



DIXON & ASSOCIATES L^{td}

Consultants in Building, Architectural and Technical Services

Registration Number: 6133674

Heritage Statement

East Riding of Yorkshire Council
Planning Department,
County Hall
Beverley

10th February 2024

Dear Sir / Madam,

RE: Heritage comments regarding the installation of roller shutter at 13 Bridge Street, Bridlington.

This application is submitted, following discussion between the applicant, and planning enforcement.

Last year, we understood the shop had added a new roller shutter to the ground floor frontage. This work was carried out by the new owners of the building inadvertently without the benefit of planning permission, and prior to our involvement.

NR Jewellers have been serving the town of Bridlington for almost 25 years, primarily at their old premises at Queen Street. The shop had formerly been an arts and crafts shop, and gift shop, and therefore did not have many of the facilities required of a jewelers shop, the main being enhanced security. The owners were not aware that the installation of a roller shutter to the shop would require planning consent. The subsequent planning enforcement case has been referred to us, in order to regularise the matter by making an application for retrospective planning permission.

The site sits within the Bridlington Quay Conservation Area, but it is not listed. It is also not within close proximity to impact the setting or appearance of any listed buildings. The closest of which is Brunswick House on Manor Street approximately 50 meters away.



Figure 1: Roller shutter as installed.

The roller shutter at 13 Bridge Street is already in situ and therefore a site visit will assist with a decision on this application. It is important to note that the roller shutter is necessary for security purposes. As you will appreciate with the store selling jewelry, valuables are kept within and therefore store security is a priority. This necessitated the prompt installation of appropriate security measures including the installation of the roller shutter as seen on site. The business case for roller shutters to jewelry shops is well proven in the recent armed robbery at another Bridlington Jewelry store a few weeks ago, where the roller shutter restricted the extent of goods taken. A roller shutter also provides a visual deterrent against the casual burglar, vandal and opportunist and is therefore seen as an essential tool in the security armory of jewelers.

The roller shutters are of metal construction, and their unpainted silver steel colour appears to match well with the existing silver aluminum window and door frames of the shop front, when open. That said, the applicants are amenable to the shutters being painted dark blue or black to match the remainder of the shop front when the shutters are in the closed position.

Bridge street has a variety of buildings from the early 20th century, the vast majority of which include shutters like this one, particularly on the south side of the street. Some shutters comprise removable metal grids over the glazing, and some are plastic, or metal roller shutter styles like this proposal. The effect of concealing the roller shutter when open, together with the existence of other roller shutters in the locality, and the need to maintain safety and security of the business, strikes an appropriate balance.

Many neighboring properties share the same type of concealed box on the frontage of their shops that hide the roller shutter when open, so we believe this is appropriate to the area.

The opening hours of the business are 10am to 4pm, Mondays to Saturdays. Sundays Closed. Therefore almost all the time the town centre is busy (apart from perhaps the night time economy during summer months) the shop will be open and therefore the roller shutters will be in the open position, which makes them effectively hidden apart from the shutter head box.

We conclude that the works do not result in the loss of any of the original building, and the level of harm resulting from the roller shutter installation to the conservation area, in policy terms, is 'less than substantial'. In such cases, paragraph 208, 212 and 214 of the National Planning Policy Framework (NPPF) recommends that harm should be weighed against the public benefits including securing the optimum viable use. In this case the property was empty and 'To Let' prior to leasing to NR Jewelers, therefore the installation of the roller shutter has allowed a new business to open, and as a result has improved the shopping route through Bridge Street. This brings about public benefits for both residents and visitors to the town through increased aesthetic of a better occupied town center, in addition to the wider range of jewelry options for shoppers. There is also a benefit and reassurance brought to the business itself in terms of its security.

Officers are welcome to visit the site at any time. We do advise contacting us prior to a visit if you wish to view the property with the roller shutter down, as we expect the visit would take place during opening hours with the shutter open.

Yours Faithfully,

Dixon & Associates
Architectural Consultant

