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**Oceanview Heights 15 Montague Place, Worthing, West Sussex a.k.a  
31-35 Montague Street, Worthing, BN11 3BE**

**Design and Access Statement (Updated)**

Proposal: Conversion of residential storage space (C3) at second floor level to provide one additional flat.

July 2025

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## Table of Contents

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|   |    |
|---|----|
| <b>Introduction</b>                       | 1  |
| <b>Site and Surrounding Area</b>          | 2  |
| <b>Planning History</b>                   | 6  |
| <b>Development Proposal</b>               | 7  |
| <b>Provision of Private Amenity Space</b> | 11 |
| <b>Scale, Design and Appearance</b>       | 12 |
| <b>Heritage Statement</b>                 | 13 |
| <b>Car Parking Provision</b>              | 13 |
| <b>Bin and Bicycle Storage Provision</b>  | 14 |
| <b>Summary and Conclusion</b>             | 15 |

### Introduction

This Design and Access Statement has been produced by EA Town Planning on behalf of Waylan Investments Ltd. This document is intended to support a full planning application for the conversion of redundant storage space at second floor level of the building known as as 31-35 Montague Street a.k.a Oceanview Heights 15 Montague Place, Worthing, BN11 3BE to residential use to provide one additional flat.

The scheme follows on from the historically approved scheme at this site for the '*External Alterations To The Existing Building Together With Change Of Use Of 2nd And 3rd Floor From Retail (Use Class A1), Roof Extension At 3rd Floor And Four Storey Rear Extension To Provide 14 Residential Units (Use Class C3) Comprising 1 X Studio, 5 X 1 Beds, 7 X 2 Beds And 1 X 3 Bed With Associated External Amenity Areas And Cycle And Refuse Stores (31-35 Montague Street)*' [Application Reference Number: AWDM/1018/20). Approved September 2021. The historical proposal was for the change of use of the second and third floors to provide 14no. residential units. That development scheme has now been built and implemented.

The proposed scheme will introduce 1 additional 1bedroom 2person flat on the second floor of the building within the redundant storage space on the eastern side of the building. This revised proposal follows extensive consultation with planning officers at Adur and Worthing Council in respect of this scheme.

Given that the proposal is for the conversion of the redundant storage space within the same building as the approved scheme for 14 flats, the applicants have not recommissioned external consultants to reproduce their reports for this proposal and the reports submitted with the historical application remain relevant to this proposal.

Upon the request of the planning officer, the applicants have commissioned an Energy and Sustainability Assessment. This has been submitted together with this revised supporting statement.

This document provides a detailed description of the development proposal, assesses the impact of the proposed additional dwelling on existing and potential occupiers. This document should be read in conjunction with the Architectural drawings produced by Khalifa Architects and the 3D model drawings produced by others.

