[redacted]

Sent: 17 November 2014 17:22
To: Planning
Cc: Janice Chapman
Subject: Additional Objection to AW/201/14/HH - 53 Kingsway - forward extension of garage et al and demolition of 1953 porch and doorway.
Importance: High

Additional objection to AW/201/14/HH, 53 Kingsway – demolition of unique 1953 porch and Oak door and forward extensions eroding spacious setting.
by the Craigweil House and its Environs Conservation Area Association

Dear Sir,

We now attach three colour photographs of the front of this property which is at risk, through this application, of being damaged and altered in such a way as to destroy its unique 1953 style of architecture and, thereby, fail to preserve or enhance the existing character and appearance of this prominent part of Craigweil Estate. This is the most distinctive and recognisable 1950's era property within the Conservation Area which, having emerged through decades since the late 1920's, embraces individual houses and features and building techniques and materials (such as Crittall windows) so much admired by the English Heritage Conservation Inspector for the south of England and by our Conservation Officer, Brian Banister and, not least of course, by Arun District Council which saw fit to accord this designation in April, 2009 – just 5 years ago.

Photograph Img_9957 shows that the frontage, typically of the era, step back in three attractive facades – the door, a living room, and then the garage recedes into the easterly side which, if not painted which, would be seen to be totally subsidiary to the remaining of the building. In doing so, it creates front space for the parking of two cars within the garden (which ends at the brick post on the right where the estate owned verge begins and ends at the roadway).

Allowing that frontage to be brought forward to the level of the existing porch would create an uninteresting and lifeless flat front facade and reduce the open space at the front so highly lauded by the Conservation Area Statement and English Heritage. Allowing that upward

extension to the garage may appear to be a minor extension but it takes away space and destroys the sense of spaciousness that remains – it does not serve to preserve or enhance the character or appearance or setting of the conservation area. Now does it make a positive contribution as required by Area of Special Character and Policy GEN7 but detracts from all those requirements of this council for development. **Such planning 'creep' may be pleaded, as with this applicant, not to damage the area for he says *'The proposal will present little significant detrimental impact to the area...'*. He accepts that the development WILL *'detrimentally impact' on the area and* makes no claim that any part of this application serves to preserve or enhance the character or appearance of the conservation area or make a positive contribution – he never even mentions compliance with Arun's conservation requirements.**

In photograph Img_9953, the unique solid Oak door and classically designed 1953 style entrance porch to the left of the house is our ONLY such example of that era – and we can show examples of each decade (except for the War years of the 1940's) from the 1920's onwards. It stands out, clearly seen, with irreplaceable stained glass panels at the side and the typical engineering brick piers and concrete flat roof. **CHECAA says that this fine example of 1953 architecture – like it or no – must be preserved and the property not be destroyed or damaged by any development detracting from its appearance.**

CHECAA says that the rest of the plan – the ELEVEN roof lights etc serve only to detract from the character and appearance of Craigweil House.

We ask again that this application be refused.

Yours faithfully,

Richard Ostler, Chairman, CHECAA.
52 The Drive, Craigweil-on-Sea.
17 November 2014.

<u>Attached 3 explanatory colour photographs.</u>



