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**Natwest Worthing
27 South Street
Worthing
BN11 3AR**

Design & Access Statement

May 2026



Our Reference: 26-017-BS-DAS



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1. Introduction

The following Design and Access Statement has been prepared to accompany the full planning application for the proposed works at Natwest Worthing, 27 South Street, Worthing, BN11 3AR owing to concerns regarding water ingress emanating from the roof portions and the poor condition of the cladding to the front elevation. It has also been prepared with reference to the following documentation:

- 25-017-BS-RS – Photographic Condition Report
- Drawing number: 26-017-BS-01: Existing & Proposed Site Location Plans
- Drawing number: 26-017-BS-02: Existing Floor Plans
- Drawing number: 26-017-BS-03: Proposed Floor Plans
- Drawing number: 26-017-BS-04: Existing Roof Plan
- Drawing number: 26-017-BS-05: Proposed Roof Plan
- Drawing number: 26-017-BS-06: Existing Elevations
- Drawing number: 26-017-BS-07: Proposed Elevations

An existing photographic schedule is included in Appendix I of this document.

This statement has been prepared to explain the design rationale behind the proposed works and is intended to demonstrate the applicant's commitment to design and accessibility.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.

The 'access' component refers to both interior design and management issues to demonstrate compliance with the design principles of the Access Design Guide SPD and how the applicant intends to discharge their duties under the Equality Act 2010, including:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements

Summary of proposals

The building is located on South Street, to the south of Worthing in West Sussex. It is sited approximately ¼ mile north of the south coast and surrounded by similar commercial premises, including retail outlets, cafés and restaurants.

It is principally arranged four storeys and extended to the rear over two and three storeys. Retail banking is provided at ground floor level, surmounted by office and ancillary storage accommodation above.

The Proposed works can be summarised as follows:

- A. Refurbishment of the flat roof portions
- B. Investigations into the condition of the granite cladding to the front elevation

- C. Plastic mortar and indent repairs to granite cladding to the front elevation
- D. Replacement of the aluminium life expired windows
- E. Internal making good and decoration

The works, excluding the replacement of the life expired aluminium framed windows, are limited solely to repair and refurbish and aim to maintain the aesthetic character of the original building.

The existing building footprint will not be altered as a result of this proposal.

The building is located in a Conservation Area as designated under the Planning (Listed Buildings/ Conservation Areas) Act 1990, accordingly Planning permission would be required for any material alterations.

2. Land Use

The building is located in the centre of Worthing in West Sussex. It is principally arranged four storeys and extended to the rear over two and three storeys. Retail banking is provided at ground floor level, surmounted by office and ancillary storage accommodation above.

The building is located in a Conservation Area as designated under the Planning (Listed Buildings/ Conservation Areas) Act 1990. The proposals do not involve an application for change of use and the existing use is to be maintained.



Figures 1 & 2: Site location plans – Not to scale

3. Site Layout

The building is located on South Street, to the south of Worthing in West Sussex. It is sited approximately ¼ mile north of the south coast and surrounded by similar commercial premises, including retail outlets, cafés and restaurants. It is principally arranged four storeys and extended to the rear over two and three storeys. Retail banking is provided at ground floor level, surmounted by office and ancillary storage accommodation above.

It is estimated the building was originally constructed circa 1960 and principally concrete framed, with the front elevation clad in granite and housing six bay windows. The main roof is flat and although the inspection was restricted, it is understood to be weathered in an asphalt covering.

Windows are manufactured from extruded aluminium frames fitted with single glazing, with a single PVCu framed window provided to the rear. It is estimated the extended portion was constructed circa 1980. Again, surmounted by flat roofs weathered in a mineral felt covering.

The proposals do not include for any alterations to the existing site layout. The existing layout of the site is to be retained, with continuity in terms of use, location and access.



Site aerial photograph

Figure 3: Aerial photograph – Not to scale

The proposals do not include for any alterations to the existing site layout. The existing layout of the site is to be retained, with continuity in terms of use, location and access.

4. Development Scale Relationship

There is no proposal within this application to change the scale, or massing of the site.

5. Landscaping

No proposed alteration of the landscaping is required, with the retention of the existing pedestrian and vehicular access routes.

6. Development Amount & Proposed Design Rationale

The proposal within this application is for the repair, refurbishment and the replacement of existing elements to the building. A subsequent condition survey has been submitted within this application that should be read in conjunction with the submitted plans.

Repairs to the building include the following:

- HVAC Installation with allowance to remove any redundant non-operational units located on rear flat roofs
- Full refurbishment of lower flat roofs
- Replacement of existing non-compliant free standing edge protection to rear flat roof portions
- Investigations into the condition of the granite cladding, with an allowance for localised plastic mortar and indent repairs, together with re-pointing complete
- Replacement of windows to upper floors and rear windows with polyester powder coated aluminium framed double-glazed units
- Repair and decoration of timber door and metalwork
- Reinstate internal building fabric where ongoing water ingress has been experienced, including plaster repairs, decoration and replacement of suspended ceiling tiles.

Generally, the building was found to be maintained to a reasonable standard, albeit a number of urgent remedial works are required to address ongoing water ingress and the risk of falling masonry from the front elevation.

