KOKORO

WORTHING - Warwick Street

6 Warwick Street, Worthing, West Sussex, BN11 3DL

HERITAGE STATEMENT

This Heritage Statement is in support of a planning application for advertisement consent for new shop-front frontage at 6 Warwick Street for us at Kokoro, who plan to be the new incoming tenant for this site.

This document has been prepared for Kokoro UK Ltd. by

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CONTENTS

1.0 Introduction

2.0 Policy Context

3.0 Proposed Development

4.0 Site History, Heritage Significance, and Impact Assessment

5.0 Conclusion

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1.0 Introduction

1.1 This Heritage Statement is in support of a planning application for advertisement consent for new exterior signage including a projecting sign, front and corner fascia shopfront with projecting individual lettering and Vinyl logo. The application should be considered alongside an already approved full planning application AWDM/1045/24 which allows for external flue to allow Kokoro to function as a restaurant for the site.

Site location with approved extraction location shown in PLATE 1.

1.2 The site lies within the South Street Conservation Area in Worthing. The South Street Conservation Area is one of several designated areas in the town, recognized for its architectural and historical significance. The designation of this conservation area reflects Worthing's commitment to preserving its unique coastal character, particularly in areas that represent the town’s commercial development during the 19th and early 20th centuries. South Street Conservation Area includes a mix of period properties, retail, and service establishments, contributing to the historical and cultural fabric of the town.

As part of a designated conservation area, the site at 6 Warwick Street is subject to additional planning controls, aimed at preserving its architectural character and ensuring that any alterations or developments respect the historical integrity of the surroundings. This status helps protect the aesthetic value of the buildings and contributes to maintaining the cultural and historical context of Worthing, enhancing the town’s overall heritage. The proposed changes to the shopfront at 6 Warwick Street will follow these principles by ensuring that any modifications preserve the architectural features that contribute to the conservation area's distinct character.

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1.3 Paragraph 200 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected by a development proposal, with a view to understanding the potential impact upon their significance. This Heritage statement aims to satisfy the requirements of NPPF Paragraph 200.



PLATE 1 Site Location Plan of 6 Warwick Street, Worthing (Shown in **RED,** Extraction Termination in **GREEN**)

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2.0 Policy Context

Statutory Context

2.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that "with respect to any buildings or other land within a conservation area… special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area."

National Context

2.2 The NPPF was updated in December 2023, and Section 16 refers specifically to conserving and enhancing the historic environment.

2.3 Paragraph 195 of the NPPF states that heritage assets are an "irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

2.4 The NPPF defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.5 The 'setting of a heritage asset' is defined in the NPPF as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

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2.6 The NPPF does not have a definition for archaeological, architectural, artistic, or historic interest with respect to heritage significance. However, Paragraph 16 of the Principles for Selection of Listed Buildings (DDCMS 2018) provides the following definitions:

Architectural interest – "to be of special architectural interest a building must be of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques… and significant plan forms. For more recent buildings in particular, the functioning of the building… will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them."

Historic interest – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history."

2.7 Historic England's Conservation Principles, Policies and Guidance (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories, which are broadly comparable with those expressed in the NPPF:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

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2.8 In determining applications, Paragraph 203 of the NPPF states that local planning authorities should take account of:

A- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

B- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

C- the desirability of new development making a positive contribution to local character and distinctiveness.

2.9 Paragraph 205 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

2.10 Paragraph 206 details that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

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2.11 NPPF Paragraph 207 establishes that “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

The nature of the heritage asset prevents all reasonable uses of the site; and

No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

Conservation by grant-funding or some form of not-for-profit, charitable, or public ownership is demonstrably not possible; and

The harm or loss is outweighed by the benefits of bringing the site back into use.”

2.12 NPPF Paragraph 208 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

2.13 NPPF Paragraph 213 acknowledges that “not all elements of a Conservation Area … will necessarily contribute to its significance.”

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Local Context

2.14 2.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

2.15 **Planning Context:**

The statutory development plan for Worthing consists of the Worthing Core Strategy (Adopted April 2011) and the Worthing Local Plan (Adopted February 2023). The site at 6 Warwick Street falls within the South Street Conservation Area, and the Council refers to several Supplementary Planning Documents (SPDs) that guide development within conservation areas, including the Shopfronts SPD (Adopted 2016). These documents provide guidance on preserving and enhancing the historic and architectural character of the area, particularly in the context of commercial premises like the one at 6 Warwick Street.

