

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

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To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: M/88/21/PL

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155 Middleton Road Middleton-On-Sea PO22 6DF

Coffee trailer business to be located on the shingle area adjacent to the paved forecourt. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as other development

Whilst a heritage statement has been prepared, the level of information provided is basic and is in part incorrect. Number 155 Middleton Road is a Locally Listed Building or Structure of Character. It is also located within a Locally Listed Area of Character, which contains a number of Locally Listed Buildings.

The building used to be the Grocery and Post Office, as opposed to a concerted chalet bungalow! It has a bow fronted window and timbered gable, with a hard standing to the front with hedging adjoining the pavement.

The Middleton-On-Sea Village Design Statement helpfully identifies that the building was the first shop to be built in Middleton Road in 1925. This was the first in what is now an extensive parade of village shops situated on both the north and south sides of Middleton Road.

The special character of the Middleton-On-Sea Estate derives largely from the low density, spacious, planned concept of Captain Henry Rowlands Starkey Coldicott (1886 – 1980). His vision was a plan for creating not just a residential estate, but also a village community suited to the seaside location.

The village shops are grouped in individual buildings based on a rustic, timber framed, Sussex style, but carried off in a 1920's style. The architectural details of the shops are in harmony with the houses on the Estate. The newsagent (now post office) and the cafe are located in what is loosely termed a 14th century Yeoman's house. The most ambitious building, Bankside, was designed by Oliver Law FRIBA and comprised a corner bank, and shops with flats above.

The Arches is a two-storey block with an oak framed entry separating the butcher and fishmonger. The upper portion overhangs on oak joists with the posts of the entry hand finished with an adze. Barley's ironmongers are located in Utility House, a weatherboarded building in the style of a traditional barn.

Also of note is The Manor House, which is a Grade II Listed Building. The Manor House is an early C19 detached building, which is two storeys and Stuccoed with an eaves cornice and slate roof. Windows with venetian shutters and glazing bars intact. Porch with Doric pilasters, pediment, semi-circular fanlight. It is of architectural and historical significance.

The Proposal

The proposal is for the introduction of a coffee trailer business on an area of shingle which is adjacent to the existing paved forecourt. It would appear to cover an area of 2.6m by 1.5m, and be located so as to be visible from the road to the front of the site. However, it would also be located in a vibrant village centre where there a mixture of shops and other uses, along with pedestrians and vehicles.

The trailer itself, would not be a permanent fixture and could be easily removed. It would appear that the trailer would be a black colour with white lettering (as indicated on the photograph mock-ups). I am of the opinion that the appearance would be acceptable, subject to confirmation.

The listed manor house is located in a village position, being surrounded by vegetation which means that it cannot be clearly seen. Its setting is therefore predominantly confined to its grounds and to the neighbouring lane. I am of the opinion that the location of the trailer would not harm the setting of the listed building.

The day to day functioning of the trailer should be considered so that features such as any commercial or visitor waste bins are carefully considered and located in an appropriate location. Likewise, I would not want there to be a proliferation of signage/advertising boards which could visually clutter the area, and detract from the village centre.

Conclusion

Subject to my comments above, I am also of the opinion that the trailer would not harm the established character of this part of the village centre, nor the area of character or the setting of the Listed Building. As a consequence, the application should be determined in accordance with these comments as well as paragraph 203 of the NPPF (2021).

Martyn White
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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