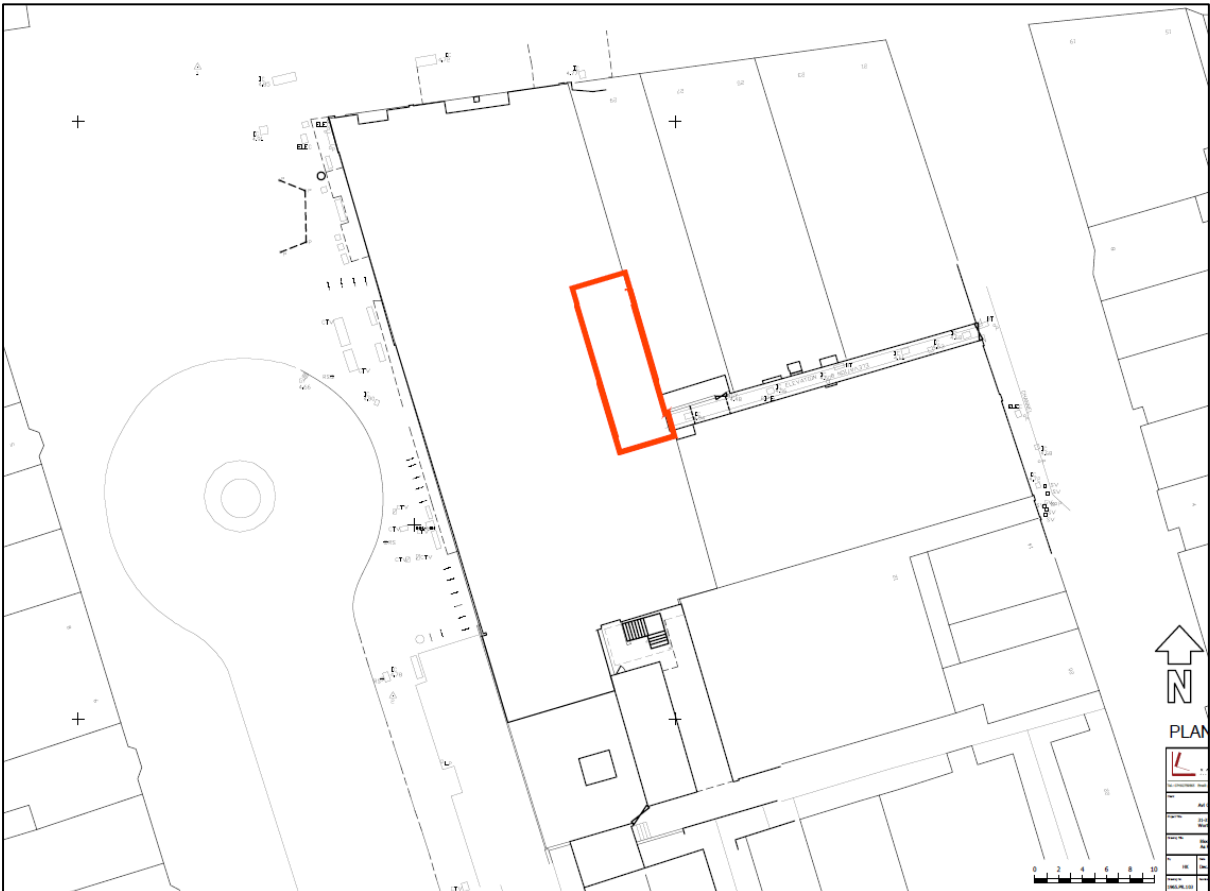
## **Site and Surrounding Area**

31-35 Montague Street is a large L-shaped building located in the heart of Worthing Town Centre. The main bulk of the building, commonly referred to as 31-35 Montague Street, fronts onto Montague Street to the north and Montague Place to the west. The upper floors and roof space of the building have been the subject of a historically approved application (Reference: AWDM/1018/20) for the extension and change of use of the second and third floors to provide 14no. residential units. In addition, a four-storey rear extension was proposed as part of the development providing access to the converted upper floors from Montague Place.

This application relates to the storage areas on the second floor of the building as outlined in yellow on the google aerial view image and the site plan below. The application should be considered independently of the already approved and implemented development scheme for 14 flats.



Google Aerial View showing the location of 31-35 Montague Street. The site is outlined in red. The location of development is outlined in yellow.



Site/Block Plan showing the position of the proposed new flat outline in red.

Of primary relevance to this proposal is the relationship between the existing building and the adjacent row of terraced properties fronting onto Montague Street, namely no 29 which sits directly adjacent to the eastern boundary wall of the building and no's 25-27 two buildings away.

The application site fronts onto Montague Street, a pedestrianised High Street within Worthing Town Centre. The property sits within a row of terraced properties fronting onto Montague Street, (from east to west) namely no. 29, no's 25-27 and no. 21-23 located on the corner of Montague Street and Bath Place. These properties are between two and three stories tall and back onto a shared narrow passageway located between the eastern section of the subject property and the rear of these buildings. This passageway is accessed from Bath Place and provides secondary access to the rear of the commercial units located at the ground floor of each of these buildings.