2.16 **Relevant Planning Policies:**

Policy DM18 of the Worthing Local Plan (2023) relates to Conservation Areas and emphasizes the need for any development proposals within these areas to preserve or enhance the character and appearance of the area. This policy highlights the importance of sensitive design that integrates with the historic context, ensuring that any alterations respect the architectural and historical significance of buildings and their surroundings.

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2.17 Policy DM5 (Quality of the Built Environment) in the Worthing Local Plan sets out standards for high-quality design, ensuring that new developments make a positive contribution to the public realm. In the case of the proposed new shopfront for Kokoro, the like-for-like adaptation will maintain the architectural integrity of the original frontage while introducing branding that is sympathetic to the character of the street.

2.18 The Shopfronts SPD (2016) provides detailed guidance on the design of shopfronts within conservation areas, outlining best practices for signage, materials, and color schemes. The proposed design for Kokoro adheres to these guidelines by ensuring that the new shopfront respects the traditional proportions and materiality of the existing frontage. The branding will use subtle, non-intrusive signage that complements the street scene, preserving the historic character of Warwick Street. Chapter 3 will explain the proposed development.

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3.0 Proposed Development

3.1 The proposal involves the adaptation of the existing shopfront fascia for our Kokoro Brand with a projecting sign that reuses the previous tenants signage frame. This heritage statement will primarily cover the details concerned with the external appearance of the building brought on by these proposed alterations and its impact on the Conservation Area.

3.2 Key drawings for the Shopfront Design are:

A-250 SHOPFRONT ELEVATION DETAILS
A-251 SHOPFRONT COMPARISONS

A-001, A-002, A-100 are supporting documents to locate the site and the relevant elevations and details of A-250 and A-251

3.3 The existing shopfront elevation is an predominately painted aluminium frame and fascia that is not illuminated. The proposed development will take this as a base condition to adapt to fit the Kokoro Brand.

3.4 PLATE 2 and PLATE 3 shows a comparison of shopfront existing and proposed to highlight how we aim to be inline with the conservation area guidlines relating to the shopfront.

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PLATE 2 Current Existing Shopfront Condition



PLATE 3 Proposed Shopfront Condition

3.5 We at Kokoro propose to be inline with the character of the retail street by maintaining the colour of the fascia and mounting non-illuminated, individual white faced matte acrylic lettering on slim-line brackets at 400mm high only which is smaller than the lettering size of the neighbouring 'Feast' brand unit and the previous tenant ' TRIPLE TWO'.

3.6 The Circular projecting sign is to be reused with the graphics at the centre to be changed to the Kokoro Brand. The signage is also not illuminated and of matt finish at 3.9m high to its underside.

3.7 There will be no signage on the side road opposite the Pub unit as it is used mainly used as a re-fuse zone for multiple surrounding retail units. The previous tenant had some vinyl graphics on this elevation but same as the opposite pub unit, we propose to keep this elevation free of graphics. see A-250 drawing 3 Side Road - Proposed Elevation East.

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4.0 Site History, Heritage Significance, and Impact Assessment

4.1 This section seeks to describe the significance of the proposed site as part of the Conservation Area, including any contribution made by its setting, to a level of detail which is proportionate to the proposed development and allows any potential impacts to be identified and understood.

4.2 This section also seeks to provide an assessment of the likely impacts of the aspects of the proposed signage on the significance of the South Street Conservation Area in Worthing as a designated heritage asset, in accordance with NPPF Paragraph 200, and to satisfy the requirements tof he Winchester District Local Plan Part 1 - Joint Core Strategy (Adopted March 2013), the Winchester District Local Plan Part 2 - Development Management and Site Allocations (Adopted April 2017), and the Winchester Conservation Area Project (2003) SPD.

