

## **‘A step too far’**

The Worthing Society stands by our comment, made at the public consultation to consider the proposed redevelopment of the Aquarena site, that the design as currently presented is over-development and is indeed ‘a step too far’. Roffey, together with Devereux Architects, are playing a numbers game, perhaps encouraged by Worthing Borough Council, to load the site with 139 dwellings.

We have no wish to mothball the town but this proposed development is on a once in a lifetime prominent seafront site opposite a Conservation Area; by New Parade and Grade II\* listed Beach House and next to the Council’s expensive ‘show pony’ Splashpoint Leisure Centre, which we understood was to be a gateway building. The proposed design presents a monolithic face to Brighton Road with a building 9 storeys high to the west and 6 storeys high to the east.

The argument put forward for building a 21 storey residential tower on what was public space adjacent to Beach Walk is that it would be iconic and would add lustre and prestige to our seaside town. But, this is a damaging and insensitive proposal and we dispute that tall buildings add to the attraction of Brighton or Portsmouth.

Should the proposal go forward as a full planning application, instead of looking at computer-generated pictures we will be able to examine plans and assess the full impact. At present we are doing an analysis of the Supplementary Planning Document entitled ‘Tall Buildings Guidance SPD’.

We contend that the presented design and ‘massing’ is unsympathetic to this important site and its surroundings. There is a brilliant modern solution somewhere, but this is not it.

We give the Roffey proposal the thumbs down. Scrap it.

David Sumner,  
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