Crown & Anchor
33 High Street, Shoreham-by-Sea, BN43 5DD
Project No: 20.029.SN.R 104

Planning Design & Access Statement

DESIGN COMPONENT:

This property is a well-established Public House located on the High Street of Shoreham-by-Sea and sits within the Shoreham Conservation Area, as designated on 18th March 2008.

The property is set over two storeys and a basement level. The building has trade areas and a trade kitchen situated on the ground floor with private accommodation to the upper floor. The site slopes down from the front to the rear and the ground floor has two split levels to bridge the change in level. The rear trade area comprises a double height space with vaulted ceiling and a mezzanine level with a full glazed bay window. The pub benefits from a rear outside seating area with views across the river Adur.

Our client, Shepherd Neame has asked us to lodge a full planning application to strip out all the existing UPVC external doors and windows on the rear elevation (including the central double height bay window and roof light, a single door, a double door with side panel and two first floor windows) and replace them with new crittall-style aluminium external doors and windows.
It is proposed to install 2 no. sets of double doors and glazed screen above, where the original bay window is removed. A second set of double doors will replace the existing UPVC double doors and side panel within the same opening at ground floor level. The existing pitch will be infilled with matching finishes where the rooflight is removed.

USE

The main use for the replacement doors and windows is to improve access out onto the rear beer garden and to make the garden look more appealing for the customers to use throughout the year. The design of the proposed crittall style external doors and windows will be more in keeping with the character and style of the traditional public house and Conservation Area.
This development is necessary due to the high public demand and for the business to survive in the current climate.
With this proposal, it will attract more customers to use the outdoor space. As the concept is improving the aesthetic and decoration of the property, it will create an attractive, pleasing environment for customers whilst helping to preserve and maintain the property.

AMOUNT:

The existing bay window to be demolished has an overall eaves height of 5.2M and a footprint of 5.5 M^2. The proposal does not require further extension or development with only external alterations to the material, style and finishes of fenestration.

LAYOUT:

The proposal will add two sets of double doors where the bay window is removed. The internal areas, of the premises, are not being altered in any way. The layout will not be affected as all the replacement doors and windows will fit within the existing openings.

SCALE:
The proposals have no major effect on the existing scale, being subservient to the existing building.

LANDSCAPING:
Our proposal doesn't include any alterations to the landscape within these premises.

APPEARANCE:
The new doors and windows will be crittall-style aluminium.

APPRAISING THE CONTEXT:
Assessment:
This proposal does not appear to undermine any local planning policies.
We do feel that the proposal is in keeping with its surroundings and is not detrimental to the current street scape and nor does it undermine any of the adjoining properties.

10. ARCHITECTURAL & HISTORIC IMPORTANCE & FEATURES:
In respect to the Government Policy on developments in Conservation Areas set out in the National Planning Policy Framework (2012), our proposals have considered the setting of the existing building, and, by its form, we feel our proposals have no undue effect of detriment on the application site and its surrounding area.
The Conservation Area is not threatened by these proposals which, if allowed to proceed, would generally help to improve the existing dining experience, and provide enhanced public house facilities for the customers.

ACCESS COMPONENT:
General access for pedestrians to the site will not change at all from that existing in respect to the works that are proposed to be undertaken.

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