

HERITAGE STATEMENT

Installation of Internal Retractable Security Grille Yorkshire Building Society, Worthing, BN11 1EG

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the installation of an internally mounted retractable security grille at the Yorkshire Building Society branch in Worthing.

The proposal relates to the installation of a manually operated concertina-style retractable security grille positioned internally within the recessed entrance doorway of the existing commercial premises.

The purpose of the installation is to improve the management and security of the premises outside operational hours, including addressing ongoing anti-social behaviour and unauthorised occupation of the recessed entrance area.

The proposal has been specifically designed to minimise visual impact upon both the host building and the surrounding conservation area.

2. Site Description

The application site comprises an existing Yorkshire Building Society branch located within Worthing town centre.

The property forms part of a modern commercial parade and includes a contemporary aluminium-framed shopfront with recessed entrance lobby and large glazed display frontage.

The entrance arrangement creates a recessed doorway area providing shelter outside operational hours.

The wider streetscape is commercial in character, comprising a mixture of retail, banking and town centre uses with modernised shopfronts and commercial signage.

The site is understood to fall within a designated Conservation Area.

The building is not understood to be statutorily listed.



3. Proposed Works

The proposal consists of the installation of a manually operated retractable concertina security grille positioned internally within the recessed entrance lobby.

The grille will:

- be reveal fixed internally,
- be retractable and fully open during operational hours,
- stack discreetly to the side when not in use,
- comprise an open lattice design,
- be finished in a dark powder-coated colour,
- have no external shutter housing or motorised equipment.

The proposed grille system is a lightweight visually permeable design selected specifically to minimise visual impact when compared with alternative solid roller shutter systems. The selected grille type is a retractable concertina-style lattice security grille of traditional open construction.

No significant alterations are proposed to the existing shopfront or surrounding façade.

The installation is reversible in nature and requires only limited localised fixings within the entrance reveal.

4. Heritage Considerations

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to preserving or enhancing the character and appearance of Conservation Areas.

The proposal has been carefully considered in this context.

The host frontage is already of a modern commercial appearance rather than traditional historic shopfront construction. The proposed works do not involve the removal of historic architectural detailing, decorative joinery or traditional shopfront elements.

The proposed grille is located internally within the recessed entrance rather than externally across the primary frontage line. As a result, the installation will have limited prominence within the wider street scene.

Importantly, the grille has been selected specifically in preference to a solid roller shutter solution in order to reduce visual impact upon the Conservation Area. The open lattice construction maintains visual permeability and avoids the inactive and visually dominant appearance commonly associated with solid security shutters.

During normal operational hours the grille will remain fully retracted and largely concealed from public view.

The proposal therefore represents a modest and proportionate intervention which preserves the character and appearance of the Conservation Area whilst enabling the continued safe and effective operation of the premises.



5. Impact Assessment

The proposed development is considered to result in a very low level of heritage impact due to:

- the modern character of the existing frontage,
- the recessed positioning of the grille,
- the lightweight and visually permeable design,
- the absence of external shutter housings,
- the reversible nature of the installation,
- the limited extent of physical intervention required.

The proposal does not result in the loss of historic fabric and does not materially alter the architectural character of the building.

The installation is considered significantly less harmful than alternative security measures such as externally mounted roller shutters.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area in accordance with the objectives of national and local heritage planning policy.

6. Conclusion

The proposed internally mounted retractable security grille has been carefully designed and selected to minimise visual and physical impact upon the host building and surrounding Conservation Area.

The installation is lightweight, reversible, visually permeable and discreetly positioned within the recessed entrance lobby.

The proposal will provide operational and security benefits to the premises, including assisting in the management of anti-social behaviour and unauthorised occupation of the recessed entrance area outside operational hours.

Overall, the proposed works are considered to preserve the character and appearance of the Conservation Area and are therefore considered acceptable in heritage and townscape terms.

