



PLANNING STATEMENT

Barclays - Haywards Heath

77 South Rd,

Haywards Heath

RH16 4LB



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Introduction

This statement has been prepared in order to support an application for Barclays Bank. The building is not listed, nor within a Conservation Area. The proposed work in this two-storey property is for replacement of 1no existing old ATM with new ATM (with white acrylic surround panel); installation of white acrylic surround panel to existing ATM; removal of existing back painted glass and installation of new aluminium back panel in MT-02 (RAL 5011 gloss finish) within the window frame.

Scope of works:

- Existing old ATM to be replaced with 1 new ATM with white surround.
- Install new white surround to retained ATM
- Existing back painted glass to be removed. Install new aluminium back panel in MT-02 (RAL 5011 gloss finish) within the window frame.
- Existing branch nameplate to be removed and made good

The building has been a Barclays Bank for several years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The proposed works aim to preserve the building's status and appearance with minimal intervention, with the only change being the replacement of the existing ATM and glass behind it. The works, as a whole, are to ensure Barclays branches are kept up to date with their brand standards and continue to provide the best service to its customers. We do not envisage these proposals to have significant physical impact on the building. There will be no loss of original building fabric. The proposal involves minor external works which will not alter the demise of the building or the value of the onsite habitat.

The proposed works are fully in line with Local Policy DP2 and other retail banking present on the high street, ensuring that the development complies with the area's planning and design guidelines.

DP2: Town centre development

Strategic Objectives: 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community.

Evidence Base: Mid Sussex Retail Study Update 2014; Neighbourhood Plans; Town Centre Masterplans and accompanying work.

Town Centres

These are defined as the town centres of Burgess Hill, East Grinstead and Haywards Heath which meet the needs of their communities and those of the surrounding large and small villages and countryside areas.

To support the regeneration and renewal and environmental enhancement of the town centres as defined on the Policies Map – development, including mixed use and tourism related development, will be permitted providing it:

- is appropriate in scale and function to its location including the character and amenities of the surrounding area;
- has regard to the relevant Town Centre Masterplans and is in accordance with the relevant Neighbourhood Plan.

Primary Shopping Frontages

Primary shopping frontages are areas considered to be the principal shopping areas, predominantly for retailing. Proposals should enhance the shopping facilities available and not undermine the retail function of the area. Within primary shopping frontages as defined on the Policies Map change of use will be permitted where:

- A clear predominance of Class A1 shop uses would be maintained;
- The nature of the proposed use would sustain and enhance the vitality and viability of the centre; and
- The location and prominence of the proposed use would not lead to a significant break in the continuity of the shopping facilities.

Changes of use to B1a offices or residential use at ground floor level will be resisted.

Secondary Shopping Frontages

Secondary shopping frontages are the smaller areas on the edge of, or beyond, the primary shopping frontages. A high proportion of Class A1 – A5 uses appropriate to a shopping area, which contribute to the pedestrian flow and attractiveness of the area, should be retained. Within secondary shopping frontages as defined on the Policies Map change of use will be permitted where:

- The proposal would sustain and enhance the vitality and viability of the shopping area;
- The cumulative effect of non-Class A1 – A5 shop uses is not so great as to undermine the attractiveness of the shopping area.

In exceptional circumstances change of use to B1a office, health or medical use or residential use, at ground floor level, will be permitted where:

- It can be shown that an A1 – A5 use is no longer viable;
- An unacceptable break in the frontage of A1 – A5 uses would not occur; and

Policy B2: Planning permission will be granted for development or change of use that will encourage a diverse range of uses in the Town Centre including new office, leisure, community, hotel, retail and residential which can be shown to support the core retail offer and generate vitality and add viability to the Town Centre whilst avoiding harm to existing businesses and residential properties. Schemes that result in the loss of residential accommodation in the town centre will only be granted

- in cases of upper floor accommodation where an independent access does not exist and cannot be provided,
- in cases where there are insurmountable environmental factors which mitigate against continued residential use,
- where an employment or retail use is proposed, providing that use would enhance the vitality and viability of the town centre.
- where additional residential accommodation is being provided

Pre-application advice and planning history

1 x projecting sign and 2 x ATM box panel signs

Barclays Bank PLC 77 South Road Haywards Heath West Sussex RH16 4LB

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Fascia and projecting sign.

Barclays Bank PLC 77 South Road Haywards Heath West Sussex RH16 4LB

Ref. No: 00/01980/ADV | Received: Mon 11 Sep 2000 | Validated: Mon 11 Sep 2000 | Status: Approved

RE-POSITIONING OF NIGHT SAFE AND FITTING A CASH DISPENSER.

Barclays Bank Plc First Floor 77 South Road Haywards Heath West Sussex RH16 4LB

Ref. No: HH/277/87 | Received: Tue 18 Aug 1987 | Validated: Tue 18 Aug 1987 | Status: Approved
