

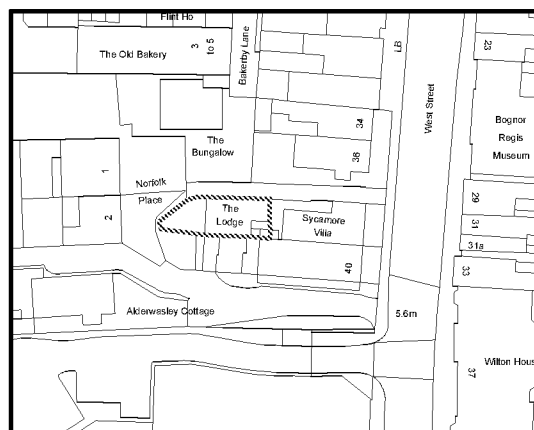
Heritage Statement



**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

1.00 Introduction

Ivon Blumer Architects Ltd have been appointed by the current owner (the applicant) to apply for listed building consent for various items of work/alterations to the existing grade II residential building, as noted in Section 4.00. A further application for planning approval will be applied for the Veranda following a satisfactory approval for listed building consent. The proposed works/alterations were submitted as a pre-app under Ref: PAA/87/17, dated 16 May 2017. The pre-app considered the items listed in Section 4.0 as being acceptable in respect of an application for listed building consent and also concluded that any subsequent planning application for the veranda would be likely to be approved.

2.00 Description of Heritage Asset and its Setting

The property is located within the Steyne conservation area, Bognor Regis. The property is a grade II listed small 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 last 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) Internal secondary glazing to ground floor sash windows, to improve thermal performance.
- 2) Levelling of solid concrete living room floor.
- 3) 3 new doors to openings (currently no door) between living room & kitchen, hall and dining room, frames and architraves existing.
- 4) Proposed new sash window to match existing in dining room external wall.
- 5) Installation of shower cubical in the store adjacent to stairs, with external vent for extractor fan. Drainage to adjacent external gully in covered courtyard. Existing store door to remain.
- 6) New wash hand basin in covered courtyard.
- 7) New kitchen extractor with external vent.
- 8) New wrought iron veranda with glazed roof to side elevation in garden.
- 9) Proposed security camera on front elevation.
- 10) Repositioning of external slabs at ground level to front elevation to cure damp issues, with chemical injection to prevent rising damp.

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.