reflecting the vernacular origins of the former agricultural settlement, and its later growth as a seaside destination.
- 4.79 The oldest surviving buildings in the conservation area are thought to date to the 18<sup>th</sup> century, and are associated with the construction of Warwick House. The extant cottages on the east side of the High Street are therefore among the earliest, and incorporate flint, a local building material often used in building in this part of Sussex.
- 4.80 Flint is widely found in the chalk beds of the downs, and on the beaches. Locally, these are used extensively in both buildings and boundary walls, as intact or broken cobbles, or in higher status buildings there are examples only of cobbled flint buildings and boundary walls appear to exist. Flints were used in the early vernacular buildings, but also incorporated into designs into the mid 20<sup>th</sup> century, as at Beach House parade.



Figure 49: Examples of flint in the conservation area



Figure 50: Further examples of flint in the conservation area

- 4.81 Elsewhere, brick is a widely used building material, either in local red clays, or in some of the higher status early 19<sup>th</sup> century terraces, yellow London clays, where visible usually laid in Flemish bond, but also often rendered. Red bricks are frequently used in window and door dressings on flint buildings or as a contrast in the later 19<sup>th</sup> century houses. Brickwork is also often painted, usually in white or cream, but occasionally in pastel 'seaside' colours.
- 4.82 The use of terracotta is restrained in the conservation area, but there are examples used in the ornamentation of some buildings as at Nos. 30-38 Steyne Gardens. There are limited examples of tile hanging, usually found in the late 19<sup>th</sup> and early 20<sup>th</sup> century buildings, in both square and fishscale patterns.



Figure 51: Examples of yellow and red brick in the conservation area

- 4.83 Stucco or render is also common throughout the conservation area, both in the highest status buildings as at Beach House, and in more modest homes, or in conjunction with half timbering in interwar buildings. Stucco is occasionally lined in imitation of ashlar, a device used across buildings of high and low status in the conservation area. Render has also been applied

to buildings at a later date, either as a form of repair, or due to changing tastes.



Figure 52: Examples of render in the conservation area

- 4.84 Stone is used only occasionally in the conservation area, most notably at the former church of St James, but also in dressings in some of the higher status buildings.
- 4.85 Half timbering was made popular during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries by vernacular revival architects designing in the Arts and Crafts styles. During the 1920s and 30s, mock Tudor design became popular for use in middle class housing, and to ornament commercial buildings such as shops and pubs. There are a number of examples of applied timbering throughout the conservation area including in The Broadway shopping parade, Beach House Park Pavilion, and in residential buildings.

## Boundaries and streetscape

- 4.86 The conservation area benefits from an early planned street layout, which has resulted in wide pavements on principal streets, and even on narrower streets, there are in general, reasonable pedestrian walkways. Front gardens where they exist are very modest, and there is very little opportunity for off-street parking in the conservation area.
- 4.87 Flint walling was once much more extensive in the conservation area with estate boundary walls and kitchen garden walls constructed in flint, and later garden boundary walls were also more pervasive than today. Surviving flint walls tend to be fragmentary rather than continuous in the conservation area, or interrupted with garden gates, or vehicular access gates. There are nevertheless numerous examples of boundary walls, particularly along the perimeters of green spaces, or enclosing rear gardens.
- 4.88 The large terraces around the Steyne are separated from the street by wrought iron railings, used commonly in terraces of this date and composition. The smaller domestic buildings frequently have shallow front gardens enclosed by brick or flint dwarf walls, sometimes rendered. There are also examples of modern picket style fencing.



Figure 53: Examples of boundary walls and railings

- 4.89 There are four large green open spaces within the conservation area, and a considerable number of street trees along the perimeters of these areas. Historically, there were trees in the centre of what is now The Broadway, and Brighton Road in general was greener. Specimen street trees have declined, however shrub and smaller trees continue to make an important contribution to the character of the conservation area. The quiet environment of Warwick Place for example is partly owed to the trees on the west side of the road which infill the otherwise porous boundary walls here.



