

10th September 2021

2111 Design and Access & Heritage Statement The Stone Room, The Square, Angmering BN16 4EA



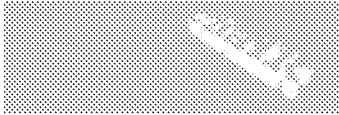
The Stone Room Pizzeria and Bar is proposed to be located within the existing ground floor unit at The Square in Angmering, that currently houses Picture Framing & Crafts. This falls within the Angmering Conservation Area.

The change from shop to restaurant falls within use class E and is not considered development. This statement supports the application for advertising consent, installation of new kitchen extraction system, planters and awnings that will allow the existing unit to function as a restaurant.

Summary of Proposed Development

This application is for the installation of additions that will allow the existing unit to function successfully as a restaurant. The proposals include:

- Installation of new kitchen extraction system & ductwork
- Replacement illuminated signage
- New awning
- New external planters
- New hanging sign
- 2 new external air conditioning condenser units



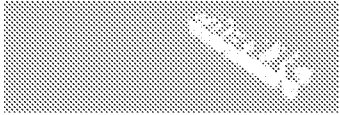
Site Location



Site Location Plan: OS Maps

The restaurant is to be located in a ground floor unit on The Square, Angmering, adjacent to Graham Butt Estate Agents. The building is separated from Angmering Parish Council offices by a driveway that leads to the rear of the restaurant building and provides access to the first floor flats above the restaurant and to properties located behind.

The site is located opposite a planted area, with The Lamb at Angmering public house beyond, across Water Lane.



Scheduled Ancient Monument (SAM)

The site is not a SAM and the proposals do not affect a SAM.

Archaeological Notification Area (ANA)

The site is within an ANA, however the proposed works do not involve ground works, so will not disturb any archaeological matter.

Conservation Area

The building sits within the Angmering conservation area.

Historic Parks and Gardens

The proposed scheme does not affect a historic park or garden.

Flood Risk

The existing building frontage sits on the boundary of Flood Risk Zone 3 (high risk). The building itself and land behind appear to sit in Flood Risk Zone 1 (low risk).

Simple FRA

The site is within Flood Zone 1 - Grid Ref - 506899/104369 (As identified on Environment Agency Flood Map – refer to submitted 2111 EA Flood Map).

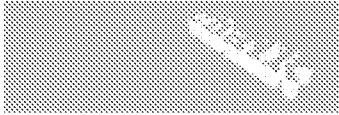
Existing floor levels are to remain as existing. No alterations are proposed

It is not practical to raise the floor level within this existing building in a conservation area, as it already has low ceiling levels.

Flood protection will be considered for installation of electrical services and through specification of water resilient internal finishes for the first metre above ground floor levels.

There is no change in surface water runoff through the proposals in this application.

Arrangement for runoff will remain discharge to the existing mains drainage as for the existing building.



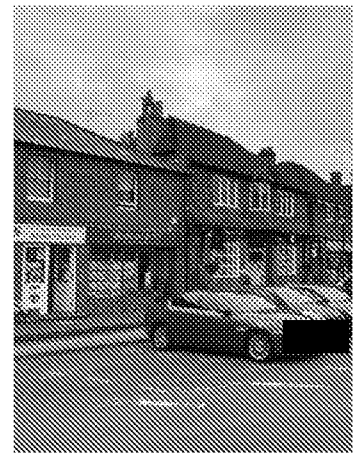
Photographs of the existing building



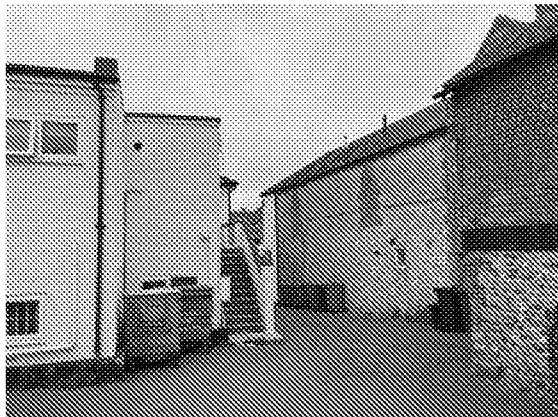
Parish Council & access drive to North East



NE Flank wall of property



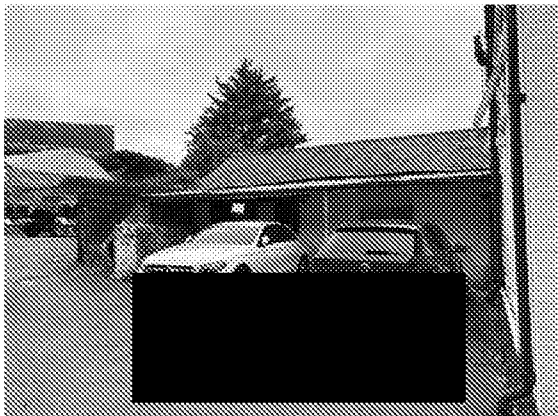
Neighbouring Buildings to South West



View towards access drive from rear of building



Flats above ground floor unit viewed from rear



Existing single storey rear extension



Access to business behind property



Access

The entrance arrangements to the premises are to remain stepped as existing, with a single step to the existing terrace, and a further step to the front door.

