DESIGN, ACCESS & HERITAGE STATEMENT

Project: NatWest Shoreham By The Sea – Closure
Address: Shoreham By The Sea, 21 East St, Shoreham-By-Sea, BN43 5ZP
Date: 04/04/24

Applicant:
NatWest Group Plc
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

Agent:
Lewis & Hickey Ltd
1 St Bernard's Row
Edinburgh
EH4 1HW
T. 0131 343 6222

Description of Works:

Closure of retail bank.
External:
Removal of existing signage, external ATM and making good where removals affect the building.

Internal:
Removal of non-original internal signage, fixtures, fittings, furniture, and equipment relating to the operation of this retail bank.

Use:

Existing: Retail Bank
Proposed: Retail Bank

Tenure:

Freehold

Listed:

Not Listed

Amount:

The scope of removal work to the building will be minimal and will not affect the condition of the building. Removals will cause no harm or loss to the original building. Apertures in external wall from where 1x ATM are removed will be the materials stated on the relevant documents, with the appearance of the façade reinstated to the original form. Material used for the infills will match the original detail.

Scale:

Works to Ground Floor and external elevations. Works affecting the fabric of the building are restricted to removal of external ATM's solely. Wall will be reinstated to match original condition.

Landscaping / Philosophy:

Not applicable.

Appearance:

No original items will be affected. Reinstatement only.

Access:

Vehicular and Transport Links: No works proposed.
Inclusive Access: No works proposed.

Heritage Asset Statement:

- **Conservation Area: Shoreham by the Sea**
- "6.1 Character Areas

  The Shoreham-by-Sea Conservation Area is 29 hectares in area and encompasses a wide range of uses and buildings. As such, it is difficult to assess the character of the area as a whole. The original character assessment undertaken in 1971 identified the three main character areas as follows:

  - The shopping areas around High Street, the southern end of East Street and Brunswick Road;
  - The areas related to the precincts of the church, including the northern end of East Street, Church Street and St Mary's Road; and
  - The primarily residential areas of Middle Street, John Street, Ship Street, West Street and New Road.

  As a result of change in the intervening period and the extension of the conservation area in 1993, the areas of different "character" within the town are now considered to be as follows:

  - The Shopping Areas (High Street, southern end of East Street and Brunswick Road) General character: busy commercial area, significant traffic and on-street parking, mix of building styles and scales.
  - The Church Precinct (Church Street, northern end of East Street and St Mary's Road) General character: close knit commercial and residential development centred on the Grade I listed church, public open space, trees.
  - Residential Areas within the Historic Core (Middle Street, John Street, Ship Street, West Street and New Road) General character: close knit residential development, historic terraces and cottages, narrow streets, few vehicle movements, significant use of flint.
  - The Riverfront General character: clustered development around riverside setting, yacht club, boats on river.
  - The Pond Road Complex General character: large scale 1960s functional development, community uses.
  - Residential Areas North of the Historic Core (Southdown Road, Mill Lane, Queens Place, Ham Road) General character: mix of terraced houses on small plots and larger semi-detached and detached houses on larger plots

