



# THE WORTHING SOCIETY

President : Dr Geoffrey Godden FRSA

## NEWSLETTER

### SPRING/SUMMER 2016

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**SUB-COMMITTEE MEMBERS:**

Tony Malone      Ted Kennard  
Natalie Cropper      Sue Belton  
David Clark

**NEWSLETTER COMPILER:**

Sandra Malone

#### FORTHCOMING ANNUAL GENERAL MEETING 26 APRIL 2016

**Notice is hereby given that the 34th Annual General Meeting of The Worthing Society will take place on Tuesday, 26 April 2016 at 7pm in the Library Lecture Theatre.**

Nominations are invited for the following posts:-

- Chairman
- Vice-Chairman
- Honorary Secretary
- Honorary Treasurer
- Honorary Membership Secretary
- Honorary Social Secretary
- Honorary Publicity Officer
- Honorary Legal Consultant
- Six Members of the Executive Committee

All nominations supported by a seconder and with the approval of the nominee should be sent, not later than Tuesday, 12 April 2016, to the Chairman.

**At the conclusion of the AGM there will be a brief coffee break followed at 7.30pm by a welcome return of Bill Gage who will give an entertaining and informative talk about Cecil Pashley and Shoreham – the Story of a Pioneer Aviator.**

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#### MESSAGE FROM YOUR MEMBERSHIP SECRETARY

Well here we are again – another year has flown by and it is time to renew your membership of the Worthing Society.

Membership is still only £10 for a single person and £15 a couple. As you know this entitles you to free admission to our 4 quarterly Meetings, which always include an interesting talk and 2 newsletters a year.

The Society must again thank Mr and Mrs Marks for their very generous donation and we are sorry to hear that you are leaving

We are making efforts to increase our membership in the forthcoming months. We are having a display in Worthing and Durrington libraries in March and also an advertisement in the April edition of the Worthing Journal.

We are also enclosing one of our leaflets in the hope that you are able to pass this on to a “like-minded” relative, friend or neighbour who has an interest in protecting Worthing.

Please find enclosed your membership renewal form. You can either send it on to me or as always we hope that you will bring it along to our AGM on April 26th. Don't forget that the AGM will actually commence at 7pm, with the talk to start at 7.30pm. Do not forget that you can bring along a visitor for £3.

As always may we thank you for your continued support for the Society.

*Susan Miller*

## **CHAIRMAN'S GENERAL REPORT 2015 - 2016**

The planning matters that dominated the previous year remain with us.

Roffey's two controversial applications featuring residential towers caused a groundswell of opposition that refuses to abate.

**The West Parade/4 Grand Avenue** site scheme contains a dominant 11 storey block on its west corner and demolishes a fine inter-war house. Officers recommended refusal and the Planning Committee agreed. Roffey lodged an Appeal and the Inquiry will convene on Tuesday, 5 April 2016 at the Assembly Hall and is scheduled to last 4 days. The Worthing Society submitted further papers to the Inspectorate. The 'Protect Worthing Seafront Campaign Group' is fund-raising to pay for independent professional advice to ensure the best chance of the Appeal being dismissed. Their target is £12,000. To update and contribute go to [protectworthingseafront@bitinternet.com](mailto:protectworthingseafront@bitinternet.com) or telephone and speak with Phil Abbott (07503 219499) or David Clark (07713925153).

We will attend the Inquiry and urge members to come along, particularly on the first day to show solidarity of opposition.

After the refusal of West Parade/Grand Avenue, Roffey delayed their Aquarena application to tinker with the design, attempting to counter some of the vociferous opposition. Petitions, letters of opposition, demonstrations on the steps of the Aquarena supported by our local MP's continued. Your Chairman did radio and TV interviews. A star at last! But, the scheme's key feature remained (though redesigned) a 21 storey residential tower onto the seafront with assorted linked blocks to achieve the aimed-for high density.

The Worthing Society prepared a detailed submission of opposition and ensured we were supported by Historic England. This residential scheme, on the old Aquarena site and public land to the south, is out of keeping and damaging to designated heritage assets and the seafront.

**In September 2015**, the Application went before the Planning Committee at a highly charged meeting in the Assembly Hall. The Officers gave the scheme their blessing and recommended permission be granted. Mob mentality lurked in parts of the audience as supporters and opposition read their Statements. The Chairman did well to keep order. After a long debate, the Planning Committee turned down the application by a majority vote.

As expected, Roffey lodged an Appeal but with a new tactic. The Appeal will not be heard until 2017. Meanwhile, new award winning architects, **Allies and Morrison** are preparing a fresh design for Roffey in an attempt to gain acceptance by some of those opposed. Concepts should be available to view in March/April.