The southern end of the site faces a row of mixed-use properties with commercial uses at ground floor level and residential flats above, which front onto Marine Parade. Montague Street, Montague

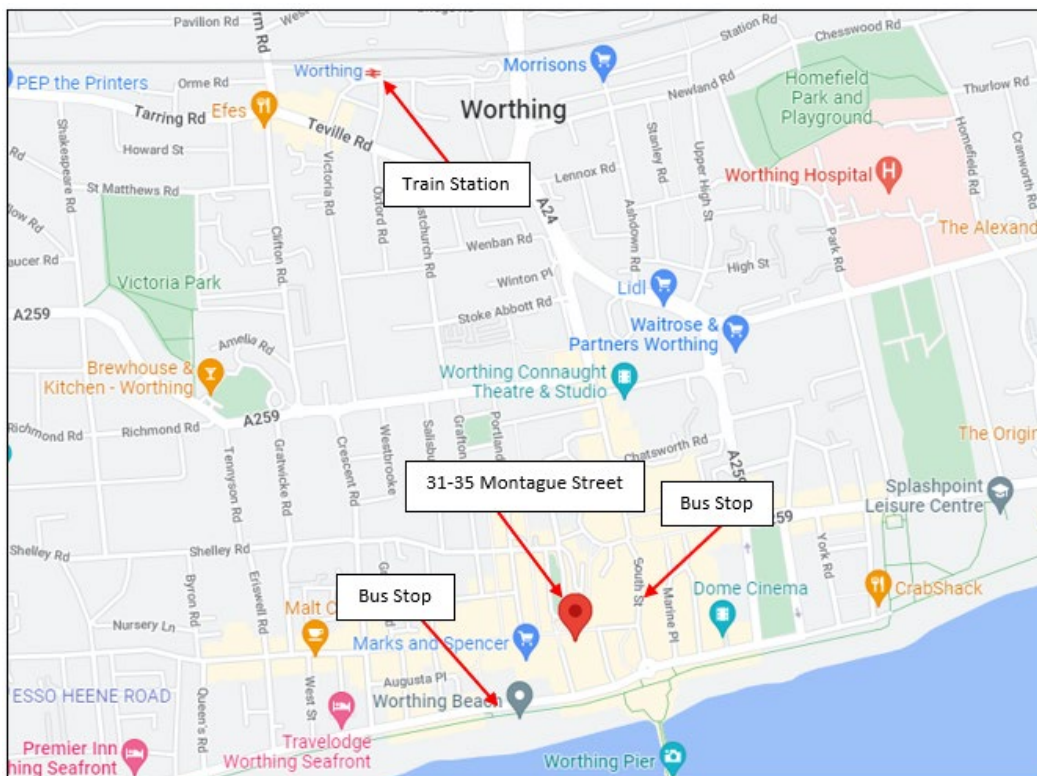
Place and Bath Place form part of the town centre pedestrian zone, where vehicular access is restricted.

The majority of the ground and first floors of the building are occupied by the H&M store. The shop floor and associated storage areas extend from Montague Street at 'the front' of the site wrapping around to the Eastern building edge fronting on to Bath Place with an additional display frontage fronting on to Bath Place.

The ground floor of the building is also partially occupied by an outdoor clothing and equipment retailer Mountain Warehouse. Both shop units have active frontages on Montague Street.

31-35 Montague Street falls within the South Street Conservation Area however the building itself is not listed. There are however several Grade II listed buildings in close proximity to the site, notably, 22 Montague Street, 10 and 11-14 Montague Place and 4-8 Bath Place.

The site is located in flood risk zone 3 and is identified as an area with a high probability of flooding from the sea. It is of material consideration that the historically approved scheme within the building was approved despite its position within Flood Zone 3 and it is assumed that the same principle of development will be acceptable for this smaller development proposal. Please refer to the attached Flood Risk Assessment and Drainage Strategy produced by JM Enviro Ltd which was submitted with the original planning application submission for 14 flats.



Google Map View of the Site Location, showing accessibility to transport links.



Map showing the position of the application site within the South Street Conservation Area. The boundary of the Conservation area is shown by the green dotted line.