4.3 PLATE 4 shows the location of the conservation area within the numerous conservation area zones in Worthing

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Worthing Conservation Areas

ADUR & WORTHING COUNCILS

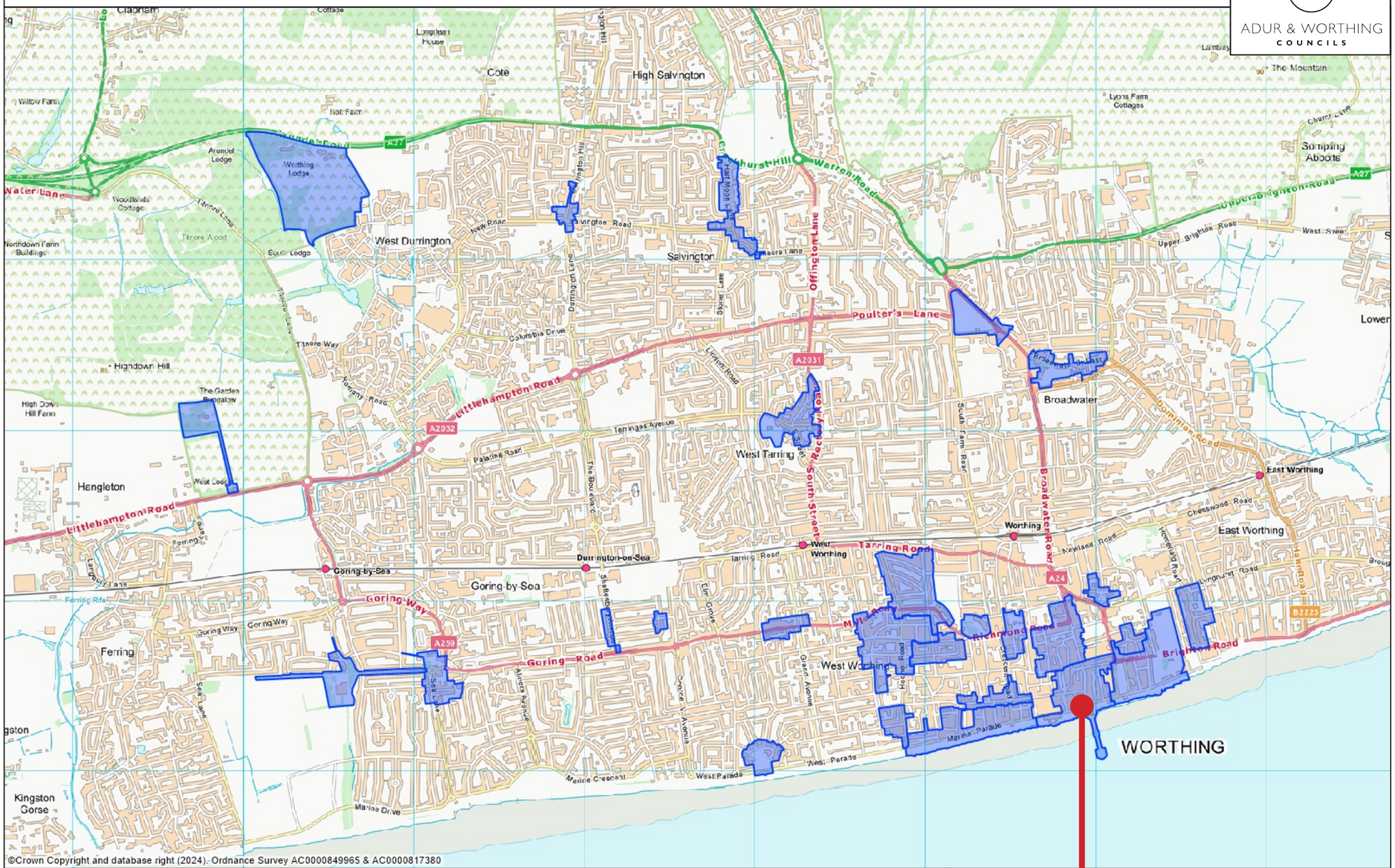

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PLATE 4 Worthing Conservation Area Zones

SITE INSIDE SOUTH STREET CONSERVATION AREA

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South Steet Conservation Area in Worthing

4.4 The South Street Conservation Area in Worthing, West Sussex, was designated in 1986 and forms part of the historic core of Worthing, showcasing the town's development from a small fishing village to a bustling seaside resort in the 19th century. The area encompasses much of Worthing's traditional town centre, including significant portions of South Street, Warwick Street, and the surrounding historic commercial thoroughfares.

4.5 The conservation area is characterized by a range of architectural styles, predominantly Georgian, Victorian, and Edwardian, with well-preserved examples of classical townhouses, terraces, and retail buildings. These buildings reflect Worthing's growth during the Regency and Victorian periods, when the town became a popular destination for visitors, especially after the arrival of the railway in 1845. The area's historic character is further defined by its intricate detailing, brick facades, and occasional use of stucco and decorative ironwork, which contribute to its distinct townscape.

