

Montague Street, Worthing

West Sussex, BN11

Haines Phillips Architects has achieved an excellent planning consent for our Client for a mixed use scheme on this challenging site in central Worthing.

The site is in a prominent position, on a key linking route between the seafront promenade and the pedestrianised Montague Street shopping area, but is currently occupied by an unattractive commercial building from the 1970's that relates poorly to its surroundings. The site straddles two Conservation Areas and a terrace of listed cottages sits opposite the flank elevation.

The design proposals take the opportunity to create 26 high quality residential apartments, behind and over commercial space at ground floor street level, whilst respecting and enhancing the context of the Conservation Areas in which they sit. The residential units provide a mix appropriate to the town centre location and the commercial areas have flexible spaces serving the Montague Street shopping area.

Retail A1 space is located at ground floor street level facing on to the main shopping parade. The shopfronts are split visually in to bays reflecting the typical plot widths of the adjacent parade of shops but the proposed retail area can be used as a single unit or subdivided in to smaller units.

Residential accommodation is proposed to the rear of the ground floor, and on the first, second, third and fourth floors. The development is oriented to bring sunlight and daylight to the proposed residential units and to ensure that the amenity of existing buildings is not significantly impacted. Two first floor podium courtyards are proposed to provide shared amenity space, light and views for the apartments. The scale and character of the courtyards are in keeping with comparable mews and courtyard spaces in the local area and the orientation of the courtyards means that they would not impact on the amenity of surrounding neighbours.

Our design takes a careful approach to the relationship with the surrounding townscape, whilst creating a high quality, contemporary design, in a scale, materials and details that take reference from the best parts of the local area.

A pre-application enquiry was submitted to Adur & Worthing Council in June 2018. The full planning application was submitted in November 2018 and received consent in May 2019.



Client: Private

Planning Consultants: ECE Planning

Heritage Consultant: Studio Astragal

Contract value: Approximately £4.5m









