



**SHAFIQUES,
THE SQUARE,
ARUNDEL ROAD,
ANGMERING,
WEST SUSSEX
BN16 4EF**

**HERITAGE / DESIGN AND ACCESS STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR REPLACEMENT SHOPFRONT, REPLACEMENT MAIN ROOF COVERING AND
RAISING OF REAR ROOF**

MAY 2019

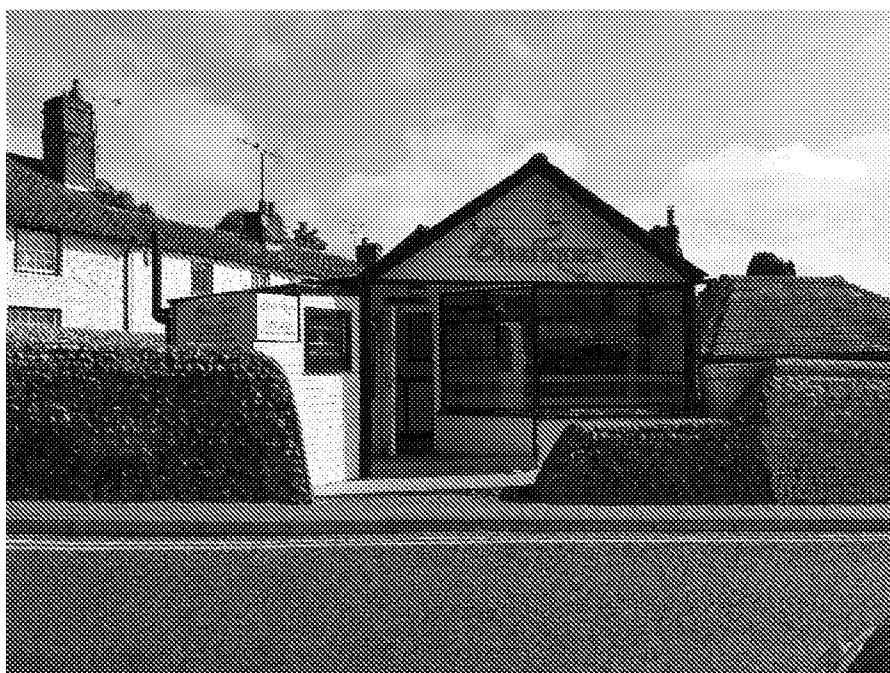
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INTRODUCTION

The proposals comprise various external alterations to Shafiques, comprising a replacement shopfront, replacement main roof covering and raising in height of the rear roof. The affected areas are in need of replacement and the proposals would enhance and improve the appearance of the site and the wider setting.

THE SITE

The building is a detached structure of modest proportions and probably dates from the 1930s. The building sits on a small site which is bordered by public roads to the front and rear. A high flint wall forms the boundary to the front and rear, and the existing building is not particularly dominant within the street scene.



The site

DESIGN PRINCIPLES AND CONCEPTS

The building is generally in fair condition, but some of the external roofing materials would appear to be original from the time when the building was first constructed. These are now in need of replacement. The window forming part of the shopfront is in poor condition and requires urgent complete replacement.

The proposed alterations would result in some subtle changes and improvements to the external appearance in addition to a modest degree of alteration work. These proposals would be sensitively carried out to improve and enhance the external appearance of the existing building whilst retaining the general form, character and scale.

The proposals are a sensitive and sympathetic approach to improve and enhance the site in an appropriate manner whilst retaining the general character, appearance and setting of the existing building whilst also helping to ensure a sustainable long-term future for the building.

ASSESSMENT OF PHYSICAL CONTEXT

Shafiques is located in The Square, Arundel Road, Angmering. This is broadly in the centre of the Angmering Conservation Area and forms part of a grouping of retail and food premises.

There is a gradient which runs across the site, which means that external ground levels to the north west side of the site are higher. There is also a tall flintwork wall which runs around the boundary of the site which restricts views into the site from ground level.



The site

DESIGN PRINCIPLES - THE USE

The use of Shafiques as a food takeaway establishment will remain as existing.

AMOUNT OF DEVELOPMENT

The external footprint of the building will not be altered as a result of the proposals as no form of extension is proposed.