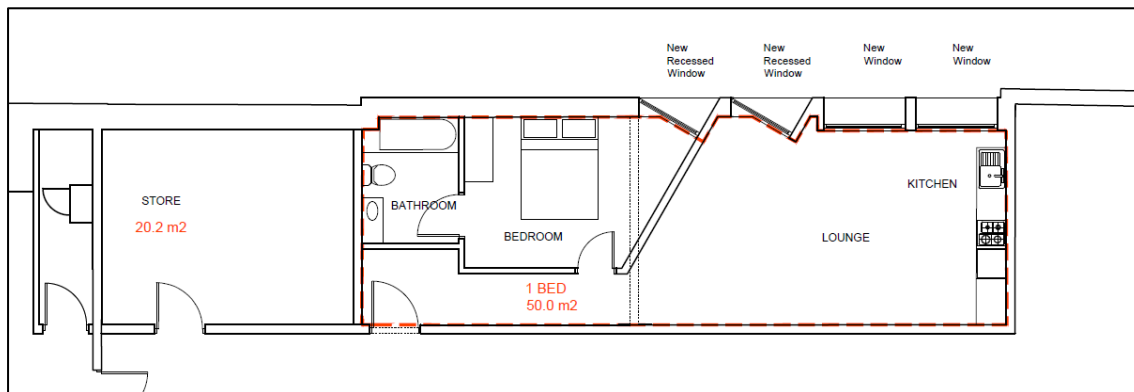
## Planning History

- [Application Reference Number: AWDM/0172/24] This was a full planning application for the 'Construction of Two Additional Floors to Provide 8no. Residential Dwellings Above Eastern Section of Roof at 31-35 Montague Street.' Planning Permission was granted for this scheme on the 29th of May 2024.
- [Application Reference Number: AWDM/0856/23] This was a full planning application for the 'Construction of Two Additional Floors to Provide 5no. Residential Dwellings Above Eastern Section of Roof at 31-35 Montague Street.' Planning Permission was granted for this scheme on the 24<sup>th</sup> of November 2023.
- [Application Reference Number: AWDM/1018/20]. This was an application for 'External alterations to the existing building together with change of use of 2nd and 3rd floor from retail (Use Class A1), roof extension at 3rd floor and four storey rear extension to provide 14 residential units (Use Class C3) comprising 1 x studio, 5 x 1 beds, 7 x 2 beds and 1 x 3 bed with associated external amenity areas and cycle and refuse stores.' This application was granted on 16th September 2021. This scheme has already been built and implemented.

## Development Proposal

The proposal is for the creation of an additional 1bed 1person flat within the redundant storage space on the second floor of the building. This space has been left undeveloped during the initial application submission for 14 flats.

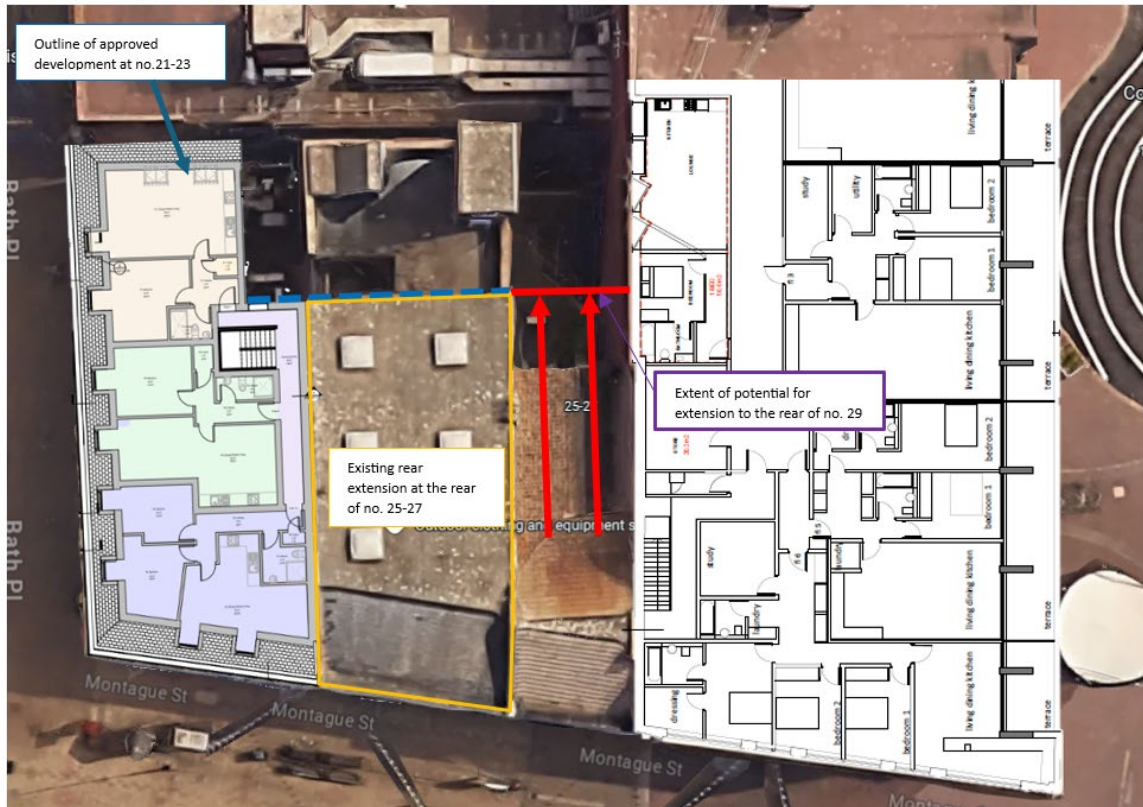
The proposed flat will be 50sqm, offering a 1bedroom 2person flats in accordance with the relevant nationally prescribed space standards. The flat comprises a large open plan, kitchen/living/dining room area, with a separate bathroom and bedroom area. To maximise space within the flat and the access to daylight and outlook from each of the windows, the separating wall between the main living area and the bedroom area is slanted in line with the recessed angled window serving the bedroom. See excerpted internal layout plan. Although not particularly common, this allows for a feature wall within the flat for which there are several design opportunities.



