

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 August 2018 08:33
To: Planning Scanning
Subject: FW: BR/191/18/PL

From: Martyn White
Sent: 24 August 2018 14:49
To: Planning.Responses
Cc: Simon Davis
Subject: BR/191/18/PL

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The application relates to the entire structures at 2-4 Waterloo Square, along with other structures which are accessed from Norfolk Street. The demolition of the buildings therefore has the potential to affect the character and appearance of two streets.

The Buildings (2-4) are noted as being “Locally Listed” and located within the “The Steyne” Conservation Area. As such the buildings are considered to be heritage assets for the purposes of planning policy.

The conservation area consists of a number of different character areas, and Waterloo Square is one such area. A key area of the square is the open space which runs down to the pier. The conservation area statement identifies that there is a variety in age, style and size of the buildings which contribute towards the established character of the area. The eastern side of the square consists of buildings of different age and appearances, with the immediate neighbour being more modern in nature.

The buildings are an attractive pair of 2 and 3 storey structures with a Dutch or Flemish gable façade, and are located within a prominent part of the conservation area. These are the only buildings within the conservation area that appear to have such a façade treatment, which increase their attractiveness to the immediate local area. This is especially so when compared to the modern building which immediately adjoins the site.

In addition, the height of the buildings means that they form an important element of the street-scene, and therefore this part of the conservation area. The absence of a building on the neighbouring plot further emphasises the importance of the buildings considered as part of this application.

It is therefore considered that the loss of those buildings fronting on to Waterloo Square will have a significant impact upon the conservation area, and cannot be supported as proposed.

I should point out that the elevation fronting on to Norfolk Street is such that they detract from the character of the conservation area, and redevelopment of this element offers the opportunity to enhance the quality of the area and help towards the regeneration of the street.

Guidance is provided within the Arun Local Plan in policies HER DM2 and HER DM3. It is considered that the current proposal does not comply with the policy in that the structure to be demolished makes a contribution to the special character or appearance of the area. In addition,

the current application relates to the demolition of the building only which will leave yet another area of undeveloped land within the conservation area (the immediate neighbouring site is also vacant). Such a proposal will detract and harm the established character of the area.

Planning permission has not been granted for the redevelopment of the site (or the neighbouring one), and as a consequence, it is not clear how any new development will look like, or when it will take place. The result of this being that it cannot be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area. This is also contrary to the policies referred to above.

Redevelopment of Locally Listed Buildings or Structures of Character will only be supported where they cannot be put to a beneficial use or re-use. It is assumed that the fact that the buildings have remained empty for so long implies that no alternative use can be identified for the building. Would there need to be evidence to support such a claim from the agent?

A case has been made that the buildings are structurally un-sound. Evidence has been provided in the form of a structural review. I am not a structural engineer, and cannot comment on the content of that document, nor on the structural condition of the buildings themselves. A judgement will need to be made by the planning department as to whether the condition of the building is such that it outweighs any harm to the character and appearance of the conservation area. This may require the application to be reviewed by a structural engineer to ensure that the claims regarding the structure are correct.

It is also not clear if any attempt has been made to retain the attractive front section of the building so that it can be incorporated in to a future, yet approved scheme for this part of the Square? Whilst such an approach is not normally supported this might be the best way of maintaining some of the established character of the area, whilst acknowledging any structural issues with the building.

The application as currently prepared cannot be supported as it therefore conflicts with the relevant heritage policies within the adopted Arun Local Plan (2011-31).

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