

# APPENDIX 11

**Union Place**  
Worthing Borough Council

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**Hawkins/  
Brown**



# 1 Introduction

## 1.1 Executive Summary

### Development context

Worthing is a treasured south-coast town with enviable connections to other towns and wider infrastructure. Rich in Victorian and Edwardian architecture and attractions, the town also has a modern appeal and vibrant areas of townscapes. It is important that the redevelopment of Union Place should bolster rather than undermine any of Worthing's current strengths.

Like many towns, however, Worthing also has areas which function less successfully, and which could be improved through considered and informed development. Retail is struggling in high streets across the country and in Worthing this has led to corners around the site becoming one-footed and underused, as exemplified by the Guildbourne Centre. Other aspects of Worthing's context, such as the Connaught Theatre, although more appreciated, could be elevated through careful development.

### Summary of the Proposals

The proposals prioritise a high-quality residential environment through four main development blocks with generous internal courtyards and permeability. A heritage and design led approach to massing and scale creates a strong, sensitive frontage to Union Place, enhanced by widening and upgrading the public realm.

The blocks are arranged to enable phasing and work with the site's ownership constraints. This also serves to create a new pedestrian route between Union Place and Cheltenham Road, as well as an east-west route along the south of the blocks. Increased permeability and opportunities for off-street public realm are allocated within the development areas, to contribute and service the mixed-use development.

Commercial space activates the ground floor at the edge and informal routes within the site, forming a series of shared public spaces between the town centre and the residential areas beyond.

This application has been submitted in outline only. The exact details of building design will be brought forward in subsequent reserved matters applications. This will sit within the development parameters and principles established by this outline scheme.

Due to the limitations of its size and location within the town centre, sustainable parking ratios proposed to promote active travel, prioritise high quality pedestrian spaces, and best practice in the wake of the climate emergency. This is balanced with the need for appropriate parking access for residential and commercial units, along with a wider parking strategy for the re-use of existing parking within the town centre.



Aerial view of the proposed masterplan  
Note: illustrative only, refer to planning drawings and design code for submission details



14 December 2017

## WHAT CAN YOU EXPECT FROM THE BAYSIDE APARTMENTS ON WORTHING SEAFRONT

Bayside Apartments are set to be the iconic new coastal development by award winning developers Roffey Homes, when they are completed in 2020. Work has already begun on the demolition of the old Aquarena site and is expected to be completed by the New Year when building work will commence.

Situated next to Splashpoint leisure centre on Worthing seafront, the development will offer residents of the 141 high-quality 1 to 3 bedroom apartments full access to a café and a private health club, boasting a swimming pool, spa, steam room, sauna and gym.

### Soaring high with sea views

Rising fifteen storeys high, every apartment floor will be served by two lifts in each section of the building, providing a total of ten lifts for the residents.

Each apartment will benefit from exquisitely designed, high specification interiors, offering contemporary and stylish living just a short walk from the bustling town centre. Many residents will also enjoy an 'al fresco' lifestyle with stunning balcony



An eco-friendly stance is being taken to heat and provide hot water to each apartment by connecting each residence to a central boiler (and an emergency backup) through a Heat Interface Unit (HIU). Each HIU enables the supply of affordable, sustainable heating and hot water, with eco-friendly temperature control and an energy conserving ‘on-demand’ delivery system. This high efficiency also means that the surplus power generated can be sold back to the National Grid.

### Affordable housing

Twenty homes are to be made available under the affordable housing scheme. Though these homes are available through a third party yet to be appointed, they are still set to benefit from cost-saving ‘greener’ heating supply and an LABC (Local Authority Building Control) New Build insurance guarantee.

### Pricing

We anticipate pricing to start around £200k for entry level apartments, spacious homes with sea views from £400k and a selection of penthouses in excess of £1m. All homes will come with a 125-year lease.

Apartments will start to be released in the spring of 2018, with a marketing suite due to open in the spring of 2019. The first residents are expected to move in by the winter of 2020.

More details will be released in due course, including square footages of each apartment and fixed pricing. In the meantime, if you would like to enquire further, please call us on 01903 213 281 and be sure to register your interest for ongoing updates.

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## ARCHIVE

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