

23rd March 2026

Design, Heritage & Access Statement

**21 Rowlands Road,
Worthing, BN11 9RT**

Brian Elstone Surveying Services Ltd
6 Canterbury Road,
Rustington,
West Sussex,
BN16 3JA

01903 784884
07710 593021
brian@elstone.biz

21 Rowlands Road, Worthing, BN11 9RT



1 Introduction

- 1.1 This property is a 3-storey property comprising a Bar on the ground floor with a single two-storey flat over, situated in Rowlands Road, Worthing, in the Montague Road Conservation Area.
- 1.2 The proposal is for the re-introduction of the side entrance to the flat, giving self-contained entrance way to the flat, at present the flat is accessed through the ground floor Commercial enterprise.

2. Design Component

- 2.1 Amount of Development – Visually the change to will not change the character within the existing area as many other properties have similar arrangements with flats access either from the front or side of the property.
- 2.2 Layout – The layout will be as shown on the drawings attached to this application.
- 2.3 Impact on Neighbours – The work will not present any impact on the neighbours.

3 Appraising the context

3.1 The works will have no effect on the neighbourhood.

4 The Access Component

4.1 The works will have no changes to the accessibility to the property, set on 3 floors access is limited.

5 Sustainability

5.1 The access is not changing and therefore not affect sustainability

6 Planning History

6.1 There is minor planning history for this property since its first construction.

Heritage statement.

The property is within the Montague Road Conservation area, typical of this area.

The proposed works will not affect the heritage aspect of the street scene

ECO Systems Service Statement

The works are of small scale and have no effect on the existing system

Rainwater

No change to the rainwater collection is proposed.

Lighting Assessment.

The application is for the reinstatement of the side door therefore will not warrant any changes.

Biodiversity Survey Report

The proposed works will have no effect on the biodiversity of the area.

No natural features will be disturbed.

Landscape Appraisal.

The application is for minor works with no landscaping issues

Please see the photograph showing the frontage.

Sustainability Assessment

This development will not affect the sustainability of the site in any way.