

CHECAA
Craigweil House and its
Environs Conservation Area
Association

'Preserving our Regal, Historic and Architectural Heritage for Future
Generations'

AW-40-12 – 25 Kingsway – OBJECTION 18-3-2012

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

BY EMAIL AND HAND

18 March 2012

Dear Sir

OBJECTION to AW/40/12 – 25 Kingsway – Alteration to front elevation

CHECAA was formed in 2001 with the objectives of working to ensure that all development within the area it embraced, and which is now the Craigweil House Conservation Area (CHCA), served to preserve or enhance and make a positive contribution to its environment and established character. Whilst having no wish to prevent or stop development – for that would be a negative approach – well over 200 members are now committed to ensuring that, so far as is possible, all development at the CHCA is good development which does not detract from that established character.

CHECAA's Planning Applications Scrutiny Committee has studied this application, and visited the site which is well known to them as it is located in a most prominent position of this main approach road that is Kingsway.

No.25 Kingsway is a large, modern house of significant design and merit in its own right and sits well with a sense of place among its surrounding properties of similar style and date. They are all built to a similar model with light coloured brickwork and tiled roofs, and set well back from the roadway in large plots and with substantial space between them both at first and ground floor levels. Contrary to the uninformed, erroneous belief of some, there has been relatively little infill building at Craigweil: certainly, there are changing styles but this is due to the fact that the whole area from Kingsway, through The Drive to Canons Close, has evolved through many decades spanning a period from

by no more than 300mm at the window cill. The street scene will be merely 3-4 rows of grey tiles against the red wall hung tiles and we see no merit in that.

3. CHECAA cannot accept that the external cladding and colourwash rendering of the existing aesthetically pleasing, attractive and tasteful light brickwork will in any way serve to preserve or enhance the area. On the contrary, we consider that it will stick out like a sore thumb – not in a ‘wow’ factor way but a ‘yuk, *what a mess that house is – what a blot on the landscape*’ style - and that is not CHCA!
4. It is true to say that there is a painted panel on the house next to the site (No.27) but equally true to say that CHECAA considers this, built and painted long before CA designation, to be a displeasing feature which does not enhance the area. It certainly is not regarded as constituting a precedent for the acceptance of rendering brickwork in this part of the CHCA.
5. It is not accepted, as stated in the D&AS, ‘*complimentary (sic) with its seaside location*’ for it is not, per se, ‘seaside’ as it would be in The Drive where the practise of painting was adopted by the initial Architects, Joshua Auty and Glanfield in the 1930’s. And at No.25 it complements nothing at all – the proposals would be tawdry and damaging to the street scene and area.
6. The applicant gives more detail regarding his proposed ‘*external, materials alterations*’ (para. 3 on the Form) on the ‘Proposed External Alterations’ plan (2 of 2) than he does in the D&AS by annotating this ‘*Remove existing concrete interlocking roof tiles and replace with Redland mini-Stonewolds*’. CHECAA feels that the existing roof – with decades of life left in it and certainly not in need of replacement – is pleasing and that it blends well with the house and houses surrounding it.
7. We are not persuaded that stripping the existing roof and replacing it with grey Redland mini-Stonewolds would contribute anything towards preserving or enhancing the character of the CHCA or making a positive contribution to the environment.
8. We find the application to be sadly lacking in detail and consider it to be totally unacceptable for the applicant to state only ‘*and external materials alterations*’ when this embraces, inter alia, the complete roof strip and re-tiling – without giving any indication of how this will benefit the house or the conservation area. We say the proposed roof will have an incongruous impact among the existing roofs of adjacent properties and photographs are attached for consideration.
9. CHECAA considers the proposals to represent ‘*significant alterations*’ as described in Planning Policy GEN7 and considers, further, that the significant works proposed in this application will seriously conflict with (ii) in that they fail

Established 20 January 2001

Chairman: Richard D. Ostler: 'Silvergates', 52 The Drive, Craigweil-on-Sea, Aldwick, PO21 4DT

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