We supported the second design by McCarthy & Stone for the **MGM office site** in Heene Road. There was active local opposition to the application concentrating mainly on the loss of a mature tree (with TPO) and dislike of how the space was to be used. The Society judged that when finished and the planting had matured, it would be acceptable. MGM are staying in Worthing, moving to a modern 'fit for purpose' office block.

Landlords, New River Retail, want to alter and revitalise (their words) **the Montague Centre**, particularly the units facing Beales, visualising the space as a restaurant quarter. The scheme includes felling the group of old Highworth Trees and building a glass kiosk unit over the Liverpool Road right-of-way. We

bitterly oppose this part of the scheme whilst agreeing subtle updates are needed. The Society has been chasing WSCC, who should not authorise the Liverpool Road way to disappear. At time of writing, no response had been received. Worthing's planners remain silent. Deal done??

Much thought was given to the design by Graham Exell for The Avon Group (the developer) and Conservation Officer, Eric Cockaine was central to discussions. The aspirations for the shopping mall were never realised, as Worthing failed to attract the upmarket retailers the Avon Group had hoped for. The town did gain an artwork '**The Desert Quartet**' by internationally recognised **Dame Elizabeth Frink**, which was unveiled by Lord Palumbo in 1990 when the Centre opened. Reacting to the threat they were to be replaced, the Worthing Society embraced the help of the Twentieth Century Society and the sculpture and portico were listed in 2007.

Re-paving of Montague Street and Montague Place has started – slowly. Removal of the Rotunda sitting area is controversial as it provided a focal point and covered sealing. There seem no imagination or vision and when your Committee viewed a design for the junction, it was received with groans and given the thumbs down. Enquiries to find who signed off this sorry piece of work were laughable. One statement was that “anything is better than nothing so we did not object”. The bureaucrats have carried the day countering any disagreement with the excuse “no money for that”. If you look at the original designs for the Montague Centre and top of Montague Place, they worked. Lack of care and maintenance does not detract from the vision.

Meanwhile **Teville Gate** awaits another application. No scheme presented in the last 20 years has been viable and the future looks as bleak as ever. Someone has to take what the City calls “a haircut”. A popular shout is that Stagecoach move and establish a transport hub, but this idea has been hiked around since I was a lad.

**Union Place** ought to progress but the markets are volatile and uncertain.

### **Listing and Conservation Sub-Committee**

Report by Ted Kennard is included within this Newsletter and the work of the Committee has become central to the Society's activities. The relationship with Historic England forged by Sue Belton helps with casework. I remain grateful to Ted Kennard, who stepped into the Chair when Tony Malone was forced to take leave of absence for medical reasons. Ted Kennard, Sue Belton, Natalie Cropper and David Clark meet on a regular basis with Richard Small of WBC.

The Worthing Society is represented on the **Conservation Area Advisory Committee** contributing to the recommendations.

### **Events**

Talks at our Quarterly Meetings in the Library Lecture theatre have had excellent support and new members enrolled at the door. Ian Gledhill on Art Deco after April's AGM proved hugely popular. Our President, Geoffrey Godden spoke on WWII – the Home Front which resulted in great feedback. The February talk by Rob Wassell on Beachy Head and Belle Tout lighthouses delighted an enthusiastic audience. October's visit to Highdown Vineyard was very enjoyable and deserved greater support. In June the “Strawberries & Cream Tea” held at Beach House was enjoyed by many members and once again we were blessed with lovely weather. Thanks to Mascha Richards' hard work, the coach outing in December to the John Rutter Christmas Concert at the Royal Albert Hall was a sell-out.

### **An Appreciation**

The Executive Committee has excelled this year. I have had periods of very poor health during 2015 and contributed just a nod and a wink. The workings of the Worthing Society continued apace. Ted Kennard and David Sawyer led the teams to write detailed papers opposing Roffey's two big schemes.

The Listing and Conservation Sub-Committee produced important work and welcomed David Clark as a new member. He is an active campaigner with much to offer.

Jessica Gill continues to produce Minutes of our meetings so quickly, we read them over breakfast the next day.

The Society only functions with the support and encouragement of our members. Thank you for your kind words.

Fulsome thanks to Sandra Malone, who deciphers copy, compiles the Newsletter – all while Tony looks up and talks to the surgeon!

Thank you.