Figure 54: West side of Warwick Place

- 4.90 The condition of pavements is variable. Some are tarmac, others modern concrete paving, lined with granite slabs. The lack of uniformity is a detracting feature in many streets. However, there are surviving examples of the red brick paviours, installed in the 19<sup>th</sup> century (with modern replica paviours also used), and found throughout Worthing, which it would be desirable to maintain and extend, as appropriate.
- 4.91 Throughout Character Area I there are good examples of surviving tiled pathways and thresholds which contribute positively to the character of the area. While the losses along Brighton Road of 20<sup>th</sup> century mosaic shopfront thresholds is regrettable, the surviving elements still serve as a reminder of the historic use of these buildings.



Figure 55: Red brick paviours



Figure 56: Pavements and tiling within the conservation area

- 4.92 There are examples throughout the conservation area of historic, or replicas of historic lamp posts. There are a number of designs, with single lanterns lining Steyne Gardens, and heavier more ornate double lanterns along the seafront incorporating painted Egyptian motifs.



Figure 57: Historic or replica street lighting

- 4.93 Within the public parks and gardens, the quality of street furniture varies, but there are examples of high quality furniture including the heavy litter bins and cast iron benches incorporating Worthing's coat of arms.



Figure 58: Street furniture in Beach House Park

### Heritage Assets

- 4.94 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed

buildings; and non-designated assets such as locally listed buildings and parks and gardens.

4.95 Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area, and therefore be recognised as non-designated heritage assets. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design or incongruous materials.

4.96 Those buildings that have been identified as positive contributors within this conservation area are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of the area. The listed buildings and most of the flint boundary walls should be considered to contribute positively to the character and appearance of the Steyne Gardens Conservation Area.

4.97 The majority of the buildings in the conservation area are either statutorily listed or locally listed. Few further positive contributors have been identified as part of this review including the former church on the High Street, the two shelters on Marine Parade, 23-27 Brighton Road and the small flint building at 29 Park Road.

4.98 Appendix I provides a summary table of all the listed buildings, locally listed buildings, positive contributors and parks and gardens of local interest within the conservation area, along with a short summary of their significance. They are all indicated on the map.

### **Detracting Elements**

4.99 The conservation area is generally well maintained, however there are some buildings and areas that detract from the character and appearance of the conservation area.

4.100 Two buildings have been identified that contribute negatively to the conservation area by virtue of their architecture, as opposed to their

condition: No. 8 High Street and The Bowling Clubhouse in Beach House Park. The former is considered to be insensitive in its scale and detailing and has a dominating impact on the smaller historic (altered) building to the south, and the former church to the north. The Bowling Club house, while not intrusive owing to its low height is a poorly conceived building which makes no contribution to the character of the historic park.



Figure 59: No. 8 High Street and Bowling Club House, Beach House Park

4.101 Elsewhere in the conservation area, there are areas which are poorly managed, or where modern interventions have eroded the character of the area. These include:

- Excessive street signage, poorly sited telephone boxes, broadband boxes and bins
- Inappropriate shop fronts and fascia signage
- Temporary installations such as the ice rink and public toilets cause some harm to the setting of listed buildings; marquees at the Beach House Park Pavilion also detract from the setting of the building and the character of the park
- Loss of historic paving
- Localised areas of poor building maintenance



Figure 60: Excessive signage cluttering the streetscape



Figure 61: Poor quality shop fronts along Brighton Road



Figure 62: Poorly sited services and temporary installations

## 5.0 Setting and Views

### Views

- 5.1 The grid layout of the western part of the conservation area creates a number of linear views, principally looking south towards the seafront, but also in an east-west direction into the neighbouring conservation area. Within the parks, the path network again provides axial views towards key buildings and features.
- 5.2 Within Character Area I, important views include those looking south from the northern end of Steyne Gardens towards the war memorial at the southern end of the park, and the sea beyond. Steyne Gardens is the only place within this part of the conservation area from where quite wide views are available owing to the undeveloped southern end of the gardens, and the wider roads and pavements to either side.



