

Design, Access and Heritage Statement

2 Homing Gardens

1. Introduction

1.1. This Design, Access and Heritage Statement has been written to support the following development:

Single storey rear extension and take down, alter and resite conservatory

1.2. No.2 Homing Gardens is in the North Bersted Conservation Area. It is not listed, but is adjacent to two listed buildings- Homing Cottage and Apple Tree Cottage.

1.3. There are no relevant planning applications for the site. The home was built ca. 1980.

2. Site Context

2.1. Homing Gardens is in the North Bersted area of Bognor Regis, south of the North Bersted Bypass (A529) and east of the B2259. Rowan Way to the south connects the Bypass with North Bersted Road, so the part of North Bersted Road east of this junction has retained its rural character as it did in the 18th and 19th Centuries.

2.2. The site is in a predominantly residential neighbourhood, with most of the houses dating after 1964. Prior to this, most of the development was along North Bersted Street, and there are several houses that date to from C15-C18, including the two adjacent listed buildings. Due to the varying ages in the area, materials include timber, flint, brick, and render. There are a few thatched houses, but most are tile or slate roofed. Most houses are 1½- to 2- storey, and No.2 is one of the few bungalows in the Conservation Area.

2.3. There is a bus route frequented by three buses along Rowan Way/ North Bersted St and the closest stops are about ½ mile from the application site. These buses go to Bognor Regis, which has a train station which has regular trains to London.

3. Heritage Statement

3.1. The application site itself is not of individual importance due to its age and significance, but it is located within a Conservation Area, adjacent to two listed buildings, and it will be assessed on those grounds.

3.2. No.2 Homing Gardens is a bungalow, with brick walls, tile roof, brown framed windows and a brown framed conservatory. It has a detached garage, accessible from the access road which goes between Nos.2 and 3 and leads to the garages behind No.3. It has a 2m high brick boundary wall with a timber lattice on top of it along this access road. This blocks most views of the rear garden from the access road. In addition, a high hedge is at the front boundary along Homing Gardens, so views of the front of the house are obscured. The result is that the house is very inconspicuous and not seen from the wider area from any direction.

3.3. Homing Gardens is a cul-de-sac of eight houses- Nos. 1, 2 and 8 are detached and Nos. 3-7 are a terrace. They are brick construction and have tile roofs, although the terrace has some tile hanging and siding added for interest. No.1 has an interesting rounded end with a cupola on top of the single storey section. Nos. 1-7 were all built as part of the same development, which received permission in 1979, and they were built by 1984. No.8 was built ca. 2001 and has brick, tile hanging and a tile roof. They all form a neutral or positive contribution to the Conservation Area and preserve the character of the area.

3.4. Homing Cottage, No.62 North Bersted Street and directly adjacent to No.1 Homing Gardens, is Grade II*. The listing states:

C15 timber-framed cottage of very unusual character. The whole front is close-studded, the studs being very heavy and curved outwards at the top end so that the whole upper part of the front appears coved. Plaster infilling. Thatched roof, hipped at north end, with two "eyebrows". Casement windows on first floor. Sash windows without glazing bars on ground floor. Two storeys. Two windows.

3.5. Apple Tree Cottage, No.64 North Bersted Street, is Grade II listed. Its listing states:

C18 or earlier. One storey and attic. Three windows. Faced with flints with brick dressings and quoins, all now painted. Thatched roof with two "eyebrows". Casement windows. Porch with brick pillars and thatched roof.

3.6. Both of these houses are important contributing features of the Conservation Area and help to retain its rural character. The Conservation Area Supplementary Planning Guidance states that "the principal feature of the area is its country character which survives on the fringe of Bognor Regis." Most of the original buildings were farmhouses and it was only in the last fifty years that the farmland changed to residential. Most of the new development in the area, which includes infill development, were constructed

with similar materials and styles as the historic buildings, which contribute to the character of the area.

3.7. The proposal is for a single storey kitchen extension and the resiting of the existing conservatory. The proposed extension will be of matching materials and style to the original house, and the conservatory, whilst slightly altered, will essentially be the same. All work will be to the south of the house, so it will not be seen from either of the two listed buildings. As stated earlier, the house is not visible from the wider area, but given the materials and design, even if it was highly visible, it would still be acceptable in its location within the Conservation Area.

3.8. The proposed changes would comply with the Conservation Areas SPG, the Conservation Areas Management Plan and the Local Plan Policy Area 2: Conservation Areas. It will also comply with the emerging Policies HER SP1 and HER DM3.

4. Design and Access Statement

Layout

4.1. The proposed extension would enlarge the kitchen and make the current kitchen into a kitchen/breakfast area. The conservatory, which currently is accessed from the lounge and has a east facing door, will be reduced by .8m, moved to be accessed from the dining room, and have a west facing door.

Amount

4.2. The number of rooms will not be changed; there will still be two bedrooms, two bathrooms, a lounge, dining room, kitchen and conservatory. The height of the kitchen extension will be 3.8m, and the main roofline is 4.39m.

Appearance

4.3. The conservatory will look the same as existing, although slightly reduced in length. The kitchen extension will be brick with a gabled tile roof with two rooflights. It will continue the same exposed rafter tails as the original house.

Landscape

4.4. The area of the proposed kitchen and resited conservatory are laid to grass and the area around the house will be made good following the construction. No trees will be affected.

Access

4.5. As mentioned above, the house is about ½ mile from the closest bus stop. The house is a bungalow, and whilst not having level thresholds, the house would be easily adapted for a disabled person if required.

5. Conclusion

5.1. It is proposed that the kitchen extension and resited conservatory would preserve and enhance the character of the Conservation Area through its build quality, design, and materials.

5.2. It is respectfully requested that the proposed conversion be approved without delay.