

Workshop Buildings R/o Becket Buildings

Littlehampton Road
Worthing
BN13 1QD

Overview

This Design & Access Statement has been prepared in support of a full planning application for the demolition of Workshop Buildings (Use Class E) and the erection of 3 no. self-contained Dwellinghouses (Use Class C3), to the rear of Becket Buildings, Littlehampton Road.

Site



The site comprises of a two-storey workshop building and a single-storey workshop building, both of brick construction and facing a central courtyard. Both buildings have been the subject of recently granted 'prior approval' notifications for conversion into a total of 3 self-contained residential units.

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To the east of the site is a garage block containing 8 contiguous garages with up and over garage doors facing the central courtyard. There is existing planning permission to demolish the garage block and construct 3 no. 1 Bedroom dwellinghouses in its place.

To the north and east of the site (and within the same freehold ownership) lies 113-141 Rectory Road and 1-5 Becket Buildings, an L-shaped block of ground-floor commercial/business uses with residential flats on the floors above.

Proposal



This proposal seeks to demolish the workshop buildings and replace them with 4 no. duplex style self-contained 1-bedroom residential units. Each of the proposed units will be generously sized with a gross internal area of circa 60m².

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The current proposal is the final piece in the puzzle of the redevelopment of this decaying section of the broader site. Once completed, and in conjunction with the consented development of the garage block, the scheme will result in a total of 7 Mews style homes surrounding a communal courtyard.

The homes will all feature Air Source Heat Pumps, Solar Panels and high levels of insulation to ensure a low carbon eco-friendly development with little reliance on the grid.

The communal central courtyard will foster a sense of community and of dedicated cycle and bin storage within the reconfigured storage room located to the immediate north of the garages.

Planning History

There have been several planning applications within the broader freehold site (specifically the ground floor commercial units along Littlehampton & Rectory Roads) relating to various changes of use and signage installations. None of these are of any particular relevance to this application.

Of more relevance to this application are the recently granted 'prior approval' notifications for the conversion of the workshop buildings which are the subject of this application, and the consented application for the demolition of the garage block/construction of 3 new homes as detailed below.

NOTICE/0014/21 - Application for Prior Approval of Proposed Change of use from Commercial, Business and Service (Use Class E) to form 2 no. residential units (Use Class C3). Prior Approval was GRANTED on the 19th of October 2021.

NOTICE/0002/22 - Application for Prior Approval of Proposed Change of use from Commercial, Business and Service (Use Class E) to form 1 no. 1

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bedroom residential unit (Use Class C3). Prior Approval was GRANTED on the 21st of April 2022.

AWDM/0081/23 - Demolition of existing garage block to the rear (South) of 1 Becket Buildings to develop three 1-bedroom dwelling houses with landscaping to communal courtyard to the West and construction of bin/cycle store attached to the side (North) elevation



Landscape Improvements

It is proposed to lay the courtyard with permeable paving blocks and include the planting of 4 trees to provide amenity for residents.

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Access + Cycle parking

Access to the proposed units will be via the existing access route from Littlehampton Road. This route is also used by some residents of the existing Flats at/above 115-141 Rectory Road and 1-5 Becket Building.

Secure and covered parking is proposed for five cycles in line with published planning policy.

Waste Management

A secure and covered refuse/recycling bins holding area is also proposed.

The refuse and recycling bins of the existing flats at/above 115-141 Rectory Road and 1-5 Becket Building are located and collected from the central courtyard. It is expected that the additional bins arising from the proposed new development will be collected in the same manner.

Conclusion

The proposed redevelopment of the Workshop buildings to the rear of Becket Buildings aims to deliver four thoughtfully designed and energy efficient one-bedroom dwellings, complemented by significant landscape improvements and enhanced communal facilities. By providing secure cycle storage, convenient refuse and recycling management, and easy pedestrian access, the scheme is designed to integrate harmoniously with the existing residential environment while promoting sustainability and resident wellbeing.