

Proposed Kiosk,  
65A, High Street,  
Worthing, West Sussex  
BN11 1DN

Design & Access Statement

1.0 I am writing to formally propose a development project for a small-scale, high-quality building located on the high street in central Worthing. As the town undergoes its current phase of urban regeneration, this proposal seeks to introduce a versatile Class E (Commercial, Business and Service) space that balances modern functionality with Worthing's unique coastal character.

The site is a narrow, paved, vacant plot facing the High Street opposite the roundabout to Waitrose car park. To the North is 'Rowland House,' a single storey building, constructed in 1996, in a loosely historic style. The site is separated from this by a bin area, a large vacant planter and part of a buttress to the boundary wall. On the opposite side of the boundary wall is 'Storm House,' a substantial two storey, Grade II, Listed Building fronting Union Place. This is considerably larger in both mass and scale, and is on higher ground than either 'Rowland House' or the proposed Kiosk. The distance between the Listed building and the site is approximately 3.5 metres and for most of the length of the flint boundary wall it is over 2 metres in height.

Immediately to the South, on the opposite side of Union Place, Worthing Borough Council in association with Roffey Developments are undertaking a development of 1.1 hectares, incorporating 169 flats, 670 Sq metres of commercial space, a hotel and a cinema.

The character of the immediate area is also dominated by a main traffic route. A large Waitrose supermarket is located directly opposite and a Lidl supermarket and Dulux paint centre and offices are located to the North. From outside Waitrose, a large office building is seen directly beyond 'Storm House'.

Recent negotiations for the reletting of Rowland House, 65, High Street, resulted in the new tenant objecting to the responsibilities associated with maintaining the kiosk site, which had always formed part of the leased area. In particular there was concern for a tree which stood on this site and which had been the cause of two accidents the preceding year. As a result the kiosk site was omitted from the Leased area by the new tenants and the Lease was completed in December 2025.

The tree had become a public trip hazard, lifting the pavement and the adjacent block paved area. In remedying this it was also identified as having a diseased bole. The TP officer was notified of the proposed removal and he replied stating that the tree was not subject to a TPO and was not in a conservation area and there was no objection to the proposal. The tree was removed in January 2026 providing space for the kiosk proposal.

2.0 The vision for the site is to create a sustainable human-scale, single-storey, infill building, that is to be Let for commercial use (Use class E), located on the vacant paved area to the South of 'Rowland House' and at the North East end of Union Place. The form and the materials of the development will match the adjacent buildings. This proposal will provide much needed, cost effective, small business space directly opposite the large new shopping area. The scale of all nearby buildings is significantly greater than that of the proposal.

3.0 The existing paved site is currently underutilized and has become a dumping ground. The planters regularly fill up with rubbish (see following photos) and the site has become separated from 'Rowland House' as prospective tenants were unwilling to upkeep or take responsibility for this area. The proposal seeks to enhance the site and setting of the adjacent buildings by creating a building suitable for a small, local business in a form that responds to local character and compliments its surroundings.

4.0 The proposed design focuses on architectural harmony and environmental responsibility. We propose to manage urban drainage on the site, alongside high-performance glazing and insulation to minimize heat build up and heat loss. There will also be localized planting to enhance the development on this prominent corner location. The setting of the adjacent Storm House as a Listed building is radically different from the historic setting in which the building was constructed. The major traffic route and the large Waitrose supermarket are not part of the original setting. When the Union Place development is complete Storm House will be almost completely surrounded by development that is significantly larger in mass and scale. Comments by an Appeal Inspector in an appeal in 2018 for an extension to 'Rowland House' that would have extended that building onto this site, as a single story extension, stated: 'Storm House is

located behind the rear wall... and aligns with a single storey rear extension to the building. The proposal would not therefore obstruct any views of the principle front elevation... so would have a limited negative effect on the setting of the listed building... The proposal would result in less than substantial harm to the significance of Storm House as a heritage asset.'

5.0 Worthing Borough Council Core Strategy (2011) (CS) seeks to ensure an adequate supply of employment sites and premises. Policy 3 of the CS seeks to deliver sustainable economic growth by amongst other things identifying sufficient sites in sustainable locations to provide for a range of employment space to meet the needs of current and future business. Policy 4 of the CS identifies key office locations including the North Street/High Street area where the application site is located. The small-scale of the proposed building supports the growth of local entrepreneurs in a highly visible central location as stated in the objectives of NPPF Chapter 7.

6.0 The Council's Sustainable Economy Supplementary Planning Document (2012) (SPD) seeks to retain all employment sites/premises that are considered suitable, in land use terms, for continued employment use and sets out a sequential approach to the development of land requiring consideration of alternative employment generating uses ahead of other uses. This proposal will provide a space for localized retail and professional services and we believe that this proposal will support local entrepreneurship allowing small businesses a prominent space with minimal overheads.

7.0 The Union Place new development overshadows any effect that might be perceived on the Listed building and its' setting by the proposed development. This modest kiosk, by tidying up a prominent piece of land in a sympathetic form and constructed in materials and details to match the adjacent buildings may be considered as a worthwhile enhancement. We therefore respectfully ask the Council to consider this proposal in a positive light.