*David Sumner*

**CHAIRMAN**

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## **LISTING AND CONSERVATION SUB-COMMITTEE REPORT**

### **(Our 'watchdog' for anything affecting Worthing's Listed/Local Interest Buildings and Conservation Areas)**

Chairman - Ted Kennard  
Committee - Natalie Cropper  
Susan Belton  
David Clark  
Tony Malone currently on sabbatical

This report aims to give an update on a selection of issues, some ongoing and others which we have been dealing with more recently. The Sub-Committee intends to follow our established proactive approach by continuing our valuable liaison meetings with the Conservation Officer, Richard Small. Our agenda for these regular meetings is becoming longer as there are some major planning applications under consideration which could affect the character of Worthing for many years ahead. We have also established an important liaison with our Historic Adviser, Alice Brockway, at Historic England, whose guidance and expertise is very important.

Tony Malone is currently on sabbatical leave for medical reasons and we wish him well and look forward to his return to the Sub-Committee. Tony's knowledge and commitment are invaluable.

### **CURRENT ISSUES**

**15 BEDFORD ROW:** Planning Application submitted to demolish this two storey property located at the end of a terrace of early, listed Regency town houses. The five storey proposal, more modern in style will, in our view, harm the setting of this listed terrace within the South Street Conservation Area. A "robust" letter of objection has been submitted.

**The MONTAGUE CENTRE:** The recent planning application for 'change of use' from retail to restaurant class for some units has, on closer inspection by the Sub-Committee, revealed more extensive changes are involved which could seriously harm the setting of this Conservation Area. We are mainly concerned about the proposal to remove the classic red brick pavements and mature sycamore trees. These valuable urban trees would be replaced by a large, permanent glass kiosk; completely out of character. The Worthing Society has submitted a detailed letter of objection. In addition, this pedestrianised area is known by its original name of Liverpool Road on local maps. The Sub-Committee are currently seeking guidance from West Sussex County Council as to whether it is permissible to build a structure (i.e. the kiosk) on this area of land which may still be classified as a street.

**REGENERATION - MONTAGUE STREET and MONTAGUE PLACE:** The Sub-Committee is currently seeking an urgent meeting with the Conservation Officer to discuss the quality of replacement paving and street furniture. Work is moving on apace and we need to ensure that the regeneration is sensitive to the character of the Conservation Area.

**LIFEBOAT MEMORIAL STONE:** the memorial was dedicated by the Worthing Society in memory of Worthing town's brave lifeboat crews as part of the Splashpoint Regeneration. Due to the beach location and vandalism, the Welsh slate stone has been seriously damaged. The Sub-Committee are liaising with the Local Authority and we are currently awaiting a response as to when repairs can be made.

## **ONGOING ISSUES FROM LAST REPORT**

The following are outstanding issues which are yet to be resolved!

**GOSPEL HALL, BEDFORD ROW:** Included on the official 'Buildings of Local Interest List' but now in a serious state of dilapidation. Unfortunately an offer to buy the building fell through. Built circa 1850, the Gospel Hall makes a valuable addition to the Conservation Area and will be on the Agenda for our meeting with the Conservation Officer to ascertain whether an Urgent Works Notice can be served on the present owners, or other action taken to make the building safe.

**LIFEBOAT HOUSE:** this historic building, although repainted, remains in a poor state of repair. There are glass panes missing from the turret with slates off the roof. Another urgent item for discussion with the Conservation Officer!

**PAT BARINGS'S LISTED LAMP POST** in Farncombe Road : Historic England visited Worthing last year and advised the Local Authority that the Grade II listed lantern should be repaired.

The **SHIP INN** (now Crepe & Cones) 31 South Street : This landmark building is in a Conservation Area and included on the Local Interest List. Now let to a new company, 'Crepe & Cones', the ground floor is a lighter blue but the important wooden galleon structure has still not been reinstated. For discussion with the Conservation Officer. We will ask if the Local Authority can pursue any action with the owner.

In conclusion we would like to take this opportunity to inform you of the Sub-Committee's priorities for 2016:

**HERITAGE AT RISK LIST:-** identify buildings 'at risk' from neglect to add to our 'At Risk Register' for referral to the Conservation Officer to consider appropriate action.

**LOCAL INTEREST LIST:-** not all buildings qualify for statutory listing but may be important to our local 'heritage map', so will be suitable for the Local Interest List which needs to be considered when planning decisions are made.

**PLANNING APPLICATIONS:-** instituting a more structured approach to the scrutiny of plans affecting Listed buildings, Conservation Areas and Local Interest List buildings.

The Worthing Society does not wish to mothball the town but rather ensure that changes are managed appropriately in the 'heritage environment'.

