



## HERITAGE STATEMENT

**13A Oving Road, Chichester, West Sussex, PO19 7EG**

### **Change of Use of existing retail unit from Suis Generis to Class E**

These notes are to be read in conjunction with the following drawings:

<b>Dwg no</b>	<b>Scale</b>	<b>Title</b>
001	1:1250@A3	Site Location Plan
002	1:500@A3	Existing Block Plan
010	1:100@A3	Existing Ground Floor Plan
110	1:100@A3	Proposed Ground Floor Plan
120	1:50/100@A3	Proposed Elevations
160	1:10/20@A3	Advertisement Details

#### **1. Description of Existing Site**

- 1.1. This short heritage statement has been prepared to identify the heritage assets surrounding the application site and the likely impacts of the proposed alterations on the significance of these assets. The statement provided is proportionate to the form of permission sought – a change of use from Suis Generis to Class E, specifically facilitate the buildings occupation with an Estate Agents.
- 1.2. The application property is located within the Settlement Boundary of Chichester and within the Chichester City Conservation Area, where policies support new development which recognises, respects and enhances the local distinctiveness and character of the area, as well as important heritage assets.
- 1.3. The Chichester Conservation Area was originally designated on 16<sup>th</sup> March 1970 and extended in 1981, 1990, 1994 and 2008.
- 1.4. The character and appearance of the conservation area is comprised of it's architectural, historic, artistic and archaeological interest. Chichester's predominant architectural character is that of an 18<sup>th</sup> century market town.
- 1.5. The application site is located within the Whyke zone of the Chichester Conservation Area, as defined within the Chichester Conservation Area Character Appraisal. The area is predominantly residential and features high quality examples of 19<sup>th</sup> and early 20<sup>th</sup> century architecture. The street pattern has developed historically in line with road networks and is formed of traditional streets of an irregular perimeter block arrangement.
- 1.6. Whilst it is not listed, 13A is an attractive retail unit located on the corner of Green Lane off Oving Road, one the arterial vehicular routes in and out of the town centre. The building itself is of a traditional construction and a simple rectangular form under a pitched roof with slate tiling, set on a raised plinth. The building is connected to an outbuilding via a rear courtyard formed off a flint boundary wall to Green Lane.

## 2. Property History

- 2.1. The building is believed to have been constructed circa 1975 providing coach and horses hire. There have been a number of planning applications since, seeking to change the use class of the property with evidence of diversification preventing it from becoming a long-term vacant unit. The building has facilitated a sweet shop, hairdressers and a hot food takeaway at present.
- 2.2. A quick search of the Chichester Council planning register reveals the following history associated with the property:
  - **21/01773/PA3C** – Change of use from A1 to A3 – *Withdrawn*
  - **2102491/FUL** – Change of use from A1 to A5 – *Permit*

## 3. The Proposed Schedule of Works

- 3.1. The application proposals comprise a full planning application for a change of use and associated external alterations to facilitate the occupation of the building by an estate agent. It is proposed to construct a new flat roof at the rear to unify the building and its associated outbuilding. Further details of proposed advertisements are included in the supporting documentation.
- 3.2. The proposals and associative change of use, for which permission is being sought, are intended to be 'non-invasive' to the fabric of the existing building.
- 3.3. The proposed works will provide a necessary facility offering an improved connection to the unit. It is proposed to use the space as storage for office equipment and printing. As such, minor internal works are required to prevent penetrating damp and divert rainwater run-off to a nearby soakaway.

## 4. Assessment of the Impact of the Works

- 4.1. The nature of the proposed use is wholly consistent with the types of operation and activity normally experienced in town centres. There are no proposed alterations to the existing shop front, accordingly, there will be no impact on conservation by virtue of the development.
- 4.2. Specific designated heritage assets are identified below in **Figure. 2** considered to be potentially affected by visual terms by the proposed development. The majority of listed buildings within a one-mile radius are located in the Hornet and considered to have little to no visual relationship with the application site.
- 4.3. The below photograph in **Figure. 1** illustrates the present condition of the premises and should be viewed in conjunction with the scheme drawings to indicate the modifications to the premises. They demonstrate the less than substantial alterations to the building to facilitate the transition to becoming a more prominent and welcoming commercial unit.

- 4.4. With respect to the harm caused to the ‘heritage asset’ by the proposals, this is considered to be at the lower end of ‘less than substantial’. The proposals would enhance the street scene and would be harmonious with the character and appearance of the immediate setting, the wider Chichester Conservation Area and its heritage assets.
- 4.5. Consistent with the NPPF, this small harm must be considered against the public benefit of the development. In this case, there are two distinct facets to the public benefit. Firstly, the proposals are intended to help maintain the viability of the premises in the face of difficult trading conditions.
- 4.6. The second benefit is more directly related to the heritage asset itself as the proposals and subsequent revenue generated from the occupation will protect the long-term maintenance of the building. These moderate benefits are considered to far outweigh the less than substantial harm of the development.



**Figure 1.** Photograph of building taken whilst in A5 use and vacant (2023)



**Figure 2.** Extract from Chichester District Council Mapping Showing Listed Buildings

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## 5. Conclusion

- 5.1. The nature of the proposal is wholly consistent with the type of operation and activity normally experienced in town centres facilitating the introduction of new commercial occupiers whilst retaining the character and fabric of the building with minimal intervention.
- 5.2. This application at the 13A Oving Road will support the occupation of the premises and allow it to remain in its optimum viable use, successfully adapting to changing social habits.
- 5.3. The public benefits of the development outweigh the less than substantial harm and so there are no heritage considerations that indicate that this consent should not be granted. In conclusion, there will be no significant impact on any 'heritage asset' associated with the property, the site and the wider Chichester Conservation Area.

[End]

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