

Heritage Statement

35–39 South Street, Worthing, BN11 3AW

1. Introduction

This Heritage Statement has been prepared in support of a full planning application for the retention of the existing roller shutter to the front elevation of the shop at 35–39 South Street, Worthing, BN11 3AW.

The purpose of this statement is to assess the potential effect of the proposal on the heritage significance of the application site, the South Street Conservation Area and the setting of the adjacent Grade II listed building at Nos. 41–43 South Street.

The proposal is limited in scope and seeks the retention of an existing security feature associated with the established commercial use of the property.

2. Heritage Context

The application site comprises a three-storey commercial building located on the west side of South Street within Worthing town centre and the central shopping area.

The property is situated within the **South Street Conservation Area** and is identified as a **Local Interest Building**. The site is also immediately adjacent to the **Grade II listed building at Nos. 41–43 South Street**.

The heritage significance of the area is derived principally from the established historic town-centre environment, including its traditional buildings, established street pattern, commercial frontage and the architectural and historic interest of individual buildings within the area.

The adjacent listed building contributes to the historic character of this part of South Street and forms an important component of the surrounding heritage townscape.

3. Description of the Proposal

The application seeks the retention of the existing roller shutter serving the ground-floor shop.

The submitted drawings identify the roller shutter on the as-built ground-floor plan and as-built front elevation.

No extension to the building is proposed and there would be no change to its overall height, massing or footprint.

The proposal therefore represents a very limited intervention to the existing commercial frontage.

4. Significance of the Heritage Assets

South Street Conservation Area

The South Street Conservation Area derives its character from the historic development of Worthing town centre and the established built form and commercial character of South Street.

The application site forms part of this established town-centre frontage. Its contribution to the conservation area is principally through its built form, position within the street and relationship with the surrounding historic commercial buildings.

The proposal does not involve demolition, alteration to the building's principal form, or removal of historic structures.

Local Interest Building

The property is identified as a Local Interest Building. Its contribution to the local historic environment is recognised through its existing built form and relationship with the surrounding townscape.

The proposed retention of the roller shutter would not materially alter the overall architectural form or historic character of the building.

Adjacent Grade II Listed Building

Nos. 41–43 South Street is a Grade II listed building located immediately to the north of the application site.

The significance of the listed building is principally associated with its architectural and historic interest and its contribution to the established historic townscape.

The proposed roller shutter is located on the application property's existing shop frontage and does not involve physical works to the listed building.

5. Assessment of Heritage Impact

The roller shutter is a relatively minor feature when considered in the context of the overall three-storey building and the wider South Street townscape.

Its retention would not affect the historic street pattern, the overall scale of the building or the relationship between the application property and neighbouring buildings.

Importantly, the proposal does not involve:

- demolition of historic fabric;
- alteration to the overall height or massing of the building;
- an increase in the building's footprint;
- alteration to the roof or upper floors;
- works to the adjacent listed building; or
- changes to the established street layout.

The roller shutter serves a practical security function for the existing commercial premises. Its presence is therefore compatible with the established commercial nature of the site.

6. Impact on the South Street Conservation Area

The proposal would preserve the character and appearance of the South Street Conservation Area.

Although the site occupies a prominent position within the established shopping frontage, the retention of the roller shutter would not result in a fundamental change to the appearance or character of the conservation area.

The proposal is confined to the existing shop frontage and does not introduce additional built form or development that would compete with the surrounding historic buildings.

Any visual effect arising from the roller shutter is considered to be **limited and localised** and would not adversely affect the overall heritage significance of the conservation area.

7. Impact on the Local Interest Building

The roller shutter does not materially affect the principal architectural form or proportions of the three-storey building.

The retention of the feature would therefore have no significant effect on the building's identified local interest.

The proposal should consequently be regarded as a minor alteration that does not undermine the building's contribution to the wider historic environment.

8. Impact on the Adjacent Grade II Listed Building

The proposal would not result in any physical intervention to the Grade II listed building at Nos. 41–43 South Street.

The roller shutter is contained within the frontage of the application property and would not affect the fabric, architectural detailing or physical integrity of the listed building.

In terms of setting, the proposal would not materially change the established relationship between the application property and the listed building. The scale and limited nature of the intervention mean that there would be **no harm to the significance or setting of the adjacent Grade II listed building.**

9. Conclusion

The proposed development is limited to the retention of an existing roller shutter serving the established commercial premises at 35–39 South Street.

The proposal would not result in the loss of historic fabric or alter the overall scale, form or massing of the building. It would preserve the established relationship between the application property and the surrounding historic townscape.

Having regard to the site's location within the South Street Conservation Area, its identification as a Local Interest Building and its proximity to the Grade II listed building at Nos. 41–43 South Street, the proposal has been carefully considered in heritage terms.

The retention of the roller shutter would have **no adverse effect on the character and appearance of the South Street Conservation Area, would not materially affect the significance of the Local Interest Building, and would cause no harm to the significance or setting of the adjacent Grade II listed building.**

The proposal is therefore considered to be acceptable from a heritage perspective and is respectfully submitted for approval.