Despite all these issues, there are some bright spots. The Corner House, High Street, which had become very run down, has been renovated to a high standard but still retains its historic character. Tony Malone has carried out extensive historical research and the Corner House will be submitted for inclusion on the Local Interest List - our first for 2016!

We would like to welcome David Clark to the Sub-Committee. David joins us at a very busy and important time and his help will be most welcome.

Ted Kennard

**Chairman of Listing and Conservation Sub-Committee**

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**“THE CORNER HOUSE” PUBLIC HOUSE**  
**ORIGINALLY “THE GOLDEN ANCHOR”**  
**(LATER JUST “THE ANCHOR”)**  
**80 HIGH STREET, WORTHING**

**A brief history .....**

Although the current building is a late-Victorian re-build dating back to c1895, there has been a Public House recorded on this site since 1804 and possibly earlier. The identity of the landlords can be traced back to 1804 when the landlord, until 1832, was J. Marley.

Architecturally, the swept window arches, keystones and dentil details on the current late-Victorian building are note-worthy.



The original Public House was known as The Golden Anchor. One theory is that this name may have referred to an ‘anker’, a measure of brandy amounting to 10 gallons, rather than a ship’s anchor. Within the grounds there was stabling; a pleasure green and archery practice facilities. It is just my own theory but it is possible these may have been a remnant of the ancient English law requiring all men to practice archery regularly, as some sources say that this law was still in force as recently as the mid-19<sup>th</sup> century!

Over the years it had a series of changes of name to: The Anchor; The Jack Horner (when one of its ‘claims to fame’ was that it was, at that time, declared to be the first openly gay pub in Worthing) and The Stage. Now it is The Corner House. The pub has always stood at the junction of High Street and Lyndhurst Road (which, interestingly, was originally known as Anchor Lane).

During the 1840’s tramps passing through Worthing often spent the night in the yard of The Anchor as it was conveniently situated at the junction of the London Road and the coast road – and there were numerous cases of illness and childbirth there, apparently chargeable on the parish!

Its situation at the northern end of High Street is considered, by one of the town’s leading historians, to be the original site of the original village of Worthing and High Street is certainly one of the earliest, and best-documented, streets in Worthing. The original pub on the site was recorded by earlier local writers as being considered the ‘village inn’ of old Worthing. A thorough history of the buildings that stood along the High Street was written by two prominent local historians – Ron Kerridge and Mike Standing.

Inquests were held at The Anchor, as the ‘cold cellar’ was considered to maintain a suitable temperature to store corpses prior to an inquest. I’m not sure what our modern-day Health and Safety Regulations would make of that! The inquest into the death of well-known local smuggler, William Cowerson, was held in The Anchor. In February 1832 Cowerson had been shot dead, close by at the Teville Gate, whilst trying to escape the Excise Officers who were in hot pursuit after Cowerson and his gang were trying to make off with their recently-landed lucrative contraband. The verdict was ‘justifiable homicide’. Cowerson’s grave and headstone can still be found in the graveyard of The Church of St. Andrew and St. Cuthman in Steyning. The website of Steyning Museum contains an interesting article on Cowerson’s life and death – along with a transcription of the verse on his headstone.

I found many references to The Anchor Inn in old books that were kindly brought out from Worthing Reference Library archives for me to browse. Here are some quotes from just a couple of those books:-

1. 'Glimpses of Old Worthing', by well-regarded local historian Edwin Snewin (1813-1900) in which he states that it was the oldest inn in Worthing. Snewin was a prolific writer about Worthing and in the book he records his memories back to the early 19<sup>th</sup> century. I will quote three extracts from that book:-
  - 'The Anchor Inn is the oldest public house in the town. It had then a pleasure garden at the front of the house surrounded by a wall, that had steps let in for the purpose of mounting horses, with extensive grounds at the rear, where circuses ('companies of Mountebanks') and other attractions were occasionally to be found. By some, the place was called The Golden Anchor, from its sign.'
  - 'Prior to the passing of the Beer Act in 1830, there were only five public houses in the town, these being The Anchor in High Street (etc.).....'
  - 'A great deal of smuggling was carried on in the neighbourhood some sixty or seventy years ago (*that would be c1820, as these are Snewin's reminiscences very late in the 1890's*) and the Coast Guard Stations of those days were erected for the purpose of the blockade. Prior to this, the officials who kept a watchful eye on the contraband traders were known as Riding Officers and the extent of the practices complained of may be judged from the fact that a Revenue cutter was stationed at Worthing. It is also recorded that, in 1832, Preventive men fired on a crowd trying to help smugglers escape on the top of High Street to Broadwater and killed one man (William Cowerson).'
2. Quoting from 'The Worthing Map Story' by Henfrey Smail:-