Figure 63: View looking south from north end of Steyne Gardens

- 5.3 Elsewhere the southern views are more constrained by the buildings lining York Road and Warwick Road, however these channelled views frame the view towards the sea. The view south along York Road terminates on the seaside shelter, identified here as a positive contributor. The streets are sufficiently wide that the buildings on both sides of these roads are visible the full length of the streets, with the sea in the distance.



Figure 64: Views south along York Road (top) and Warwick Road (bottom)

- 5.4 On Brighton Road, the cross road of Warwick Street, High Street, The Broadway and The Steyne provides views multi-directional views around, and out of the conservation area. From a vantage point standing on the pedestrianised entrance to Warwick Street the view north is concentrated on buildings on the east side of the High Street, notably the corner building

of Broadway Mansions. The unattractive multi-storey car parks further north are not visible around the gentle curve of the road here. Views west into the neighbouring South Street Conservation Area are also captured from this point, as are views along the uniform terraces on The Steyne, and east along the Brighton Road where Broadway Mansions and the tower of the former church of St James dominate the foreground.



Figure 65: View from Warwick Street north to High Street (top left) west along Warwick Street (top right), south along The Steyne (bottom left) and east along Brighton Road (bottom right)

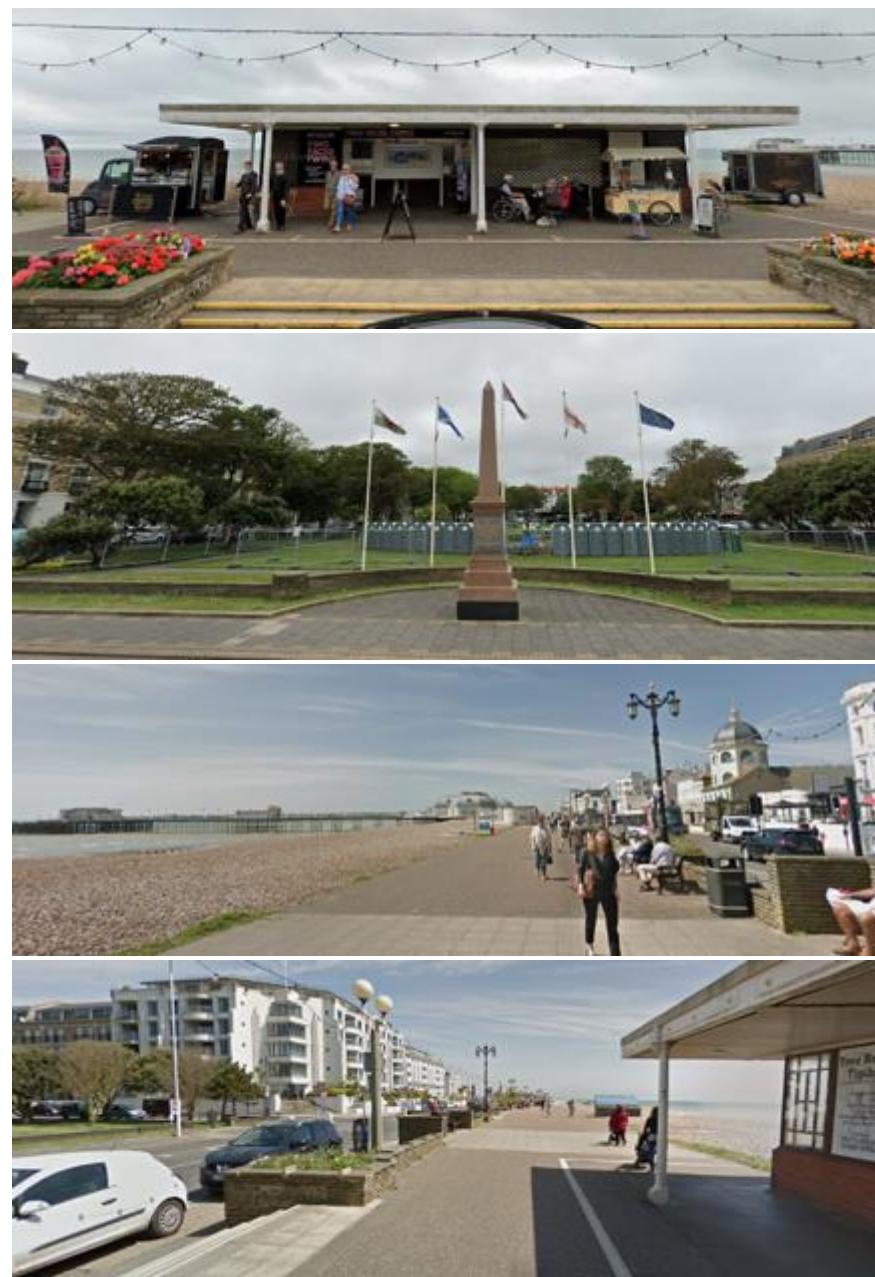


Figure 66: Views from a vantage point south of Steyne Gardens

## 5.5

There are a number of important views along the seafront out of and back towards parts of the conservation area. At the west end, viewing points south of Steyne Gardens afford views out to sea beyond the shelter, and

across the town beyond the Dome Cinema and towards the pier. Views are also possible back across Steyne Gardens from the south, and, while not capturing any very important heritage assets, views east along the promenade from here provide a long view along East Beach.

- 5.6 Within The Beach House character area, the views are across the green spaces to focal points, often buildings within those spaces. Beach House was obviously consciously designed to enjoy a sea view; something which later development has endeavoured to respect. The lawns south of Beach House remain open, and planting in the near environs of the house is controlled to maintain views. Views are similarly available back towards Beach House from the promenade, and also from the raised walkway on Beach House Parade.



Figure 67: View towards Beach House from Beach House Parade

- 5.7 The rear elevations of the Warwick Road terraces are attractive, and the short gardens enjoy an outlook over Denton Gardens. From the raised vantage point on Beach House Parade, the rear of Warwick Gardens is visible, albeit across the volleyball courts and playground. A more pleasant

view is available within the upper part of Denton Gardens where the tower of the former Chapman Brewery is also visible.



