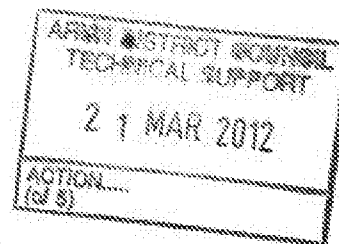


ACK

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

18 March 2012

BY EMAIL AND HAND

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 pre-second world war to modern times, resulting in the creation of a pleasant, if eclectic, settlement of architectural building styles built with materials typical of their era.

The houses around 25 Kingsway are circa 1970/80's and sit comfortably and unobtrusively together as a reasonable example of that period. They are certainly not 'of no particular architectural merit' as the applicant states in his Design and Access Statement (D&AS), but CHECAA firmly considers it fair and appropriate to say that it considers the current development proposals to be of no merit whatever. They do not serve to make a *positive contribution* nor to *enhance* nor *preserve* the environment or the established character of Craigweil House Conservation Area. See photo's 'E' and 'F'.

The D&AS claims that the house 'is situated on an slightly elevated position on the inside arc of a curvature in the road.' In fact, it is located on the outside of the curve -- the apex of the left hand bend in Kingsway - and No. 25 is the most prominent house on that corner and is significantly, not 'slightly', raised above road level, which renders it even more prominent than it otherwise may have been.

The applicant recognises that the site is 'now deemed a conservation area' but makes no attempt to address the constraints put upon development within a conservation area. He fails even to mention the words 'positive contribution' or 'enhance' or 'preserve' or to explain how the proposals will contribute anything to the CHCA.

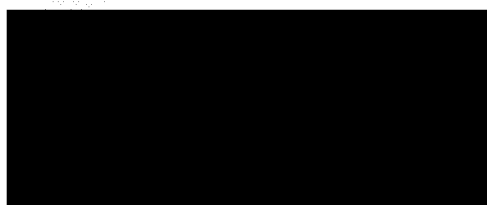
We can but construe from this that he has no explanation of how the proposed development meets the CA requirements of legislation and the Local Plan in this respect. For multifarious reasons, CHECAA contends that this application is without merit and falls well short of the standards demanded in Law and the Local Plan for development within a conservation area. We make these points:-

1. CHECAA regards the existing balcony rail of traditional Sussex wrought iron to be unobtrusive and pleasing in that the material is widely used within the CHCA and acknowledged in the Conservation Area Statement. To replace this with garish stainless steel and glass reflecting sunshine constantly in this east/west elevation would detract from the appearance of the building and fail to preserve or enhance the character of the house or the conservation area. It certainly would make no positive contribution but degrade the area, in our view.
2. CHECAA does not accept that the proposed lean-to tile covering of the garage is a 'catslide' roof, as is claimed, and the term is wrongly used, in our view. Such a low pitched tiled roof would destroy the existing symmetry (see photographs 'A', 'B' and 'C') in exactly the same way as would the applicant's proposals in AW/119/09 which was refused and objected to by CAAC who commented adversely upon those garage alterations which they said 'strong objection to the garage which subtracts from the symmetrical appearance of the property'. Current proposals would also do that and have an adverse impact upon the house and CHCA. Sir Edwin Lutyens was a pioneer of 'catslide' roofs and a photograph ('D') of one is attached for comparison. Counting the hung tiles from the garage roof to the window shows that the roof will rise from nil at the front (south) gutter 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 to respond positively to the identified characteristics or to respect and enhance local distinctiveness.

Each one of the applicant's proposals will have an unacceptable adverse impact on adjoining occupiers contrary to GEN7 (iv); fail to take account of an unacceptable impact that may arise from adjoining land uses or property (v) and fail to make a positive contribution to the environment.

CHECAA asks that this application be refused.



Richard D. Ostler
Chairman

Attached – photographs 'A' to 'F' inclusive.

