

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 15 June 2022 16:25
To: Planning Scanning
Subject: FW: BE/44/22/PL

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Hannah Riddle
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Please note I am on study leave on Thursdays.

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From: Martyn White [REDACTED]
Sent: 15 June 2022 15:21
To: Planning.Responses [REDACTED]
Subject: BE/44/22/PL

BE/44/22/PL

Holy Cross Church Chichester Road Bersted PO21 5AU

External alteration including introduction of a new accessible ramp and steps to the main entrance, new external light and alteration of the existing paths. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development.

Holy Cross Church is an attractive building whose principal elevation features a flint, original stone detailing and (coloured glass leaded) windows. The Chancel was built in 1930, with further expansion in 1973.

A single storey entrance porch / lobby is located on the southwest elevation of the church. This is where the majority of the proposed alterations are located. The porch is of similar materials and construction as the main nave structure and features two identical timber external entrance doors set within stone arches. Both openings feature stone stepped thresholds.

Unfortunately, the original spire was removed in 1976 due safety concerns. However, the age and appearance of the building is such that it can be considered as a non-designated heritage asset. As you are aware, the LPA is able to identify such an asset at time during the planning process.

A comprehensive heritage statement has been prepared and included as part of this application, which has been very helpful. The heritage statement helpfully identifies two listed buildings in the local area, these being 373 & 375 Chichester Road and The Royal Oak Public House.

Numbers 373 & 375 are located to the immediate east of the application site. The building comprises a pair of semi-detached early C.19 two storey Cottages. They are constructed from cobbles, with brick quoining and modillion eaves cornice under a slate roof. There are 2 windows to each house, with outer ones over the doors being blind. The side and front gardens are enclosed by low cobble and brick walls and in more recent times the flank walls of the dwellings have been rendered. It is considered to be of architectural and historical significance.

Views between the church main entrance and the listed building are significantly obscured due to the existing boundary vegetation. Further, the cottages are surrounded by modern development of no significance.

The Royal Oak Public House and associated wall encircling yard at rear are located diagonally opposite on the north side of Chichester Road. It is an irregular 2 storey brick building, probably of C18 origins, with later extensions and alterations. It has a hipped roof with clay tiles and a slate mono-pitched roof over a rear extension. There are further felt covered flat roofed additions to the rear of the mono-pitched roof. The building is rendered and painted a distinctive shade of 'pink'. White painted casement windows and partially glazed doors. The boundary wall is a mixture of brick, random rubble and cobble which encircles the yard and outbuildings at rear of the building. It is considered to be of architectural and historical significance.

The building is a prominent local historic landmark within North Bersted and based on its location directly west of the church, and views, the church and hall are considered to be part of its setting.

The Proposal

The proposal is for external alteration including introduction of a new accessible ramp and steps to the main entrance, new external light and alteration of the existing paths. I note that internal alterations are also proposed.

Whilst the church hall features external steps and ramp access, the same cannot be said of the church itself. The proposed design is small in scale and the materials have been chosen to reflect the existing structure – it is positive to note that flint will be used and that the existing blue brick pavers re-used. The success of the design will ultimately be dependent upon the quality of the materials used and the quality of the flintwork.

I note from the heritage statement that there are no works proposed that would alter the appearance of the existing west and south boundaries. The location of the external works are situated towards the eastern boundary and away from the Royal Oak pub. Further as noted in the heritage statement the existing ground and vegetation provides a natural barrier that reduces the direct visual impact of the proposed development from outside of the site.

The western boundary visually and physically separates the church from the highway and neighbouring listed building in the form of The Royal Oak. Further, based on the distance, visual separation and existing vegetation, it is considered the proposed works will not impact the setting of the listed cottages. As a result, the proposed works will not impact the setting of the listed buildings.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



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