*Proposed internal layout of this flat*

The extent and position of the windows has been specifically designed in reference to and with due consideration to the relationship of the proposed flat to the existing buildings at no. 29, 25-27 and 21-23 Montague Street. The windows will only be installed in a position along the shared boundary wall which would not preclude the rear extension of the neighbouring property at no.29 Montague Street. This accounts for the four windows being positioned closely together on the southern most section of the eastern shared boundary wall.

Aerial view imagery of the terraced row of buildings along this section of Montague Street shows an established rear building line at second floor level along the terraced below. See annotated google aerial view image below. The established building line is shown by the hashed blue line. This rear building line has been established by the largest rear extending building along the row at no. 25-27 Montague Street, shown outlined in orange. Any further rear extension at the rear of no's 29 could only reasonably extend to the rear second floor level as far as the existing extension at second floor level at no.25-27.



Annotated aerial view imagery of the terraced row of buildings along this section of Montague Street shows an established rear building line at second floor level along the terrace.

This is evidenced by the approved development at no. 21-23 Montague Street. Along the shared boundary with no. 21-23, the approved development was designed to extend as far as the existing rear extension at no. 25-27.

Accordingly, it could be safely assumed that any proposal at potential development for further extension at the rear of no. 29 Montague Street would only extend as far as the other existing rear extensions along the terraced row.

### **New Windows**

To facilitate the conversion of this space into a residential dwelling with good access to daylight, natural ventilation and outlook, the proposal includes the creation of 4 no floor to ceiling recessed window openings within the eastern elevation of the building facing out toward the rear of the adjacent properties at no. 29, 25-27 and 21-23 Montague Street. The windows will look out over what is currently vacant roof space on the eastern side of the building. The internal layout of the flat has been designed to maximise access to daylight and outlook from the available windows.



*Proposed Eastern Elevation showing new windows at second floor level outlined in red.*



*3D model view of the proposed window openings within the eastern elevation wall of the building.*

The proposed flat has been designed with four recessed windows on the permitted area of the external elevation/shared boundary with no.29 Montague Street (beyond the anticipated extension boundary at no.29). Each of the windows will be full height (1.8m) to maximise access to daylight and outlook throughout the flat. The top half sections of each of the windows will be openable to enable natural ventilation to the flat. Two of the recessed windows closer to the rear of no.29 Montague Street have been angled to direct outlook away from the rear of the adjacent properties along the terraced row which front on to Montague Street. The other two window are recessed, but not angled to direct the line of sight forward looking towards Bath Place. See 3D model view below:



*View from recessed windows on the southern side of the flat, looking out towards Bath Place over the existing passageway.*

An example of a recessed angled windows with openable elements is shown below:

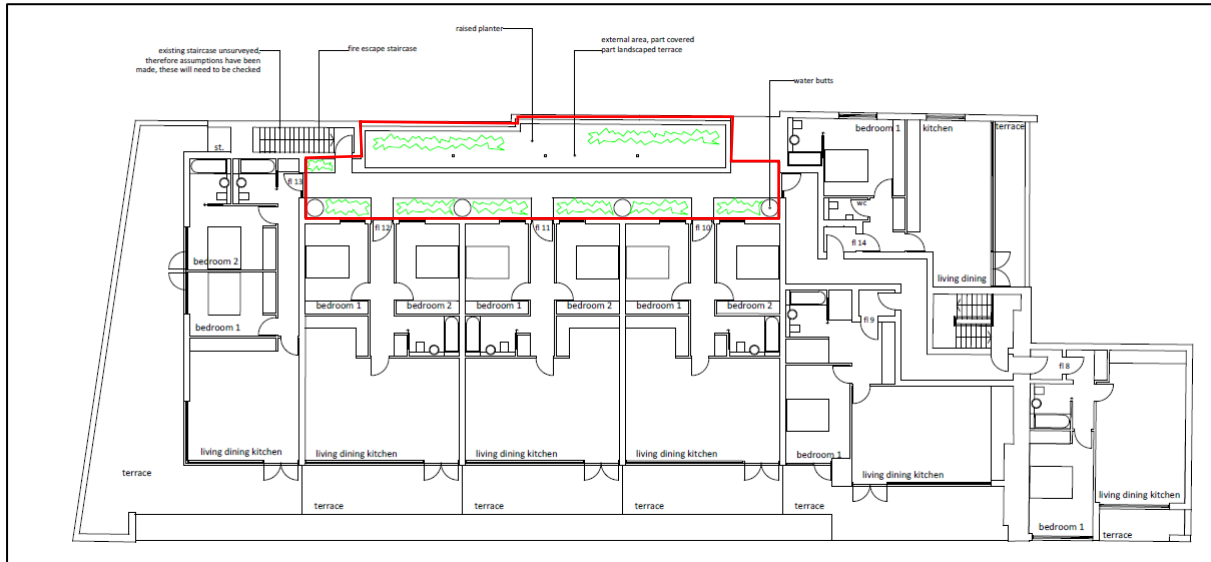


Other than the introduction of the proposed window openings, the proposal does not include any other extensions or alterations to the buildings envelope or footprint and there would not be any additional visual impact resulting from the development.

In terms of access to the proposed flat, the new flat will utilise the existing communal stairwell accessed via the newly built residential entrance from Montague Place, Approved under app ref: AWDM/1018/20. In addition, residents of the new flat will be allowed to utilise the bin and bike storage facilities provided as part of the approved scheme.

## Provision of Private Amenity Space

Future residents of the proposed flat will have access to the communal outdoor terrace area at third floor level. The proposed flats will not have access to their own private outdoor amenity space however given the sites position within the heart of the town centre, and its proximity to the sea side and beach, the absence of private outdoor amenity space is considered acceptable.



Existing third floor plan at 31-35 Montague Street showing the communal terraced area at third floor level.

In addition, Worthing Council are currently working on a new public realm scheme along Montague Place to introduce a new public garden, Montague Gardens, and seating areas for enjoyment by the public. This area will be located right on the doorstep of the existing building providing residents with immediate access to a welcoming and green public open area for their enjoyment.



CGI Image of the proposed Montague Gardens Public Realm works.



General arrangement of Montague Gardens overall scheme along Montague Place.

## Scale, Design and Appearance

Other than the installation of new windows on the eastern elevation of the building, the proposal will not impact on the scale, design or appearance of the existing building.

The proposed full height windows will be framed in a black framed window frames to match the window frames installed on the upper floors of the building.

The window reveals, jams and cills and the recessed section of the windows will be finished with Black Aluminium reveal and cladding to match the cladding on the top floor of the building above.

Example provided below.

### 1- Window Reveals and Recesses

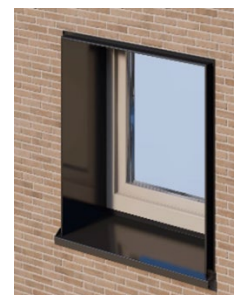
Aluminium Reveal/Jam and Sills

Black Reveal to match the Black window frame.

