

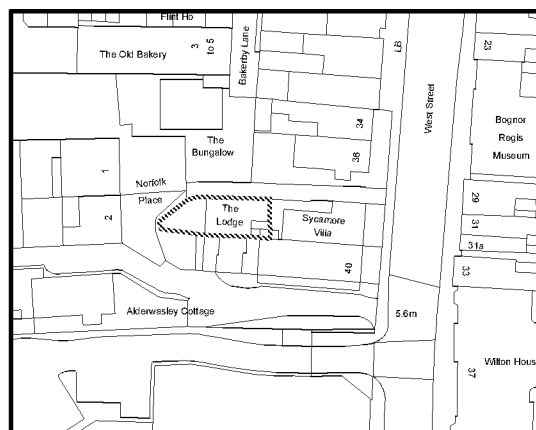
Design and Access Statement



**The Lodge
West Street
Bognor Regis
PO21 1XH**

Ivon Blumer Architects Ltd, May 2017

Site Address The Lodge
West Street
Bognor Regis
West Sussex
PO21 1XH



Location Plan

1.00 Introduction

Ivon Blumer Architects Ltd have been appointed by the current owner (the applicant) to apply for listed building consent for new internal doors between the living room and dining room to the existing grade II residential building. The proposed works/alterations were submitted as a pre-app under Ref: PAA/87/17, dated 16 May 2017.

2.00 Context

The property is located within the Steyne conservation area, Bognor Regis. The property is a small Grade II listed two bedroom detached house, with a small courtyard garden. The property is accessed from a private pedestrian footpath off West Street, Bognor Regis. The architectural style is painted stucco elevations under a hipped two span roof, finished in natural slates, with painted timber sash windows.

Listing Description:-

WEST STREET 5401 (West Side) The Lodge SZ 9398 NW 7/69 II 2. Circa 1840. 2 storeys. Stuccoed. 2 windows, with glazing bars. Door with plain bracketed hood. Deep eaves. Hipped 2-span slate roof. Listing NGR: SZ9319898883

The property was purchased by the applicant in November 2016 and is generally in a good state of repair.

3.00 Amount

No extensions or increase in floor space are proposed as part of the proposed works/alterations.

4.00 Scale

The scale of the existing buildings will not be affected as a result of the proposed works/alterations. The works do not alter the scale, size or height of the buildings.

5.00 Landscaping

No landscaping changes are proposed.

6.00 Use

It is not proposed to change the residential use of the property.

7.00 Access

No access changes are proposed as part of this development. Access to the property will remain as existing from the street.

8.00 Appearance

The proposed works include a small number of alterations/changes to the internal/external appearance of the grade II listed building, see Heritage Statement.