Figure 68: View west across Denton Gardens towards Warwick Road

- 5.8 Attractive axial views are also available in Denton Gardens from Brighton Road towards the timber shelter at the southern end. These views are historic, and unchanged for 100 years.
- 5.9 As discussed elsewhere, the original layout of paths and walks survives in Beach House Grounds. The design is geometric thus creating a number of axial views both in north-south and east-west directions. The attractive entrance gates on Brighton Road provide the first views into the park towards the central herbaceous beds. Back from the central feature are views of the north front of Beach House.



Figure 69: View into Beach House Park from Brighton Road



Figure 70: View south from Beach House Park towards Beach House

- 5.10 Beyond the central circular beds, views towards the Beach House Park Pavilion are framed by the relatively recently planted avenue of London Plane trees, which also provide a highly linear view back to the seafront where the new residential tower east of Splash Point is visible.



Figure 71: View towards Beach House Pavilion (obscured by marquee)



Figure 72: View south from the pavilion

- 5.11 Less significant, or consciously designed views are also available across the park, providing glimpses of buildings behind the tree lined periphery of the park.

## Setting

- 5.12 The Steyne Gardens Conservation Area is set within an urban/suburban context. To the west is the retail centre of Worthing, embedded among very late 18<sup>th</sup> and early 19<sup>th</sup> century development associated with Worthing's Regency expansion. The pier was built in 1862 and became the focus for the entertainment facilities of the town. This part of Worthing is still the commercial and tourist hub of the town.
- 5.13 Immediately north of the central part of the conservation area is further residential development of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, much of it within the Warwick Gardens Conservation Area. Development here is low scale and it complements the character of the Steyne Gardens Conservation Area.
- 5.14 The High Street approach to the conservation area is marred by the multi-storey car parks and office blocks constructed in the second half of the 20<sup>th</sup> century. It is not until the junction with Ann Street that views into the historic townscape are available.
- 5.15 The seaside location is of course the reason for the conservation area, and has an immeasurable influence on the setting of the area. Just as it did in the 18<sup>th</sup> century, it continues to attract development potential, and severe housing pressures have resulted in some buildings of considerable scale being constructed close to the seafront. That which has the greatest impact on the setting of Steyne Gardens is undoubtedly the former Aquarena site. The roughly square plan tower is the only building of this scale on East Beach, and is harmful to the setting of the grade II\* listed Beach House, and the conservation area, which historically melted into agricultural fields beyond the built edge of the town.