The flat roof portions to the rear projections are in poor condition, with evidence of water ingress visible internally. Full refurbishment, including the introduction of insulation, is recommended. Consideration should also be given to refurbishing the main roof, as evidence of historic water ingress was also identified.

Movement has been identified in the granite cladding to the front elevation, with visible displacement and failure of fixings noted to the bay windows. Further intrusive investigations are recommended, with an allowance for localised repairs and re-pointing complete.

The windows to the building are manufactured from extruded aluminium frames and fitted with single glazing. They were found to be in poor condition, exhibiting moisture ingress and condensation. Replacement is recommended to ensure suitable weathering is maintained, whilst improving thermal performance.

A full scope of works has been submitted within the condition report that details the proposed works in order to bring the building back up to a sound condition. All repair, refurbishment work and replacement windows will visually be like for like and therefore enhancing the look of the listed building without changing its appearance.

No significant structural alterations are to be undertaken. There is no proposal for any extension, or adaptation within this application.

7. Professional Involvement

This report has been produced following the prescribed structure as set out in “Design and Access Statements: how to read, write and use them” produced by CABI in 2006 for the Commission for Architecture and the Built Environment (reprinted 2007).

Due to the simplistic nature of the application, no external community members or professionals have been consulted prior to the application.

8. Planning Policies Assessment

Relevant local and national government policies have been reviewed in relation to this application.

9. Site Access

The existing access to the property will not be altered, or adapted.

10. Conclusion

The proposed works are deemed to have minimal aesthetic impact to the external façade of the building in terms of material alteration.

The existing layout of the site is to be retained, with continuity in terms of use, location and access.

11. Bibliography

- Design and access statements guide, CABI, 2007
- <http://www.heritagegateway.org.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

12. Appendix I – Photographic Schedule



1. Front elevation



2. Rear elevation of extended portion



3. Granite cladding to front elevation



4. Defective cladding to bay windows



5. Damaged cladding at ground level



6. Degraded sealant to window frames



7. Granite to shop front



8. Degraded sealant to window frames



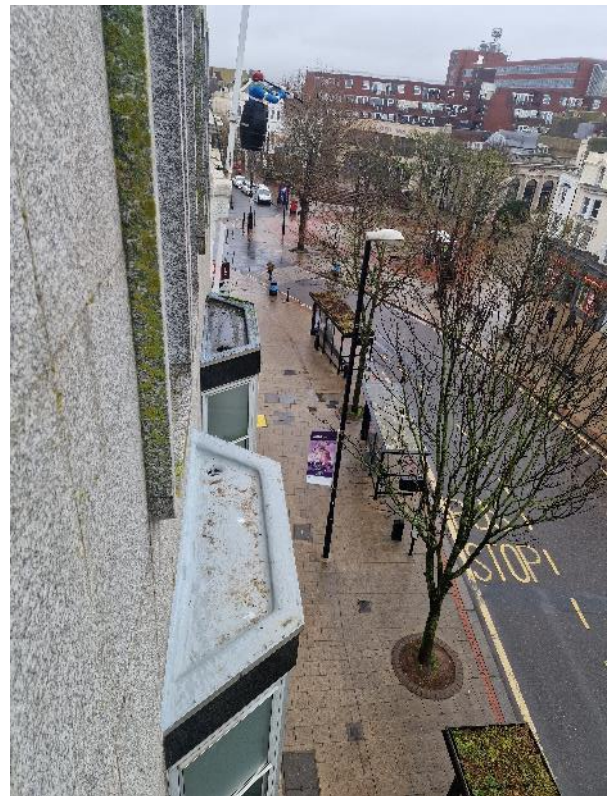
9. Degraded sealant to window frames



10. Evidence of moisture ingress internally



11. Roof to bay window



12. Roofs to bay windows



13. Bay window



14. Lower flat roof to rear



15. Poor flashing detail to lower flat roof



16. Upper flat roof – Roof 2



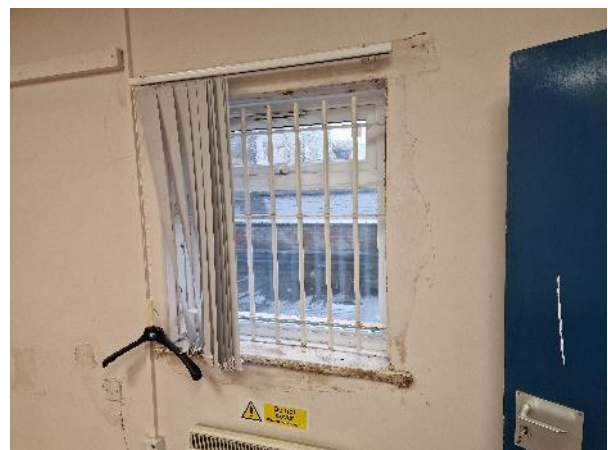
17. Evidence of water ingress internally



18. Poor patch repair to lower flat roof – Roof 3



19. Upper flat roof – Roof 2



20. Water ingress to rear



21. Replacement PVCu framed window to rear



22. Replacement aluminium framed window to rear

VERIFICATION
APPROVED FOR ISSUE:
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