'On a certain night in 1881, the frequenters of the Anchor, having no doubt consumed their full share of the anker, might have been justifiably surprised on turning out to find the road barred by – of all things – a windmill, which certainly had not been there in the morning. The windmill in question belonged to Mr Edward Isted, and originally stood on the south side of Cross Street, on the site of Durnall's Depository. When building took place in the vicinity it restricted the flow of wind, and the proprietor decided to have it moved to a more open site on the Brighton Road. The mill was accordingly dismantled and towed away by a team of thirty to forty horses supplied by Mr Charles Poland, a local contractor. At the sharp turn opposite The Anchor, the long team of horses could not exert their full weight, and there the mill stuck fast for the night. The following day, two traction engines arrived from Messrs J. Holloway of Shoreham, and the journey was successfully completed, the mill being re-erected on the site of the north-east corner of Seamill Park Crescent.'

Tony Malone

Listing and Conservation Sub-Committee

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## **CHAIRMAN'S COMMENT**

### **AN ALTERNATIVE VISION FOR THE AQUARENA SITE**

**Allies and Morrison**, an architectural and urban Practice with its head office in Southwark, London, have been commissioned by Roffey to suggest an alternative design for this controversial site.

Bob Allies and Graham Morrison, whose firm employ about 130 architects, were both awarded the OBE in the Queen's New Year Honours List. The Practice, founded in 1984, has won 37 RIBA Awards and twice been shortlisted for the Stirling Prize. It helped produce the English Heritage publication **The Heritage Dividend**.

Critics commented that their recent renovation of the **Royal Festival Hall** rediscovered the original concept of a lively commercial arts space.

They oversaw the £7.5million re-vamp of the **Sam Wanamaker Playhouse at the Globe**, and designed the Time and Space project at the **Royal Observatory, Greenwich**.

Projects include Ash Court; Girton College, Cambridge; a Boarding House for Brighton College; the RA Memorial Museum, Exeter; hotels; bridges and a 41 storey residential tower in the Elephant and Castle! And Masterplans. So, a modern practice working for a variety of clients interpreting their briefs.

Roffey are a conservative company who would not have sanctioned the controversial original application complete with "skyscraper" unless encouraged by WBC officers. The pressures to maximise the site remain. Density will still be an issue. We wait to see the new approach but are not holding our breath.

David Sumner

CHAIRMAN

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## **THE WORTHING SOCIETY EVENTS FOR 2016**

**APR** - Tuesday 26th at 7.00 p.m. A.G.M. in the Worthing Library Theatre followed by lecture at 7.30p.m.

**SPEAKER:** Bill Gage on "Cecil Pashley and Shoreham – the Story of a Pioneer Aviator"

**JUN** - Sunday 19th from 3:00 - 4:30pm : A midsummer afternoon '**STRAWBERRIES & CREAM TEA**' in the Ayrton Suite at Beach House **Tickets: £5.00**

**SEP** - Tuesday, 27th at 7:30pm. **QUARTERLY MEETING** in the Worthing Library Lecture Theatre.

**SPEAKER:** Jane Dore on "Edwardian Durrington and Salvington"

**NOV** - Tuesday, 22nd at 7:30pm. **QUARTERLY MEETING** in the Worthing Library Lecture Theatre.

**SPEAKER:** Tom Dommett on "Recent Excavations at Petworth House"

**DEC** - Thursday 8th : **A COACH OUTING** to the Royal Albert Hall for John Rutter's **CHRISTMAS CELEBRATION CONCERT** with the Royal Philharmonic Orchestra.

**Cost: £45.00**

**Tickets** for the Cream Tea on June 19th will be on sale at the A.G.M. on Tuesday 26th April or please send a cheque made payable to 'The Worthing Society' enclosing a S.A.E. to:  
Mrs. Richards, 2 Beach House, Brighton Road, Worthing, West Sussex, BN11 2EJ

Please remember that prior to Quarterly Meetings, Committee Members will be available from 7p.m. to talk to members wishing to discuss matters of interest or concern.

Visitors / Guests are welcome to attend the lectures – Fee £3.00

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Don't forget to look at our website for the latest news

[www.worthingsociety.org.uk](http://www.worthingsociety.org.uk)

and

if you wish to email the Executive Committee, our email address is

[worthingsociety@yahoo.co.uk](mailto:worthingsociety@yahoo.co.uk)

**For Membership enquiries please contact our Membership Secretary  
Mrs. Susan Miller on 01903 219884**