Copy by email to: –

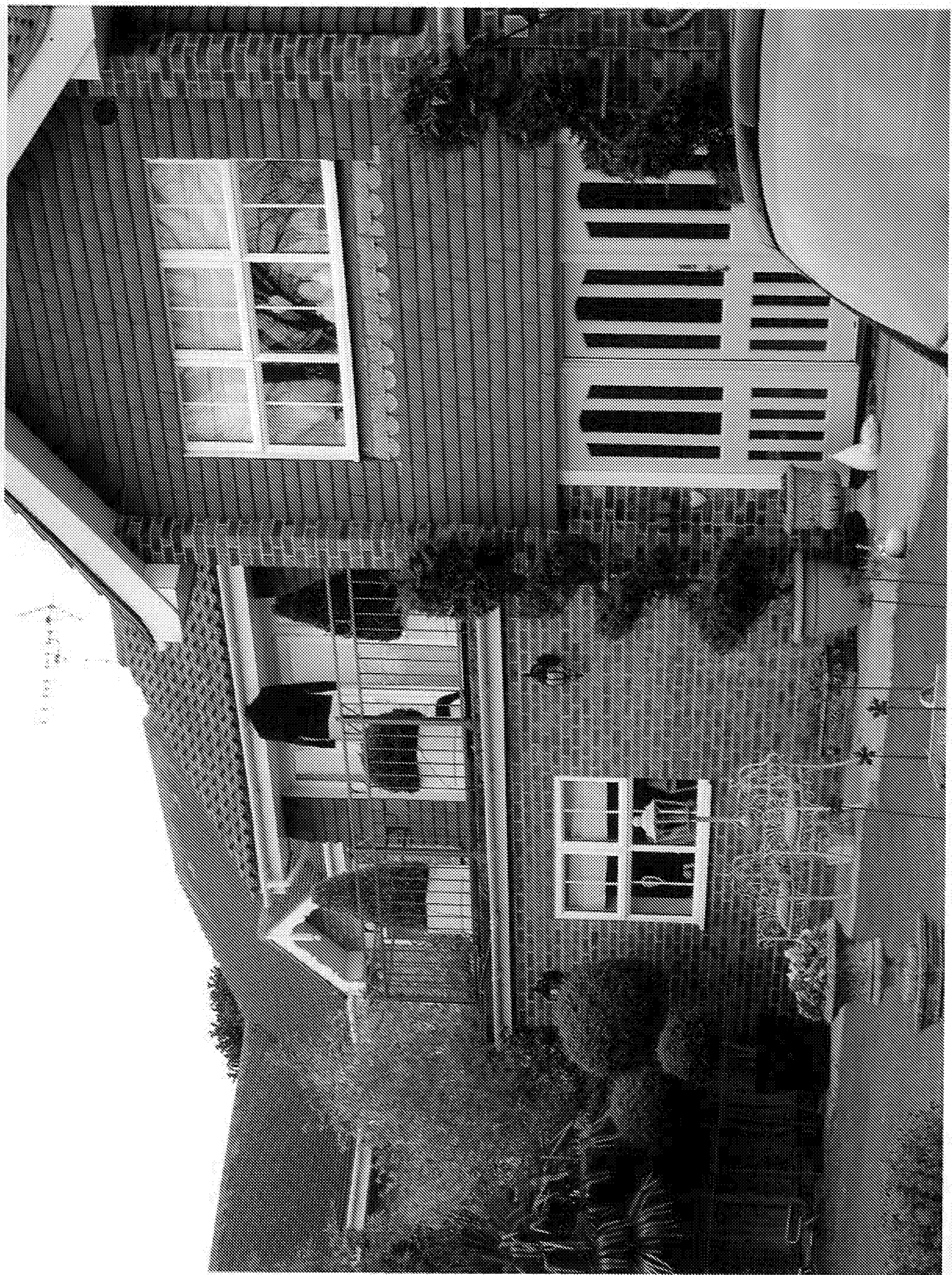
Senior Planning Officer Mr. Paul Stack; Conservation Officer, Mr. Martyn White.

