

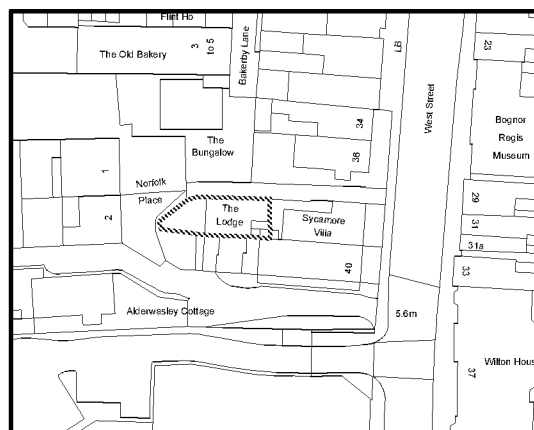
Heritage Statement



**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

1.0 Introduction

2.0

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 Description of Heritage Asset and its Setting

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 Relevant Planning History

None

4.00 Proposed Schedule of Works /Alterations

- 1) Create new door opening in centre of existing stud wall between living room and dining room, with 2 timber 4 panel doors.
- 2) Making good of existing door opening.
- 3) All new timber door frames and architraves to match existing.
- 4) Re-positioning of 2 small radiators.
- 5) All to be decorated to match existing.

5.00 Impact of the Proposals

In respect of the works/alterations listed in Section 4.0 it is suggested that none of these will have any impact on the existing setting of the listed building and the public visibility in the street scene. The proposals do not involve the loss or change to any of the important original features of the property.

6.00 Conclusion

The proposed works/alterations are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a neutral impact on the historic character of the grade II listed building and the overall conservation area.

IBA welcome the opportunity to discuss the application and possible planning conditions where necessary.