Figure 73: View east out of the conservation area towards the former Aquarena site

- 5.16 The northern section of Beach House Park is excluded from the conservation area, because of the negative impact it has on the setting of the better preserved southern part of the park. A car park and dog exercise area are now within this section of the former park, and while the entrance off Lyndhurst Road maintains the axial view toward the Pavilion from the north, the verdant character of the park has been much eroded here.



Figure 74: Car parking in northern section of Beach House Park

## 6.0 Assessment of Condition

- 6.1 Overall, the condition of the conservation area is good. There is a clear sense of civic pride in the open spaces which contribute so much to the character of the conservation area, and there has been considerable investment in the seafront.
- 6.2 The setting of the conservation area has been harmed by the modern car parking development northwest of The Steyne, and development pressure along East Beach has also resulted in some buildings which are of considerably larger scale than the prevailing urban grain in the conservation area. New buildings on the seafront, while large in scale have integrated successfully with the urban grain and prevailing scale of development along Marine Parade.
- 6.3 Traffic is a problem in the conservation area, both in terms of the volume of traffic travelling along Brighton Road, and the extent of signage, road markings and traffic calming devices installed to control it.
- 6.4 Similarly, the installation of street furniture, telecommunications equipment, bins, planters and benches has been undertaken in an uncoordinated way resulting in visual clutter or poorly sited infrastructure which is harmful to the conservation area.
- 6.5 There is an inconsistency in the treatment of street surfaces which detracts from the character of the conservation area. Some examples of historic red brick pavements survive, for example along York Road and Alfred Place. Modern interpretations of the paving is less successfully installed along other streets as at Warwick Road and elsewhere, generally in areas of higher footfall, modern or tarmac is used. Within the parks, areas of hardstanding and footways are often tarmac, which is in some places in poor condition and erodes the character of the historic parks. The parkland is in general well managed, with trees and herbaceous borders well maintained.
- 6.6 Many of the buildings, particularly those in residential or hotel use, are well maintained, but there are some examples of buildings in poor condition where windows, doors, or other architectural features are decaying and

require maintenance or repair. A surprising number of residential buildings continue to retain original windows and doors. An existing Article 4 Direction covers Warwick Place, and there is scope for extending this to afford greater protection to the unlisted buildings within the conservation area.



Figure 75: Examples of poorly maintained buildings on Warwick Road

- 6.7 It is however the shopfronts along much of Brighton Road that cumulatively result in the most harm to the character of the conservation area. While listed building consent, planning permission or advertisement consent is likely to be required for many types of advertisements, there are some properties that will benefit from deemed consent in respect of advertisements which can limit the extent of control the local authority can exercise over fascias and projecting signage.



Figure 76: Variable quality shopfronts at Broadway Mansions

- 6.8 There are a number of shelters along the seafront in the ownership of the local authority. These vary in condition. Beach House Parade appears to be in sound structural condition, but the railings, both on the upper walkway and at street level are rusting, and require maintenance. The metal doors within the ground floor of the parade are similarly in poor condition which detracts from the setting of Beach House, and the conservation area in general.
- 6.9 The shelter at the southern end of Denton Gardens is no longer glazed owing to vandalism which limits its utility as a shelter in windy weather.

## 7.0 Management Plan

- 7.1 The following management recommendations are intended to provide guidance to owners and interested parties regarding the future management of the conservation area. Where the local authority has jurisdiction over part of the area, recommendations will be brought forward as and where possible subject to availability resources.
- 7.2 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above. The following is a set of recommendations to improve the future management of the conservation area.

### Infrastructure and public realm

Public realm improvements should be informed by an understanding of the significance of the conservation area, and respect the character and appearance of The Steyne Gardens Conservation Area and the two separate character areas within it.