Dark colour also conceals build up of dirt and grime.

<https://novoframe.com/en/products/window-reveals/>

Example of Window reveal shown to right.



## Heritage Statement

Whilst the subject property is not a listed building, 31-35 Montague Street falls within the South Street Conservation Area and is located in close proximity to a number of designated heritage assets. See the heritage statement produced by Jane-Jones Warner Associates in relation to the historically approved application on the main section of the building, for a full schedule of the nearby heritage assets.

In terms of the historical significance of subject property, it should be noted that whilst the building does contribute towards the historical fabric and significance of the conservation area in terms of its historical value (formerly occupied as Woolworths), it does not have any special architectural appearance or features and does not therefore contribute to the character of the Conservation Area in any meaningful way.

In describing the eastern section of the building fronting onto Bath Place, the Jane-Jones Wagner Associates heritage statement included the following comments in relation to historical significance and architectural character of the eastern section of the building to which this proposal relates.

*“At upper level the short section of East elevation seen in Bath Place retains much of its 1930’s character, being multi-stock facing brick with Portland cills supporting timber multi-pane casement windows. Soldier coursing serves the head but also produces a string course and finishes the parapet of a flat roof arrangement. The ground floor shop frontage was changed to simply a display area when the building was converted for the current occupier, H&M, but does to a degree retain some of its character.”*

The proposed scheme is limited to the conversion of the redundant storage space on the second floor of the building and will not have any impact on the external appearance of the building or any of the character features of the building as identified within the heritage assessment. The new windows will be hidden from view along the nearby Bath Street and will not have any impact on the character and appearance of the street scene along Bath Street or the significance of the wider Conservation area.

## Car Parking Provision

The proposed scheme will be a car free development. Given the highly central and accessible location of the site, a car free development is considered acceptable.

There are parking controls in the form of double yellow lines and pedestrian only roads within the immediate vicinity of the site which preclude parking along the surrounding roads. It is therefore not

anticipated that the lack of parking provision will result in overspill parking on the surrounding road network. Future residents will also have access to the bicycle storage area adjacent to the entrance lobby of the building. The existing provision of bicycle storage is more than adequate providing 27 Bicycle parking spaces. The provision of safe and secure bicycle storage in a convenient location should encourage this more sustainable form of transport to/from the site.

## **Bin and Bicycle Storage Provision**

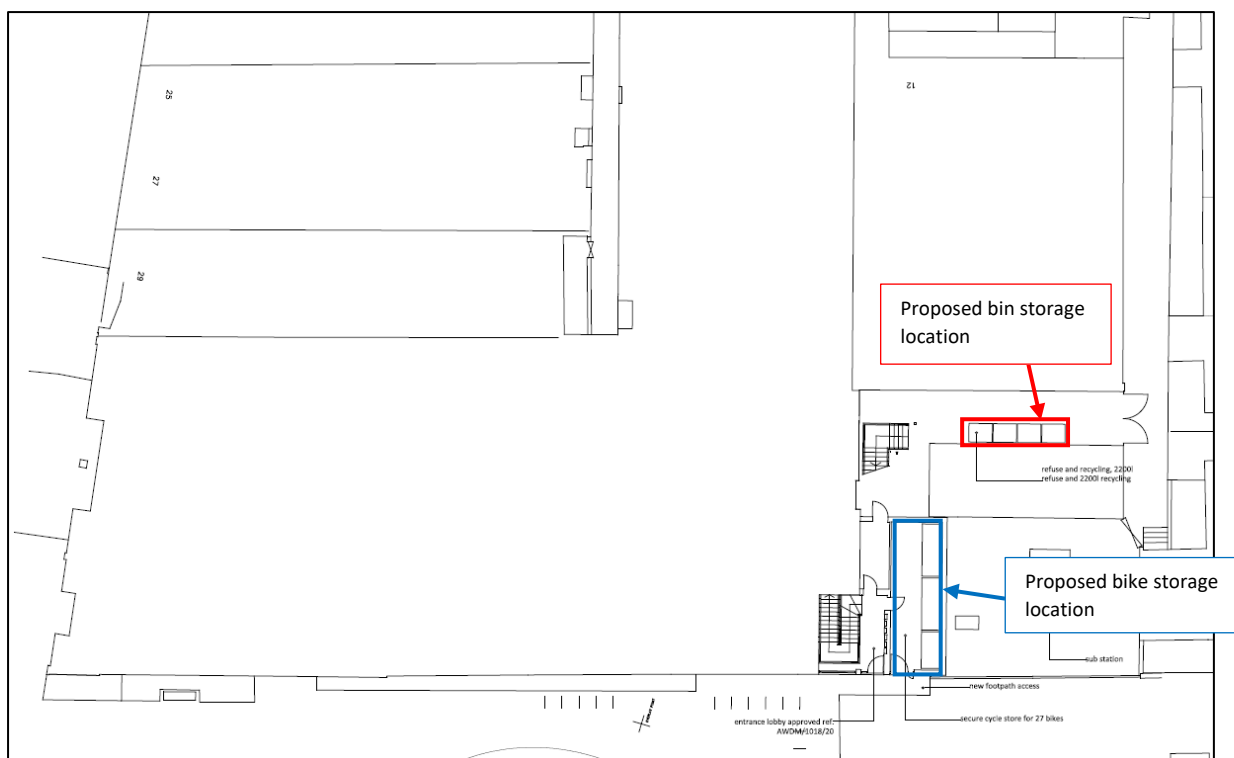
Residents of the proposed flat will have shared usage of the bin and bike storage facilities provided for the approved 14-flat scheme (App Ref: AWDM/1018/20). The approved bin and bike storage facilities for that scheme were located directly adjacent to the pedestrian entrance point from Montague Street and could be accessed directly from the pedestrian access point fronting Montague Place.

