

22 MAR 2012

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Saffron Lodge, 46 Kingsway
Craigweil on Sea, Bognor Regis
PO21 4DN

Tele: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

My Ref: AW/40/12-1-25Kingsway

19th March 2012

The Head of Planning Services
Arun District Council
Arun Civic Centre, Maltravers Road
Littlehampton, West Sussex
BN17 5LF

Dear Sirs

Ref: Planning Applications: AW/40/12
25 Kingsway, Craigweil House Conservation Area

I am very concerned that the details of this Application show the appearance of this substantial property will be completely changed to be what in my judgement will be entirely out of character with the locality.

The Conservation Area Advisory Committee too appear to be very concerned with their remark that the 'new external cladding should be chosen with care. Samples should be submitted for approval'. I submit that not just the 'new cladding' but also the new/proposed rendering should also receive very careful consideration.

Essentially, it is the colour, but also the texture of these materials, will determine the final contrasting appearance, compared with the existing presentation of Fair Faced Brickwork.

But, and better than any of these proposals, my view is that no form of cladding or rendering should be allowed on this property situated in a prominent position in Kingsway, for it will be starkly in conflict with the established character of the area.

At present, the red/brown brickwork of the house complements both the age and age of the neighbouring properties that are similarly finished. All three are very typical of their construction period of relatively recent times. Older buildings in the close vicinity are principally red/brown brick, with the exception of the house immediately opposite which is of white painted brick typical of its period, the 1930's.

I have studied the Product Sheets of the K-Rend finish quoted but have been unable to identify the "cream colourwash render" also quoted in the Application.

To change from the red/brown coloured brickwork to the 'cream' selected will completely change the appearance of this house, out of character with what exists and with its neighbours. More importantly, the proposals cannot surely Preserve or Enhance the Character of the Conservation Area. This too, for **ALL ELEVATIONS**, North, South, East and West.

The site of this property is dominant, sitting as it does at the apex of the bend in Kingsway, so obvious to all that pass by car or on foot, raised as it is above the level of the roadway.

I see that the Conservation Area Officer Mr Martyn White has been consulted during the construction of this Application, so I trust that he will have pointed out the contrasting nature of these proposed changes, in the context of the Conservation Area.

There is then the proposal for replacing the black, wrought iron balustrade to the balcony front at first floor level on the main, south elevation, with stainless steel and opaque glass infill panels. This too will be a completely unsympathetic and unprecedented change of appearance and not complementary or an improvement to the Conservation Area. This period of property is not conducive to such modern treatment in this environment. Such detailing will adversely dominate the front elevation and street scene, compared with the present arrangement which 'retires and blends' into the character of the building.

Wrought ironwork is a traditional craft for Sussex and has long been recognised as a compliment to local design features. This house displays such work, recognising the tradition and removing the present metalwork and replacing it with something completely different will not be conducive to preserving and conserving the wrought iron feature, which is mentioned in the Conservation Area Statement, especially in this Conservation Area environment.

I am not entirely convinced that the introduction of a second style/type of roof tiling is conducive to good design. Apart from the contrast in colour between the existing main roof tiling and the so called 'cat slide' tiling section over the garage frontage, the smooth texture of the proposed Redland Stonewold 11 tiles will add to the incongruous appearance of the two. The 'cat slide' will be introducing a horizontal feature across the front elevation that is not 'balanced' as in the existing scheme. Similarly, balanced against the opaque glass (pale coloured) on the other side of the elevation, it will not sit well in the general scheme of things. I submit this would not be an acceptable suggestion in the Conservation Area where quality design features are sought in both new and altered property.

Whilst not a material planning matter, I note that the Applicant has been attempting to sell this house (also used as business premises) in recent months, without success. I suspect this Application is with a view to 'improve' the appearance of the house in the Applicant's opinion, to what he/she sees as more appealing. I consider there is little or no concern or respect for the values of the Conservation Area in these decisions. There is nothing that 'Preserves or Enhances' the Character of the Craigweil House Conservation Area

Please recommend Refusal of this Application.

Yours sincerely,



Ian Jefferies

c.c. Mr Martyn White, Conservation Officer