- 7.3 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. Within parkland areas opportunities for retention of the more sympathetic street furniture should be pursued.
- 7.4 Pavement surfaces would benefit from a more coordinated approach to materials to create a more uniform appearance across the conservation area.
- 7.5 All relevant authorities should be reminded of the designation status to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and road surfaces. Historic England's Guidance 'Streets for All' provides a framework for managing change to the public realm in historic areas: <https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

## Enhancement of Beach House Grounds

Opportunities to improve and restore the historic grounds of Beach House should be explored as and when appropriate. Further loss of green space for parking and public amenities should be avoided to preserve the historic character and setting of this building.

- 7.6 Beach House has a separate character to the more managed municipal spaces at Denton Gardens and Beach House Park. It originated as a villa in sweeping grounds to the sea at the edge of the settlement. The rural setting has been lost to later development, and development within the former kitchen gardens for car parking, volleyball courts and playgrounds has impacted on the near setting of the house. Further intensification of these uses should be avoided.
- 7.7 Beach House Parade is in poor condition and a programme of repair and refurbishment, or investment should be pursued.

### Development affecting the setting of the conservation area

Taller buildings within the setting of the conservation area have the potential to harm the significance of the area. These should be carefully assessed with reference to Historic England's Advice Note GPA2 to ensure that the impact is considered and mitigated.

- 7.8 There are limited opportunities for new buildings along the seafront at the west or east ends of the conservation area owing either to similar constraints in other conservation areas, or a lack of developable land. Northwest of the conservation area, any proposal for redevelopment should seek opportunities to integrate buildings into a block pattern that better complements the historic urban grain in this southern part of Worthing.

## New development within the conservation area

Proposals for new development should take into account the heritage values associated with the conservation area as set out in this appraisal, as well as Supplementary Planning Guidance produced by Worthing Borough Council including:

- Guide to Residential Development SPD
- Worthing Borough Council Conservation and Heritage Guide

- 7.9 Within the conservation area, development opportunities are limited owing to the high number of buildings of interest, and the very tight boundaries around individual properties. Some properties have rear elevations or gardens addressing a public space, as at Warwick Road which faces Denton Gardens to the rear, and Warwick Place where the detached gardens are on the west side of the road. Extensions or structures at these properties should be carefully considered to ensure that the special character of the streetscape is conserved.

### Public awareness

Local residents and businesses should be made aware of the designation of the area as a conservation area, and what it means for development and change to their properties.

- 7.10 There would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within this heritage asset. This could be achieved through circulating this advice to householders and businesses within the conservation area as part of a public consultation process.

## Shopfronts

Specific guidance for the replacement refurbishment and restoration of shop fronts should be developed for the conservation area.

- 7.11 The quality and condition of shop fronts along Brighton Road is variable. Guidance relating to the appropriate design and form of fascia boards, projecting signs and lighting should inform future applications for change. The guidance could also provide a case study of a typical early 20<sup>th</sup> century shop front, to encourage owners and tenants to undertake sympathetic restoration, as appropriate.

## Management of Green Spaces

Restoration of historic green spaces, including planting, allowing for appropriate adaptations for identified needs should be supported. Care should be taken to ensure that temporary installations are appropriately sited and designed, and remediation work to damaged surfaces is undertaken.

Siting and design of necessary infrastructure (bins, benches, broadband installations etc.) should take account of the special qualities of the historic green spaces.

- 7.12 The green spaces throughout the conservation area are a key characteristic of it, and their interest is recognised through inclusion on the local list. The spaces are currently well managed by the Council and Local Friends groups. Any proposals for development within the green spaces or affecting existing structures within the green spaces will be required to have due regard to the relevant national and local planning policies, and the contribution they make to the conservation area as set out in this document.

## Article 4 Directions

Imposition of a more extensive Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- The replacement of windows and doors
- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

For Warwick Place:

- The erection of curtilage structures

(England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

- 7.14 The conservation area has a good level of surviving historic windows and doors to its unlisted housing stock. There would be a benefit in placing controls on proposals for new windows to ensure that those that are capable of repair and refurbishment are retained, or where they cannot be retained that appropriate replacement windows are installed, taking reference from historically appropriate examples and using where possible, traditional materials.
- 7.15 Elsewhere, planning and listed building legislation will allow alterations to listed buildings or commercial buildings to be more carefully controlled.

