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Design and Access Statement

Inc Heritage Statement and FRA

11 Warwick Street, Worthing
25113

Rev	Amendments
-	First Issue

By	Date
JE	19/02/26



Warwick Street is a mixed use pedestrian road within the South Street Conservation Area running from Chapel Road to the west, eastwards until it forms Brighton Road. At ground floor the buildings are used for hospitality or commercial use and above these units the spaces are either homes or offices.

No 11 is on the northern side of the street and the applicant seeks to undertake some alterations and adaptations to improve the layout of the building and separate the ground floor from the upper levels.

/ Use

Currently redundant the ground floor of the property was last used as a café and has partial access to the upper floors where the precise use of each room is unknown; filled with either work desks, beds or storage for the café at ground floor.



The property has an excellent location for town centre working, living and socialising
(Image courtesy of Google Maps)

The application seeks to separate the existing commercial unit at ground level from the upper floors that will be identified as two residential dwellings.

/ Amount

Currently at circa 95m² there is no change to the area of this unit as the space taken by the stair is moved from north to southern side of the plot.

At the upper levels two apartments will be created, namely a one-bedroom flat at first floor level at 50m² and a two-bedroom duplex at 66m² on second and third floors. These will be accessed from a dedicated shared 'front door' on Warwick Street.

The first floor flat meets the National Space Standards (Mar 2015) required minimum floor area for a 1B2P single storey dwelling.

With regard to the duplex unit, the area is slightly below that of a two storey 2B3P at min 70m² but higher than the minimum requirement for a single storey 2B3P at 61m². This is due to the exclusive design of the unit where the upper level is open to a double height space to reduce the impact of the existing limitations of the uppermost level that is within the roof space.

Given the bedrooms meet the requirements of the National Space Standards (Mar 2015) we believe the residential homes are compliant.

/ Layout

Within the current building layout, access to the upper floors is from the north via a stair that leads to an external courtyard, where onward access to Ann Street is through a stepped undercroft. The commercial unit also has a door onto the stair and they have use of the courtyard, which is also used as rear access for the neighbouring café to the west. Due to these many factors, the access is not suitable for residential use.



Existing access to the staircase is via an undercroft (centre photo) off Ann Street

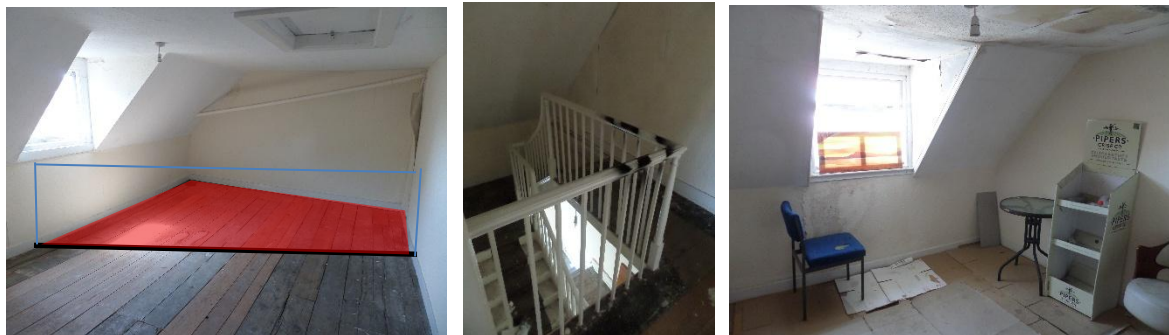
Therefore, it is proposed to relocate the principal rise from ground to first floor towards the 'front' of the property so it has a dedicated access point from Warwick Street. This arrangement reflects and compliment others along the street scene and provides more activity to the pedestrian thoroughfare.

Where the existing stair is removed a rooflight will be inserted to provide daylight to the deeper parts of the floor plan. This effectively gives greater layout options to the potential tenant such as a larger back of house kitchen, pleasant changing room area, or more toilet provision.

Residential units at the upper floor are stacked to ensure similar room uses over each floor, with a Living / Dining / Kitchen area to the southern façade where existing, generous fenestration is evident

enabling a connection with the street scene. Sleeping areas are towards the quieter rear of the plot with the exception of the sleeping deck to the duplex units where there will be an element of dual aspect using the double height open plan volume to flood the space with daylight.

Within the existing roof space the existing stair simply does not work with headroom as low as 1.5m as can be seen on drawing no P005. Therefore the proposal for a duplex apartment addresses the issue whilst also enabling a great open plan top floor connecting the two existing dormers, leaving the disruptive rainwater pipe in position with no detriment to the dwelling.



Duplex (floor to be removed shown red for double height volume) addresses drainage issues and removes stair with impossible headroom (centre), replaced with bathroom

/ Appearance and Scale

There is no change to the scale of the building.

All fenestration is in poor condition and will need replacement with double/triple glazed units to meet current energy efficiency targets. At ground floor a replacement shopfront provides a symmetrical feature to the building, constructed in a traditional style to reflect the location whilst also improving the street scene by removing the existing slanted fully glazed screen arrangement.



The shopfront does not relate to others along the street, with the adjacent one to the east atypical of the traditional designs that should be used in the conservation area

To the rear of the property, where hidden from public view the replacement fenestration will be simple casement design but sliding sash arrangements will be used to the street façade to replace the existing.

Dormers appear to need reconstruction and the windows here will be a single opening pane to enable optimum daylight and views out. Rooflights will be conservation style top hung factory finish units that include a vertical bar to reduce all roof alteration visual impacts, even if unseen from the public ground floor level.