It is intended to store removable ramps within the restaurant, so that staff can bring these out to assist customers when required.

Internally, the restaurant occupies the ground floor only, with level access for customers to all public areas.

The location is serviced by bus, with the Village Green bus stops approximately 140m from the property. Angmering Train station is approximately 2.3km away.

Limited car parking spaces are available directly in front of the unit.

Proposed Design

The proposals do not add any additional enclosed area to the existing building at the historic centre of Angmering. No changes are proposed to the fabric of the building. As such, there are no changes to the flood risk of unit nor the surroundings.

The proposals are set out in the submitted drawings & information (listed below)

- 2111 A.01 Site Location & Block Plan
- 2111 A.10 Ground Floor Plan
- 2111 A.20 Existing Elevations
- 2111 A.30 Existing Section AA
- 2111 P.100 Proposed Plan
- 2111 P.200 Proposed Elevations & Section AA
- 2111 P.201 Proposed Elevations
- 2111 P.500 Proposed Signage Details
- 20633 BWF Extraction System Overview
- 20633 BWF Proposed Ventilation System Plan
- 2111 Weinor Awning Brochure Extract
- 2111 EA Flood-Map

Shopfront Design

The existing shopfront runs across two thirds of the ground floor of this two storey building.

The remaining ground floor unit is occupied by an estate agency.

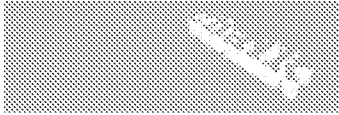
Self contained flats occupy the first floor.

The existing fascia signage board appears to be printed acrylic panels, running across the full width of the unit. Surface mounted conduit and projecting arms above indicate that the signage has been illuminated in the past, but signage lights no longer appear to be functional. The neighbouring estate agents' signage board is illuminated by a linear LED.

The proposed changes are set out on the submitted drawings, for the shop front in particular, refer to 2111 P200 Proposed Elevations and 2111 P500 Signage Details

The existing fascia sign is to be removed, and a new awning and hand painted timber signage panel erected in lieu.

New warm white linear LED lighting is proposed to the fascia signage panel



A hanging sign is proposed to be sited at the northern end of the Fascia signage, to hang centrally on the existing brick pier at the end of the façade.

The existing fixed timber shopfront glazing is to be removed and replaced with painted timber framed sliding folding windows, improving the thermal performance of the glazing at the same time.

The proposed awning is to be face fixed to the lower edge of the existing signage panel (similar to the awnings installed further along The Square at The Marsh House). Please refer to the submitted manufacturer's literature for details of the proposed awning system.

Painted timber planters are proposed to sit at the edge of the terrace, on the lower step (on the pavement level concrete pavers that define the edge of the site). These will define the edge of the terrace and prevent people accidentally tripping or falling off the edge, as well as adding a welcoming biophilic touch to the exterior.

A battery operated internally illuminated menu board is also proposed to be located on the pavers at the pavement level, by the entrance to the restaurant.

Extraction Proposals

In order to facilitate a commercial kitchen, a new extraction system is proposed, as set out in BWF's drawings and statements.

It has been located to the rear of the property, running from ground level up to 1m above the existing parapet of the rear first floor. It will not be visible from the street.

Ozone and ESP filters are proposed to reduce smoke, odour and grease particles. These proposed odour control measures are consistent with an odour risk categorization of "VERY HIGH" as per DEFRA 2005 "Guidance on the Control of Noise and Odour from Commercial Kitchen Exhaust Systems and EMAQ 2018 update.

Air Conditioning Proposals

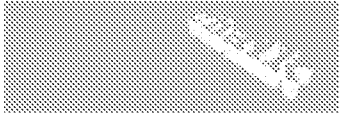
In order to offer customers a pleasant, temperate atmosphere, it is proposed to install air conditioning units for heating and cooling.

The proposal calls for 2 external condensing units to be placed adjacent to the proposed extract at the rear of the property.

Conclusion

The existing shopfront is starting to look dated and in need of refurbishment.

The proposed shopfront alterations are sympathetic to the conservation area with the use of traditional materials. The restaurant use will activate the shopfront enhancing the space and retaining the sense of enclosure noted in the Arun Council Supplementary Planning Guidance on Conservation Areas.



The introduction of extraction ductwork & air conditioning enables the restaurant function and the associated street front activation.

References

The NPPF and NPPG.

Historic England GPA Note 2.

Arun Council Supplementary Planning Guidance on Conservation Areas