DESIGN AND ACCESS STATEMENT

Replacement Shopfront at 19 South Street, Worthing


view from South Street

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of the existing shopfront at **19 South Street, Worthing**.

The proposal seeks to provide a new, appropriately designed shopfront that will improve the appearance and functionality of the premises while respecting the character and appearance of South Street.

The works are limited to the shopfront and associated external frontage. There is no proposal to alter the overall use of the premises or to undertake substantive changes to the building beyond those necessary to accommodate the replacement shopfront.

2. Site and Surroundings

The application property is located at **19 South Street, Worthing (former Beales Dept Store)**, within the established commercial frontage of South Street.

South Street forms part of the central urban area of Worthing and is characterised by a mixture of commercial premises, shopfronts, upper-floor accommodation and buildings of varying architectural periods and styles.

3. Existing Shopfront

The existing shopfront is of a relatively simple commercial form and provides the principal entrance and display frontage to the premises.The existing arrangement and finishes are dated and provide limited visual enhancement to the building or the wider street scene.

The replacement shopfront provides an opportunity to improve the appearance of the property whilst retaining its established commercial function, and allow future letting to further enhance the town centre.

4. Proposed Development

The proposal comprises the replacement of the existing shopfront with a new shopfront of contemporary but appropriately restrained design.

The proposal does not involve an extension to the building and does not materially increase its footprint or massing.



5. Design Approach

The design has been developed to provide a clear, well-proportioned and functional shopfront which responds to the character of the existing building and the wider South Street streetscape.

The replacement shopfront will retain the established vertical and horizontal divisions of the frontage where appropriate and will avoid unnecessary visual clutter.

The proposal is intended to provide a modest improvement to the visual quality of the property without seeking to introduce an unnecessarily elaborate or competing architectural treatment.

6. Materials and Appearance

The proposed materials and finishes will be of good quality and suitable for a commercial shopfront. An aluminium shopfront in PPC finish in RAL 7016 to match the existing and adjacent shopfronts.

The use of large areas of glazing will maintain the established commercial character of the frontage and provide an active relationship between the premises and the public realm.



7. Impact on the Streetscene

The proposed replacement shopfront will remain within the established shopfront lines and will not materially alter the scale or massing of the building.

Its principal visual effect will be to provide a refreshed and better-maintained frontage.

8. Heritage Considerations

The proposal has been designed having regard to the character of the surrounding area.

The works are confined to the shopfront and do not involve substantial alteration to the building's upper floors or principal architectural form.

9. Access

The proposal will retain the existing principal access to the premises from South Street.

The replacement entrance will provide a clear and legible point of access for customers and visitors and will be fully DDA and Part M compliant.

The proposal will not introduce any change that would prejudice pedestrian movement along the public footway.

The entrance threshold will be designed to minimise changes in level and provide convenient access for people with mobility difficulties, subject to the constraints imposed by the existing building and pavement levels.

10. Inclusive Design

The proposal has had regard to the principles of inclusive design.

The shopfront will provide:

- A clearly identifiable entrance;
- Good levels of natural surveillance through the use of glazing;
- A straightforward and legible relationship between the pavement and shop entrance; and
- Appropriate door and entrance arrangements having regard to the existing building and site constraints.

The proposal will therefore maintain an accessible and welcoming relationship between the premises and the public realm.

11. Sustainability

The replacement shopfront represents a relatively limited intervention to an existing building and makes use of the established building envelope.

The proposal will provide an opportunity to improve the performance and durability of the shopfront through the use of modern materials and glazing systems.

The retention and continued use of the existing building is itself consistent with the efficient use of existing built resources.

12. Conclusion

The proposed replacement shopfront at **19 South Street, Worthing** represents a modest and appropriate improvement to the existing premises.

The design responds to the scale and character of the host building and surrounding street scene, whilst providing a modern, functional and durable shopfront suitable for continued commercial use.

The proposal will improve the appearance of the property without causing unacceptable harm to the character of the surrounding area or the amenity of neighbouring properties.

For these reasons, the proposed development is considered to represent good design and constitutes an appropriate enhancement to the existing shopfront and South Street frontage.