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Subject: BE/91/21/L

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The Chase 101 North Bersted Street Bersted PO22 9AF

Listed building consent to restore the original wall, re-point with hydraulic lime, using existing stones, brick and flint. To remove/demolish the new addition above original wall. (This application may affect the character and appearance of the North Bersted Conservation Area and a listed building).

Whilst a heritage statement has technically been provided, it is very simple and does not meet the requirements of the NPPF. The Chase is a Grade II Listed Building. Its origins date back to the C.18 and is a two storey detached property. It is rendered with sash windows and a hipped thatched roof. It is of architectural and historical significance.

The site is also located within the North Bersted Conservation Area where the principal feature of the area is its country character which survives on the fringe of Bognor Regis. There is a general informality in the layout of the streets, and landscaping and boundary walling, including flint, are very important features of the area. Further, the area retains many fine examples of 16th, 17th and 18th Century farmhouses.

The Proposal

The proposal is to undertake works to part of the boundary walling. A site visit has identified that some of the works have already been undertaken. If this was for reasons of safety, it could be acceptable.

The proposed elevation plans include the following text 'using existing stones, flints and bricks'. This text appears to apply to the lower section of the walling is to be re-built, and is in contrast to the heritage statement which states that the intention is to demolish the wall above the original stone and flint wall leaving the original below it. This needs to be clarified as it would affect historic fabric.

It would also appear from the proposed elevations that a section of brick walling on the drive elevation (closest to the road) is to be replaced. However, this causes problems in that the material used for the remainder of the walling in this section appears to be the local 'Bognor Rock'. If flint is to be introduced here, I would want to understand if this would be used to infill the area currently covered by brick, or more generally. I would not want the area of the existing

Bognor Rock to be removed and replaced by a mixture of the stone and flint. Therefore, it would help to understand in more detail how the wall will look. i.e. will the existing Bognor Rock section remain or be rebuilt in its current location and appearance, with brick quoining to be used to separate it from the new flint section. This needs to be confirmed in the form of a diagram.

At present I am of the opinion that the intention is of the section of walling is to be removed and rebuilt. Therefore, in addition to the supplementary information that I require, I am of the opinion that sample panels are required for the new sections of walling. These sample panels should be of both the flint and Bognor rock elements of the walling so as to ensure that they are of a quality that is appropriate for both the listed building and the conservation areas.

Conclusion

Whilst the proposed works could be acceptable, the current application is not clear in what the intention of the proposal is. Will the lower section of the wall be repaired, or the sections identified rebuilt? If it is to be rebuilt, how will it look? This information should be provided so a full assessment of the impact of the proposal can be considered and a level of harm identified.

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

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