4.6 South Street itself is a major commercial and cultural artery within the conservation area, leading towards Worthing Pier and Marine Parade. The street's vibrant mix of shops, restaurants, and historic public houses reflects its long-standing role as a central hub of town life. Warwick Street, with its narrower lanes and more intimate atmosphere, offers a contrasting but complementary setting of smaller-scale retail and dining establishments. Plate 5 shows the site location within the conservation area within Warwick Street. Plate 6 shows the site in an historic context as outlined in 4.5.

4.7 Development in the South Street Conservation Area is guided by the principles outlined in the Worthing Borough Council's Conservation Area Appraisals. These policies aim to preserve the area's historic streetscape, ensuring that new developments respect the architectural and historical integrity of the built environment, while allowing for sensitive adaptation and reuse of historic buildings to meet modern needs.

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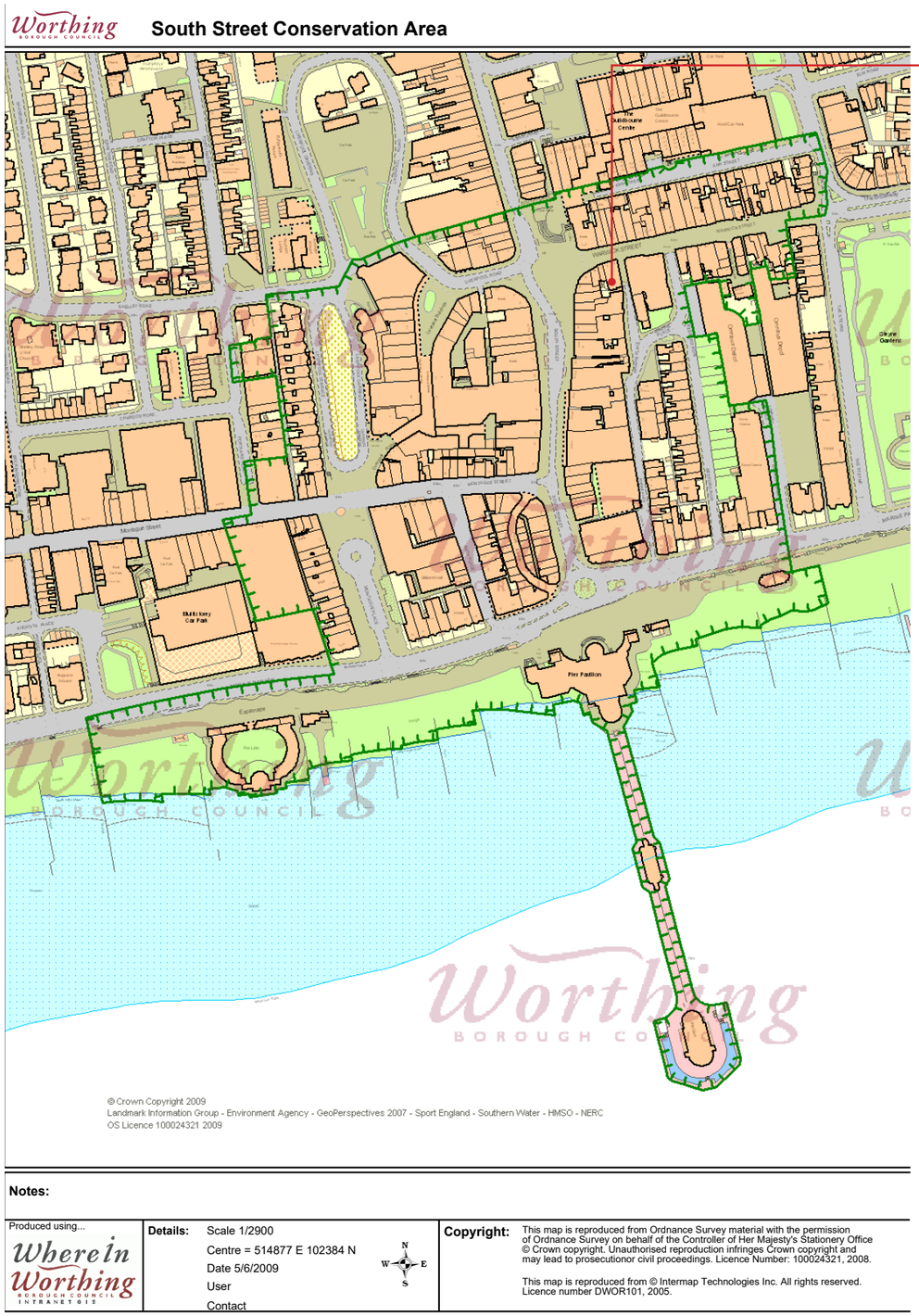