FLOOD RISK ASSESSMENT

The site is located within Flood Zone 3 as indicated by the Environment Agency flood risk map. This is a narrow flood risk area and would appear to be associated with a stream running through the village. The proposals do not involve any change in the footprint of the property nor any changes to external doors or access arrangements. Accordingly, the proposals would not result in any changes to flood risk matters.

EVALUATION

The importance and significance of the existing building has been evaluated, and the extent of the proposals would not damage or negatively affect the appearance or the setting.

The site is located within a relatively densely populated built-up area and the proposals would not have an adverse effect on neighbouring properties.

SCALE

The only form of extension or enlargement to the building is the raising of the rear roof height by 300mm. This would not be readily visible from the front of the building. This alteration is required for practical reasons as explained under the heading of 'access'.

LAYOUT

The existing general layout of the site would be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

Arun District Council Local Plan

- **Policy D SP1 – Design.** The proposed alterations to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposals would be of a fully complementary appearance.
- **Policy D DM1 – Aspects of form and design quality.** The proposed alterations to the building would be entirely complementary to the existing external appearance, and the visual impact would be relatively minimal. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.
- **Policy HER SP1 – The historic environment.** The proposals would not have any adverse impact on the Conservation Area within which the site is set.
- **Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential).** The only form of enlargement is the raising of the existing roof to the rear of the building. This would be a subtle alteration which would not have any harmful visual impact.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun District Council Local Plan.

National Planning Policy Framework (2018)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The introduction to the NPPF states that planning permission should be determined in accordance with the development plan unless material consideration indicate otherwise. More specifically, the following parts of the NPPF are relevant to this proposal, together with how the scheme would comply with the NPPF in *italics*:

Chapter 2 – Achieving sustainable development. *The proposal would help to build a strong, responsive and competitive economy by ensuring the long term use of an existing commercial building.*

Chapter 6 – Building a strong, competitive economy. *The proposal would enable the existing commercial building use to continue, which would support economic growth.*

Chapter 12 – Achieving well-designed place. *This deals with achieving well - designed places and focusses on good design. The proposals would be functional and the design alterations would be entirely appropriate.*

Chapter 15 – Conserving and enhancing the natural environment. *The proposals would not result in any adverse impact on the natural environment.*

Chapter 16 – Conserving and enhancing the historic environment. *The proposals would improve and enhance the appearance of the existing building.*

In conclusion, it can be seen that the proposal is an entirely appropriate response to its setting in terms of design and would improve and enhance the appearance of the host building. It can be demonstrated that the proposal is considered to be of a design that reflects local distinctiveness and its local context and does not detract from the character or appearance of the Conservation Area within which the site is located. Therefore the proposal accords with the objectives of local and national planning policies.

The design solution is set out in a statement below. To summarise this, we have adopted a suitably sensitive approach.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposals. Details of the proposed design solutions are as follows:

Landscaping and Planting

No changes are proposed to any external areas. There is no existing planting, and no new planting is proposed.

Appearance

The general appearance of the building would be enhanced and improved by the use of appropriate external materials which would complement the building and the surrounding area.

ACCESS

There would be no alterations to existing access arrangements. However, the reasoning behind the raising of the rear roof area is to enable large refrigeration cabinets (which are required for the operation of the building as a takeaway) to be easily manoeuvred into and out of the building. There is current a large cabinet within this space but fitting it within the building caused damage to both the roof structure and the unit due to the very limited height within this area. Raising the roof height by 300mm would make this access much easier and would mean that a large refrigeration unit can be moved in and out without causing damage.

LIGHTING ASSESSMENT

The proposals would not result in any variations to the lighting.

NOISE IMPACT ASSESSMENT

The proposals would not result in any increase in noise generation.

SUMMARY

An appropriate design approach has been taken with the proposals for external alterations to Shafiques, Angmering. The alterations have been designed sympathetically to provide a fully coherent and complementary appearance, and the proposals fully respect the nature of the existing building and the Conservation Area within which it is located.

In conclusion, it can be seen that the character, appearance and setting of proposals would be fully appropriate and would not adversely affect the setting or appearance of the host building.

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