# Design, Access & Heritage Statement

22 Montague Street, Worthing BN11 3HA - Shopfront Awning and Signage

# Contents

**1.0 Introduction**

**2.0 Existing Building and Context**
2.1 The Setting
2.2 Neighbouring Buildings and Townscape
2.3 The Existing Building, Heritage Statement

**3.0 The Proposals**

**4.0 Conclusions**

# 1.0
# Introduction

This Design, Access and Heritage Statement is prepared as part of the application for advertisement and listed building consent for the proposed works at 22 Montague Street, Worthing.

The characteristics and features of the site and locality will be discussed in this document together with the design considerations that influenced the scheme.

22 Montague Street is a Grade II listed building and is located within the South Street conservation area. The heritage assets and impacts of the proposals on the historic character will be discussed in this document.

We are proposing a new awning and signage to the ground floor retail unit at 22 Montague Street.




**Proposed site: 22 Montague Street**

# 2.0
# Existing Building & Context

## 2.1
## The Setting

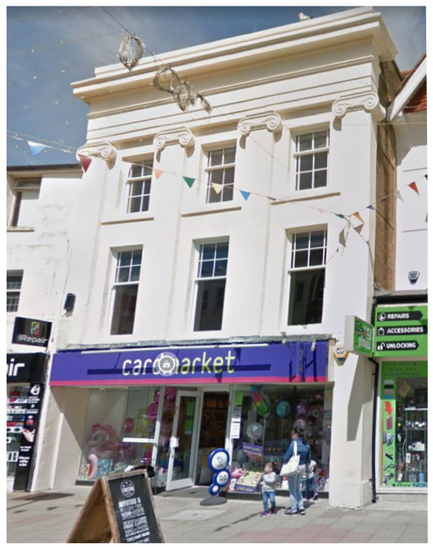
22 Montague Street is located on the north side of Montague Street, one of Worthings primary commercial streets. And is located within the South Street Conservation Area.

Montague street is a pedestrian zone which includes buildings which have a mixture of architectural styles, ages and materials.  Most of the buildings are two or three storeys. Some of the buildings are listed and most of those that are not have some historical and architectural interest.

## 2.2
## Neighbouring Buildings

Neighbouring buildings to 22 Montague Street include the following:

- 20 Montague Street to the east is a 3-storey building with a phone repair shop on ground floor.
- 24 Montague Street to the west is tis a 3-storey building with a phone repair shop on ground floor.
- To the west of Montague Place, Montague Street retains its special architectural and historic interest in the stucco buildings on the north side and a terrace of Flemish gable ends in brickwork on the south side.




22 Montague Street




22 Montague Street Streetscape

# 2.0
# Existing Building & Context

## 2.3
## The Existing Building, Hertage Statement

22 Montague Street is a Grade II listed building.

The four storey property was first constructed in the early 19th century. The building has a stucco facade with 4 equally spaced Ionic pilasters with finely moulded capitals on the upper storeys. Above the columns there is an entablature forming the parapet for the roof. The windows to the upper floors are sash windows with glazing bars. The ground floor has a modern shopfront.

The building is mixed use, retail ground and first and residential on the first, second and third floors. The building appears to have been subject to various extensions and internal re-fits over time.

This application concerns the modern retail unit shopfront awning and signage.




22 Montague Street - Shopfront 2000




22 Montague Street - Shopfront 2022

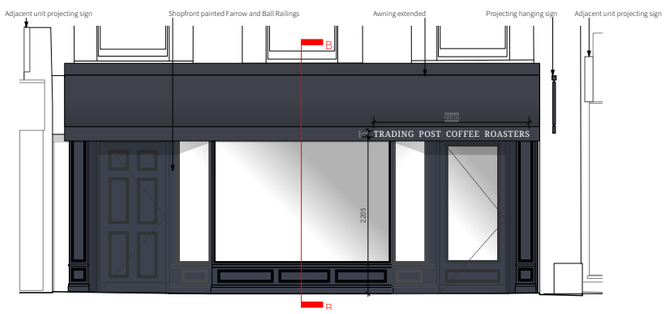
# 3.0
# The Proposals

The building has remained vacant for a number of years. Following previous applications there has now been a new tenant found for the ground floor retail unit. As a result we are applying for new signage and associated awning to the shopfront for the new coffee shop.

- New fascia sign
- New Projecing sign
- New retractable awning with signage




22 Montague Street - Proposed Signage - Awning retracted




22 Montague Street - Proposed Signage - Awning extended

# 4.0
# Conclusions

The new signage and awning is required for the new coffee shop use at 22 Montague Street. Bringing the building back into use and enhancing the streetscape of Montague Street.