- 6.3 Activities and Uses

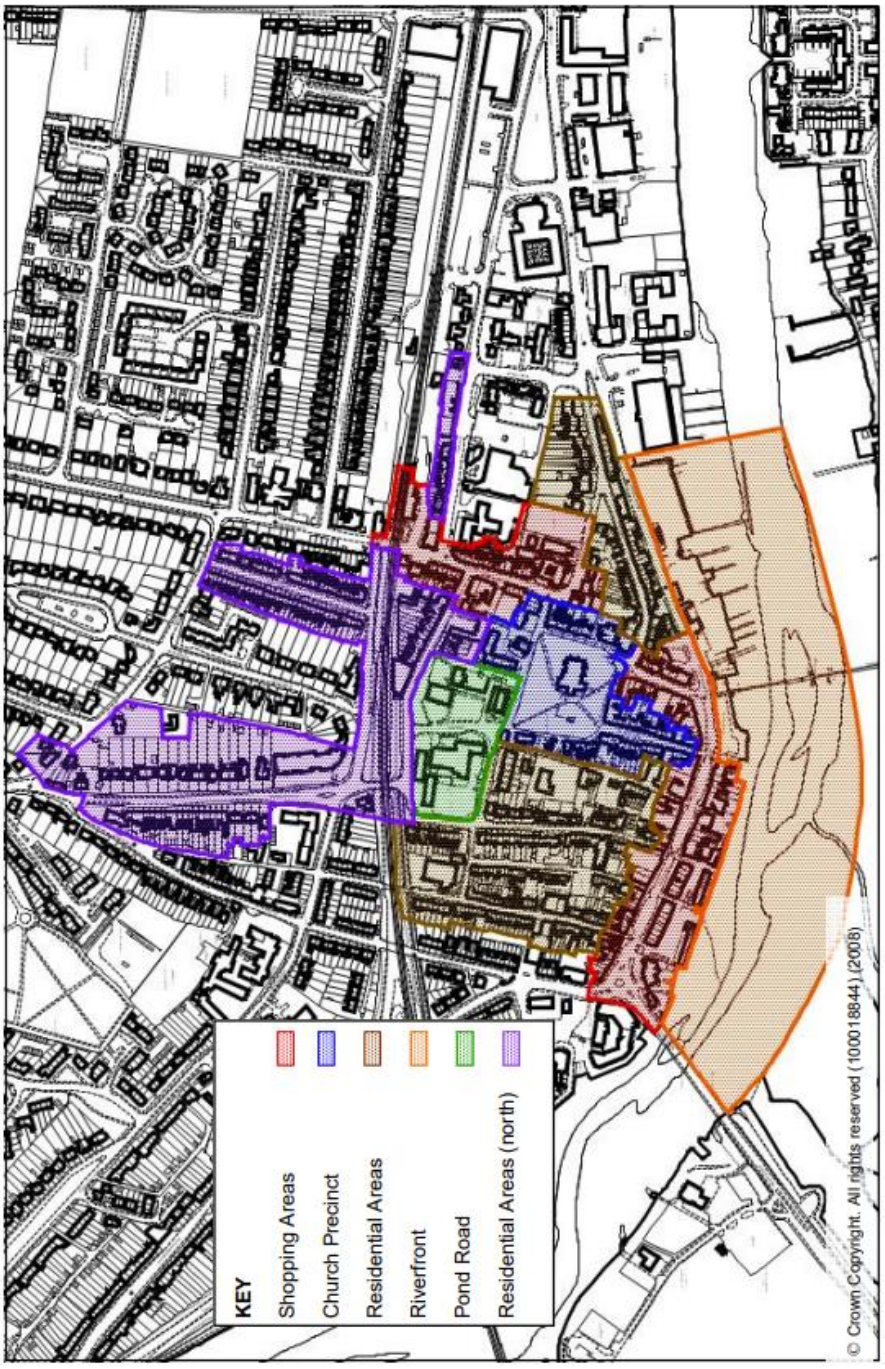
  High Street, East Street and Brunswick Road are the heart of Shoreham's commercial activity. Retail is the most prevalent use within these streets, which accommodate a variety of shops and eating places. Interspersed with these retail uses are other services such as banks, a post office and estate agents. The Adur District Retail Study (March 2006) noted that there was only a limited number of vacant premises in the town centre area and concluded that Shoreham has a vital and viable town centre. A farmers market held once every month along East Street adds a further element and atmosphere to the area.

  The conservation area is home to the notable Church of St Mary de Haura in Church Street. The church grounds also comprise the largest area of open space in the area and are widely used by the community as a pathway through to the centre of town or an area for quiet recreation. Other churches/religious centres in the area are St Peters Catholic Church in West Street and a Methodist Church in Brunswick Road. The former Church of St Peter in John Street has been converted, firstly to a nursing home, and later to residential flats.

  The area north of the church around Pond Road accommodates a modern community complex, including a community centre, health care centre and library. The remainder of the built up conservation area is generally residential, with an occasional small scale commercial or community activity."
  (Google.com, 2024)

- The conservation area has been understood and one of the most recurring points made in the document is that the Local pride and historical significance of the buildings and environment and how truly important they are to the area, and as such it is worth noting that these proposals do not damage the character and appearance of the Bank within the Conservation Area.

Location of Conservation Area



(Google.com, 2024)

Referencing

- Google.com. (2024). Available at: https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwiK7oOR3KiFAxUdUkEAHUk3CxYQFnoECB0QAQ&url=https%3A%2F%2Fwww.adur-worthing.gov.uk%2Fmedia%2FMedia%2C99434%2Csmxx.pdf&usg=AOvVaw1zv3YEbQNwfhDo_EnTTY2h&opi=89978449 [Accessed 4 Apr. 2024].