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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/167/19/HH

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The application is located within the Craigweil House Conservation Area, on Kingsway which forms the main access road into the estate.

The conservation area was laid out as one unified piece, including the street landscape tree framework which was intended to create the rather "Arcadian" setting for house design that would echo after the arts and craft and Tudoresque. This layout and intentions are still visible in the conservation area today.

There is generally a low-density character in the estate particularly in Kingsway, with space between buildings being important to that character. The estate is predominantly characterised with residential dwellings of one and two storeys, with the three storeys Coastguard Parade being the only notable exception.

Another element of the character of the estate is that it has developed over a period of 70 years, so that there is a strong mixture of styles and ages of properties, which also vary in size.

The application is to undertake various works to the building, namely a single storey infill extension, replacement windows and alterations to fenestration and cladding. The building was constructed during the mid-20th Century and has a distinctive character. Such a character should be maintained as part of any proposal, and it is considered that the works appear to do this.

However, this is subject to the quality of the materials used. Having looked at the information it is not clear how the replacement cladding will look like in terms of appearance and treatment and should be designed to reflect the existing appearance/character of the building. Likewise, it is not clear what the stone cladding will look like. If minded to approve the application, details of the stone cladding, how the cedar cladding and the front door will look will need to be confirmed, and this could be done by condition, if you are minded to approve the application.

It is considered that the nature of the works is such that they will not harm the character of the building or the area. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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