
Sussex Building Consultancy Limited



Heritage Statement for 3 Arun Way Bognor Regis PO21 4HF.

Date : 21 June 2017

Ref : SBS/3AW01

Revision :

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1.0 Introduction

- 1.1 This statement is required by the Planning portal process but is not part of the Arun District Council Planning Validation checklist.
- 1.2 The application is for detailed planning approval for a first floor side extension along with a change in the rear balcony guarding design with fenestration changes to improve and suit the needs of the new owners of the property.

2.0 Planning History.

- 2.1 BR/202/59/G – Dwelling with garage and car port - approved.
- 2.2 BR/202/59/V – Boathouse – approved.
- 2.3 BR/202/59/Z – Extension of terrace and balcony - approved.
- 2.4 BR/370/80 – Extension to garage – approved.
- 2.5 AW/88/99 – Demolition of existing garage and erection of larger garage – approved.

3.0 Proposal.

- 3.1 The proposal is to provide an additional bedroom for the new owner's family to stay. The extension will project a distance of 3,660 mm forward of the annexe elevation, however, this is still 2,200 mm short of the front elevation which allows for the addition to be set well back when viewed from the street.
- 3.2 The existing annexe will have the existing flat roof and parapet wall detail removed and replaced with a new portion of pitched roof with hipped ends to match existing. The roof profile is smaller to the main roof and therefore is subservient in scale and retains the original building as the dominant feature.
- 3.3 There will be some replacement and amended fenestration with contemporary designed aluminium framed folding doors to the rear with a complementary design for the glazed replacement balcony guarding.
- 3.4 Internally alterations will take place to provide a more conducive layout for the owner's needs.

4.0 Heritage Statement.

- 4.1 It is not considered that the proposals affects any building of importance or the character of the Aldwick Bay Conservation Area, the changes to the appearance to the building are mainly to the rear with those affecting the front of the house being more in-keeping with the original building and replacing the unsightly flat roof profile of the previous extension.