/ Access and Landscape

The existing double door access to the ground floor unit is not ideal as it opens outwards and there is no automatic opening mechanism, ultimately resulting in a difficult single door access to the unit for those with mobility issues. Therefore, the replacement includes a traditional but fully glazed, inward opening single door with a clear width of 775mm in compliance with current Building Regulations to access an existing building. Set back from the façade, the level threshold is covered from the elements to further improve access.

Mirrored on the eastern side a solid door with identical clear width provides access into the shared communal stairwell to the apartments, which in turn mimics other residential units along the northern side of Warwick Street, such as nos. 15, 19, 25 and 29.



Selection of shopfronts along the northern street scene either side of the plot (centre)

To the rear of the commercial unit the existing courtyard will be retained for storage of waste before being transferred to the communal collection point in Ann Street, as is the existing arrangement.

Off Warwick Street communal collection points are available in Bedford Row and Marine Place for the residential waste collection. It is envisaged that final details will need to be agreed with the local

authority department that replicates those arrangements that must be in place for all the other residences that are directly accessed off Warwick Street.

Being located in the heart of Worthing town centre, sustainable transport links are plentiful with the central bus stop hub and taxi rank being located less than 100 metres away. To the north, Worthing train station is a 15 minute walk away and therefore lack of dedicated parking is not detrimental to the proposal. Similarly, cycle racks are available within the pedestrian zone although it may also be possible for the commercial unit to use part of their courtyard for workers who cycle.

There is no change to the immediate landscape.

/ Heritage Statement

Within the local authority 'South Street Conservation Area Appraisal' there is no direct reference to the building but the document does make direct reference to Warwick Street "*Shopfronts in themselves are important elements in the street scene and some are of special interest, particularly on the north side where there are a variety of designs and unusual recessed lobbies*".

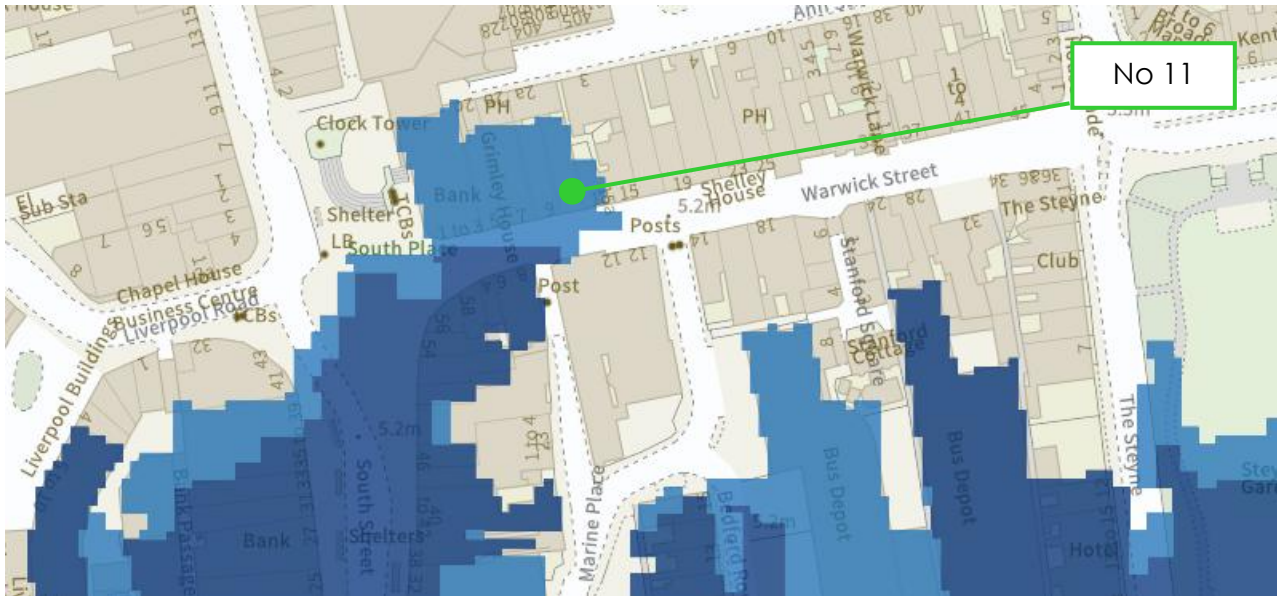
The proposed replacement shopfront directly responds to this characteristic and enhances the street scene greatly. Furthermore, the document goes on to state architectural historic and townscape elements which should be preserved include:

- "*A common building line at the back of the pavement*". The shopfront reinforces the line
- "*Elevations which feature bays, dormers, cornices and render or yellow brick*". The introduction of the bay window provides an excellent window display or seating opportunity
- "*Mansard or pitched roofs in slate*". The slate roof covering will be retained with reconstructed dormers and new rooflight insertions (latter obscured from view)
- "*Timber sliding sash windows which provide a vertical emphasis to the street scene*". The replacement windows facing Warwick Street will be sliding sash painted timber windows
- "*Traditional shopfronts and signs which respect the overall design, style and period of the individual property they attach to and which contribute to the character and appearance of the street scene*". The replacement shopfront compliments the more traditional ones along Warwick Street with mouldings to plinth and a fascia left for tenant final use

/ Flood Risk Assessment

The site is partially within Flood Risk Zone 2 as can be seen from the extract from the Government 'Flood Map for Planning. This risk has been identified as "from the sea".

However, this is an existing building with no fundamental changes to the building fabric or uses at ground floor level; With all new residential units at first floor and above. Therefore, there is no change in status.



Extract from Government 'Flood Map for Planning'

There is no change to existing hard standing, roof configuration or roof area so no increase to surface water drainage.

/ Concluding Statement

No. 11 is in a poor state and may worsen over time. The application seeks to rejuvenate the tired building in a way that provides contemporary living in an architectural style that compliments the Conservation Area; to invigorate life on the successful pedestrian street and should be approved.