

HERITAGE STATEMENT
FOR
LITTLE AVENINGS, CHURCH ROAD, ANGMERING, WEST SUSSEX BN16 4JP

Proposal for a small single storey rear extension
to form a ground floor shower-room

1.0 Introduction

The proposal comes about as a desire by the applicant to provide a ground floor bathroom facility for if they were ever to have to live on the ground floor due to not being able to manage the stairs. There is a small cloakroom at present off the study, however in time the applicant may have to convert this room into a bedroom and therefore would also require toilet and shower facilities.

2.0 The Site

2.1 Description

The site is located in the heart of Angmering, West Sussex located within a short distance from the main 'triangle' in the centre of the village at the junction of Station Road, Arundel Road and Water Lane and the main community shopping centre is located. Church Road is tucked behind the library and directly across the road from the village church.

The site lies with a conservation area.

2.2 Existing buildings

The existing house is Grade 2 Listed and has various additions out-buildings which have been built at different stages. The property is wide and not very deep and gives access to a raised and stepped terrace at the rear. Church Road compromise of a variety of differing properties and styles all unique in their own way.

2.3 History

From investigations with the local authority, the other planning history is shown below.

Reference	Location	Applicant	Accepted	Proposal	Type	Status
A/126/10/L	Little Avenings church Road Angmering BN16 4JP	Dr A Kingsbury	21-09-10	Application for listed building consent for installation of conservation rooflight to existing family bathroom on rear elevation	Planning List Bldg Const	ApproveConditionally
A/1/98/L	Little Avenings Church Road Angmering	Dr & Mrs A Kingsbury	07-01-98	Application for Listed Building Consent for 2 no. m.s. tie rods with 'S' pattern m.s. end plates to stabilise existing 'out-of-plumb' wall in front elevation.	Planning List Bldg Const	ApproveConditionally
A/108/97/B	Little Avenings Church Road Angmering		20-11-97	House alterations	Building Bldg Regs Subm	Passed
A/57/97	Little Avenings Church Road Angmering	Dr A W Kingsbury	18-06-97	Alterations and extension to house	Planning Plan Application	ApproveConditionally
A/58/97/L	Little Avenings Church Road Angmering	Dr AW Kingsbury	18-06-97	Application for Listed Building Consent for alterations and extension to house	Planning List Bldg Const	ApproveConditionally
A/40/97/L	Little Avenings 7 Church Road Angmering	Dr A Kingsbury	23-04-97	Application for Listed Building Consent - demolish detached derelict outbuilding and part of associated retaining wall and access steps.	Planning List Bldg Const	ApproveConditionally

The property appears to have been retained in pretty much its virgin condition with main of the external and internal features remaining to this day, in place. The glazed conservatory at the rear has been a stylish and sympathetic addition of a contrasting design.

3.0 Context

3.1 Urban Environment

The neighbouring properties either side are a mixture of character properties of varying ages and periods, many of a terraced nature.

The library is located immediately to the north and is a more modern building. The Lamb public house is located at the eastern end of Church Road. The church is to the west side of Arundel Road and stands unique in its own architectural style. None of these prominent buildings would be affected by the proposal.

Various infill sites have introduced more modern and varying styles resulting in many designs in a small area.

The majority of the building roofs in the surrounding area are pitched reflecting the traditional building techniques of the times when they were constructed.

Church Road is a very narrow street and any on or off-street parking is very limited with additional parking available within the main 'triangle' area.

The urban environment will not be affected by the proposed works as they are on the rear elevation which itself is land-locked and difficult to see due to the high retaining boundary wall.

3.2 Character Study

The property provides a good level of accommodation but lacks a sensible ground floor bathroom/shower-room.

The proposal will enhance the property making it more practical and usable whilst having no detriment affect on the layout, fabric or construction of the building.

4.0 Design Approach

The size of the extension would be very modest but adequate enough to make provision for a shower facility and will make a big difference to the applicant's needs. The area to be used is a dead space within the rear courtyard.

The exterior walls will be brickwork to match existing with a tiled pitched mono-pitch roof which would reflect the existing structure to the west side of the property. A rooflight can be inserted into the tiled roof to allow natural daylight and ventilation to the shower-room.

5.0 Conclusion

The final design is considered sympathetic to the building with the least amount of effect on the existing property whilst improving the means of daylight, ventilating and extraction from the property at the same time.

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