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From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 21 April 2020 12:21

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: A/45/19/PL

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 08 April 2020 16:38

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: A/45/19/PL

A/45/19/PL

Demolition of existing buildings (car show room, workshops and Phares Courtledge) and erection of 19 dwellings, a convenience store, a community building, public toilets and associated car parking and landscaping

Part of the application site is located within the Angmering Conservation Area and is immediately adjacent to a grade II Listed Building. There are also a number of other Listed Buildings within close proximity of the site. For

instance, the Lamb Public House and the war memorial. There are also a number of locally listed buildings to the south of the site (around the High Street).

The Conservation Area is the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school (now the library), frame a narrow entrance to The Square. The High Street is almost entirely residential and whereas Arundel Road is narrow and straight, the High Street is wider but with a significant gentle curve which invites exploration of the fine buildings distributed along the road. The conservation area contains a number of other listed and locally listed buildings which form an attractive group, in the historic core of the village.

The closest listed building to the application site is a property called 'Eachways'. Eachways is an early C19, two storey detached property. Faced with square knapped flints with long and short brick quoins and windows surrounds. The roof is tiled. The sliding sash windows retain their glazing bars. It is of aesthetic significance.

The existing site

The proposed site is situated in the centre of Angmering Village and was previously used as showrooms, workshops, offices and ancillary accommodation by a car dealership who have relocated elsewhere within the district.

The site is bordered by two roads; Water Lane and High Street. It is irregularly shaped. In general, the whole site is reasonably level, having extensive retaining wall boundaries to the eastern and southern boundaries which will be fully exposed once the site is cleared of the existing structures. This is compared to the high street which rises in a roughly easterly direction from the square.

The Water Lane frontage is open to the road and footpath with two existing access points. At present this frontage is made up of the existing single storey showroom buildings and covered car sales areas with views through to the development land beyond as well as the rears of the stepped housing of Cumberland Crescent. Such development does not provide a good gateway into the conservation area or the setting of the listed buildings.

The High Street frontage is more contained, being set back behind a mix of existing hedging, trees, walls and fences with on-street parking. There are small sections with exposed access into open parking, workshop and car storage areas, with extended views towards the rears of the stepped housing along Cumberland Crescent. There is potential to enhance this part of the street-scene.

The propose development

The overall concept of redeveloping the site is considered acceptable as it will result in the loss of a number of unattractive buildings within a site in the centre of the conservation area and village. it will also allow a vacant site to be brought back into use.

The proposed development is divided up into smaller sections or areas. Some of the areas will have a greater impact upon the heritage assets identified earlier in this response.

Plots 1-5: These plots front directly on to the High Street in the section of the site previously occupied by Phares Courtledge. Development in this location will be very visible within the conservation area and should be carefully considered.

The concept of residential development in this location has been accepted. It is also noted that there was previously a cluster of older, more traditional buildings in this approximate location. The concept of a terrace of houses reflects that of other parts of the conservation area, where there are a number of terraces. Each one of them, forming an attractive group of dwellings.

Plot 1-4 are all the same, whereas plot 5 is a different design. It is not clear why this is the case. Plot 5 is more complex in appearance with a number of half hip dormers on a small section of the front elevation. The building is also an unusual shape, having an angled floor plan. It is not clear why this is required. It is suggested that this front elevation and floor plan could be simplified so that it reflects the other buildings which it forms a group with.

However, the idea of using painted brick for these units is acceptable, and an approach which can be identified within the conservation area. The success of such a proposal will relate to the quality of the bricks and colour used. Machine produced bricks which have a smooth front, and mass-produced appearance would ensure that the terraces look to be modern (and out of character). A more traditional brick should be used which would enable the elevation of the terrace to have a softer, more appropriate appearance. Likewise, a more traditional colour should be chosen which reflects that found elsewhere in the conservation area. It is also suggested that a traditional brick bond be used so that it is reflective of a historic area. Such issues should be dealt with by way of condition, if you are minded to approve the application. Likewise, details of the materials and joinery should be provided to the LPA for approval should you be minded to approve the application.

The retail unit is very closely located to Eachways. It is considered to be substantial in size, with a complex roof form that does not fully reflect the character of the properties in the surrounding area (including the conservation area). Development of this building could be considered to be harmful to the listed building.

Likewise, the Parish Council building is located close to Eachways and projects forward of it. I note that this building is attempting to emulate the previously lost barn style buildings, with the DAS stating that *'the overall building elevation treatment is based around a 'converted barn' style of development with additional development and uses materials to highlight the design principles involved.* However, it is not clear from the plans provided if it would successfully pull off such a scenario.

It is also considered that the development will clearly be visible in the context of the listed building and visible from the square. Whilst the concept of this element is, on balance, acceptable, its success would be subject to the considered use of materials, elevational treatment and detailed design considerations such as the joinery. It is also suggested that the joinery should be set back within the window/door openings so as to create shadow lines. Details of all of these would be required if you are minded to approve the application.

The NPPF (para 200) states that local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. It is not clear whether certain elements of the development achieve this aim at present.

It is assumed that the proposed public toilets will form part of a separate planning application, due to the lack of information?

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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