- 7.13 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development)

## Appendix I: List of Heritage Assets

| Street/Space                      | Building Name/Number                        | Designation                     |
|-----------------------------------|---|---------------------------------|
| <b>Statutory Listed Buildings</b> |   |                                 |
| Alfred Place                      | 21 and 23                                   | Grade: II<br>List UID: I025832  |
|                                   | 25 and 27                                   | Grade: II<br>List UID: I025833  |
| Brighton Road                     | 22 and 24                                   | Grade: II<br>List UID: I250105  |
| Brighton Road                     | Beach House                                 | Grade: II*<br>List UID: I025808 |
| Marine Parade                     | WAR MEMORIAL AT SOUTH END OF STEYNE GARDENS | Grade: II<br>List UID: I263174  |
| The Steyne                        | K6 TELEPHONE KIOSK, THE STEYNE              | Grade: II<br>List UID: I250846  |
|                                   | CHATSWORTH HOTEL<br>STEYNE HOTEL            | Grade: II<br>List UID: I250621  |
| Warwick Place                     | 5 and 6                                     | Grade: II<br>List UID: I250683  |
|                                   | 7   | Grade: II                       |

|  |   |                                |
|--|---|--------------------------------|
|  |   | List UID: I263178              |
|  | 8   | Grade: II<br>List UID: I250627 |
|  | 10  | Grade: II<br>List UID: I250851 |
|  | 13 and 14   | Grade: II<br>List UID: I263132 |
|  | 15-18   | Grade: II<br>List UID: I263179 |
| Warwick Street   | 34,36 AND 36A, WARWICK STREET   | Grade: II<br>List UID: I250695 |
| Warwick Road   | 1-15  | Grade: II<br>List UID: I263134 |
| <b>Worthing Local Interest Study 2023 (relating to the Worthing Local Plan 2003)</b> |   |                                |
| Alfred Place   | 1,3,5,7,9,19  | Locally listed                 |
| Brighton Road  | Nos. 1-9 The Broadway, Steyne Gardens<br>Methodist Church, Nos. 10, 12, 14, 16, 18, 20, 26, 28, 30, 31, The Egremont (PH), 33, 34, 35, 37, 39, 41, 43, 45, 47, 61, 63 |                                |
| Elm Road   | 1, 3  | Locally listed                 |

|   |  |                                   |
|---|--|-----------------------------------|
|   |  |                                   |
| High Street                               | 28, 30A, and 30.   | Locally listed                    |
| Marine Parade                             | Nos. 1, 2, The Cottage, 3A   | Locally listed                    |
| Steyne Gardens                            | Nos. 30, 31, 32, 33, 34, 35, 36, 37 and 38.  | Locally listed                    |
| Warwick Place                             | Nos. 2, 4, 9, 11 and 12.   | Locally listed                    |
| Warwick Road                              | Nos. 16, 17, 18, 19, 20, 21, 21A, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34. | Locally listed                    |
| York Road                                 | Nos. 13, 15, 17, 19, 21, 23, 25 and 27.  | Locally listed                    |
| Brighton Road                             | Beach House Park   | Park and Garden of Local Interest |
| Brighton Road                             | Denton Gardens   | Park and Garden of Local Interest |
| Brighton Road                             | Beach House Grounds  | Park and Garden of Local Interest |
| The Steyne                                | Steyne Gardens   | Park and Garden of Local Interest |
| <b>Worthing Local Interest Study 2003</b> |  |                                   |
| Brighton Road                             | Royal Oak PH   | Locally listed                    |
|   | Beach House Park Pavilion  | Locally listed                    |
| Marine Parade                             | Worthing Rowing Club   | Locally listed                    |

|              |                        |                |
|--------------|------------------------|----------------|
|              | Beach Chalets and Café | Locally listed |
| Warwick Road | Former Brewery         | Locally listed |

## Appendix 2: List of Sources

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