PLATE 5 Site location within South Street Conservation Area

SITE LOCATION IN SOUTH STREET CONSERVATION AREA BOUNDARY

Site is in Warwick Street characterised by narrower lanes and more intimate atmosphere, offering a more intimate atmosphere at a smaller scale compared to the Pier and Parade area of the conservation area.



PLATE 6 Map of Worthing, late 1820s(exact date unknown) Richard Howell of West Sussex Archives Society

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Impact Assessment of Proposals

4.8 6 Warwick Street lies within the South Street Conservation Area in Worthing, an area known for its rich historic townscape with a mix of Georgian, Victorian, and Edwardian buildings that contribute to its unique urban character. Warwick Street itself is an integral part of Worthing's commercial core, defined by its traditional shopfronts and vibrant retail presence. The area is characterized by small-scale, visually cohesive buildings that contribute to the special architectural and historic interest of the conservation area.

4.9 The property at 6 Warwick Street is not itself listed but is a valuable part of the historic streetscape. The existing shopfront features aluminium framing and a fascia that, while modern in material, remains in keeping with the more restrained elements of the surrounding architectural character. The proposed alterations to the shopfront are minimal, retaining the aluminium framing and fascia while incorporating non-illuminated signage. The reuse of the existing materials aligns with the local guidance for conservation areas, which encourages the retention of existing architectural elements where they contribute to the character of the area.

4.10 The proposal does not involve the introduction of any new intrusive elements, such as illuminated signage or drastic changes to the facade. By maintaining the aluminium frame and opting for subtle, non-illuminated signage, the design respects the visual harmony of Warwick Street and minimizes any adverse impact on the conservation area's aesthetic. This approach ensures that the proposal preserves the character of the South Street Conservation Area, in accordance with local conservation principles.

4.12 The proposed changes are sympathetic to the building’s setting and the wider conservation area, ensuring that the historical and architectural significance of Warwick Street remains intact. This is consistent with the South Street Conservation Area Appraisal, which emphasizes the need to maintain the traditional appearance of shopfronts to contribute positively to the character of the street.

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4.13 No significant visual impact is expected as the alterations will preserve the existing shopfront's overall form and scale. The modest, non-illuminated signage further ensures that the proposal avoids introducing any unsympathetic elements to the streetscape, preserving the area's historic and architectural integrity.

4.14 In conclusion, the proposed shopfront alterations at 6 Warwick Street respect the historical significance of the South Street Conservation Area. The reuse of materials, minimal design changes, and non-illuminated signage ensure that the proposal enhances the site's contribution to the wider streetscape while safeguarding the special architectural character of the area

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5.0 Conclusion

5.1 This Heritage Statement has been prepared in support of advertising consent application at 6 Warwick Street, Worthing, BN11 3DL

5.2 The proposed works have considered the historical significance of the site itself, and its contribution to the character appearance of the Conservation Area.

5.3 It is concluded from the assessment of the proposals that the work will sustain the significance of the South Street Conservation Area. A full assessment is contained within Section 4 of this statement.

5.4 In summary, the proposed shopfront alterations at 6 Warwick Street respect the historical significance of the South Street Conservation Area. The reuse of materials, minimal design changes, and non-illuminated signage ensure that the proposal enhances the site's contribution to the wider streetscape while safeguarding the special architectural character of the area. The signage will not affect the ability to appreciate the architectural and historic interest of the Conservation Area, and the proposal has been deemed to have a negligible impact on the proximal listed buildings alongside the significance of the Conservation Area.

5.5 As such, the proposals accord with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Paragraph 205, and all other local and national planning policy relating to the conservation of heritage assets.

5.6 It is therefore respectfully requested that planning permission is granted.

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Kokoro as of 2024 now has over 75 stores across the UK since its founding in 2010
We hope to be a positive contribution to the high street by providing healthy and hearty Asian cooking to the community!

If you have any queries at all please do not hesitate to contact us.
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