The bin store has since been relocated to the alleyway to the rear of the new four storey extension providing access to the upper floors.

Residents will be able to access the bin store via a new door at the rear of the entrance tower (at ground floor level) which will lead out directly to the bin storage area within the alleyway. The alleyway will be enclosed and secured by a new gate at the end of the alleyway as shown on the attached amended ground floor plan. This will limit the use of the bins to future residents of the approved and proposed development schemes.

On designated collection days, the bins will be wheeled to the street side along Bath Place via the narrow alleyway which travels to the rear of the properties to the south of the site fronting on to Marine Parade.

See location of the approved bin and bike storage areas on the proposed ground floor layout plan below.



The bike storage area has sufficient bicycle storage space for up to 27 bicycles as shown on the attached plans. The break down being 15 bicycle storage spaces for the approved flats and another 12 bicycle storage spaces for approved flats above the eastern roof section of the site. This provision is in excess of the bicycle parking requirements leaving two spaces available for the proposed dwelling.

The indoor bicycle storage area will provide a secure and sheltered location for the storage of bicycles in accordance with the relevant standards.

## Summary and Conclusion

This development scheme adheres to National and Local objectives with regards to making effective use of underutilised space within sustainable town centre locations. The proposed development will contribute towards the housing market within Worthing Town Centre and will also bring additional footfall to the High Street enhancing the vibrancy and vitality of Worthing Town Centre.

The application site is located within a highly accessible and sustainable town centre location. This development proposal will make more efficient use of the redundant space within the second floor of the building providing an additional residential dwelling. Given the residential nature of the proposal and the site's proximity to all local conveniences and public transport links, it is considered that the proposed provision of an additional flat and the increased housing density is entirely appropriate for this location and will contribute towards the council's housing targets and housing

mix in the area. Moreover, the proposed housing tenure providing a 1bedroom 2person flat is a more desirable and affordable housing option for this town centre location and would provide increased housing choice for young people/couples looking to live and work in the town centre.

In light of our assessment, we believe that the revised proposal for the creation of 1no residential dwellings within the existing building envelope would be an acceptable and appropriate scheme for this site and a fitting development within Worthing Town Centre.

Taking into account this assessment and all relevant planning related matters, we consider that there are sound and compelling planning reasons to support the principle of the proposed development scheme. We trust that this development proposal will be supported by planning officers and look forward to engaging with you to bring this scheme forward.

If there is any other information you require to help assess this, please do not hesitate to contact us by email at [office@eatownplanning.co.uk](mailto:office@eatownplanning.co.uk) or by phone 0330 221 0449.

**EA Town Planning LTD**