Established 20 January 2001

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

Registered under the Data Protection Act 1998

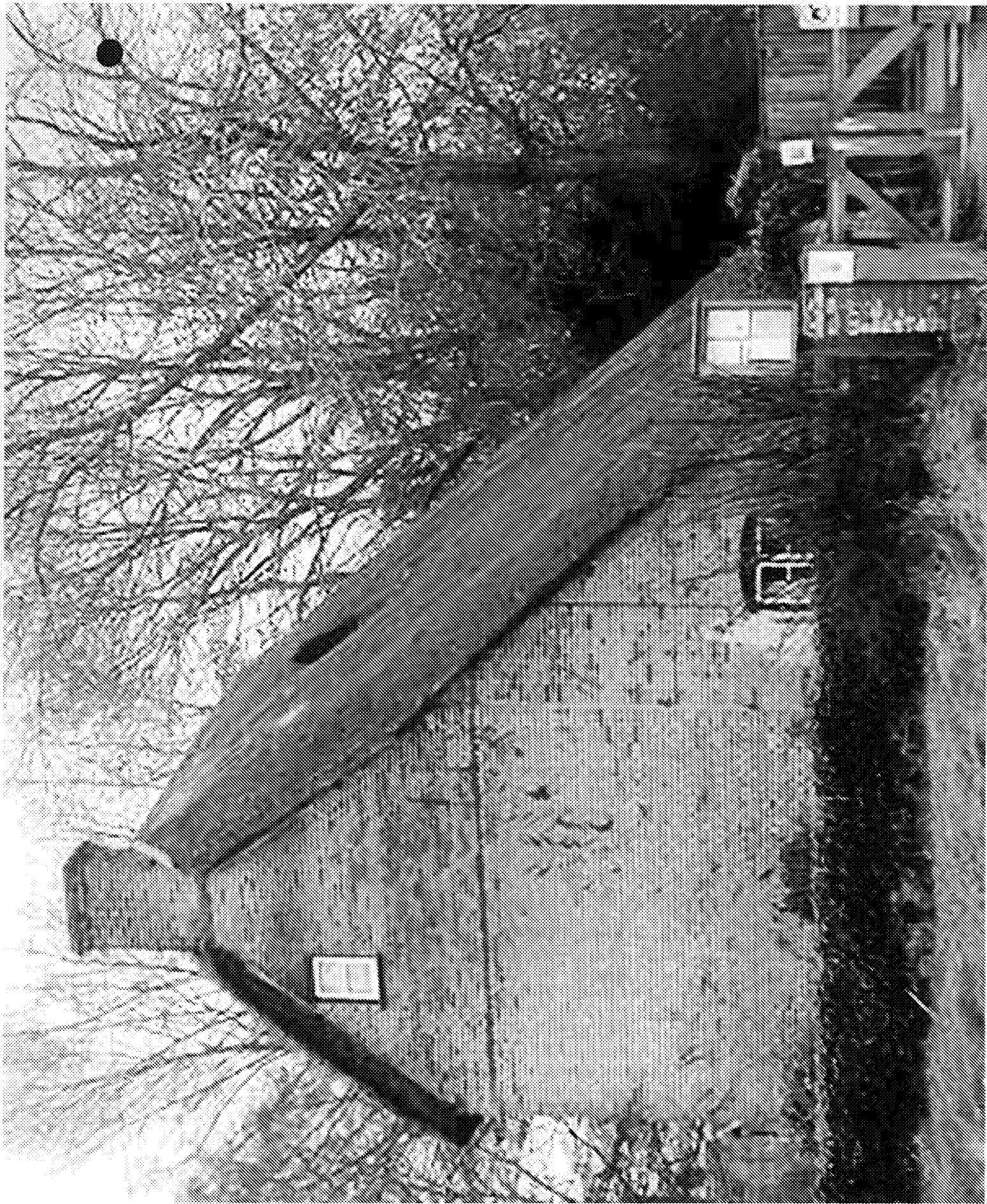




'B'



12



2.



'E'



'F'