

Bath House, 9 The Steyne, Bognor Regis, PO21

DAS AND PLANNING STATEMENT

Background:

Seraph Properties purchased the property in early 2018 and inherited with it Building Improvement Notices requiring works to Flat 6 and the communal areas of the building to meet health and safety standards required of the Housing Act 2004. Flats 1 and 5, which are also unoccupied, are to be improved as well.

A meeting was held on site with Martyn White [Conservation Officer at Arun DC] on 11 May 2018 and the nature of the works was agreed, together whether these constituted 'repairs' or 'alterations' requiring listed building and/or planning permission.

It was agreed that works within flat 1 are cosmetic, not requiring planning permission, whilst some of the works in flat 5 will require consent. Flat 6 is suffering from significant damp from a past flooding event and therefore is being subject to major refurbishment works.

The Building Improvement Notices are provided alongside this application.

The Application Site:

The site comprises the listed building, known as Bath House, 9 The Steyne, Bognor Regis, which is an 1820s villa over 3 storeys and basement. The building has been subject to internal and external alterations in the past, including rear extension. It sits within the Steyne Conservation Area and is currently sub divided into flats, some which are vacant and some which are tenanted.

A full description of the building is provided within the accompanying Heritage Statement, together with photographs. This also details the building's special qualities and its contribution to the Steyne Conservation Area, including its listing description.

Description of Proposal:

External and internal alterations to the building, comprising: replacement of UPVC window in flat 1 with timber framed window, alterations to existing external entrance to flat 6, Installation of wrought iron gates to bin store area, installation of fire alarm system and fire doors to communal areas, substantial repair works to Flat 6, minor repair works to Flat 5 and other restoration [decorative] works to exterior of building, communal area and Flat 1.

A Schedule of Works and Method Statement is provided alongside the application, outlining the proposed works in detail.

Use

The building is in residential use [Use Class C3] and is split into flats.

Amount

There is no new floorspace created or lost as a result of the development. Only refurbishment and repair works are proposed to the communal areas and Flats 1, 5 and 6 and to the exterior of the building.

Layout

The layout of the building and the flats will remain unchanged, with the exception that the external entrance to Flat 6 will no longer serve as an entrance to the flat and will be bricked up with a window to be inserted in place of the door. Instead, entrance to the flat will be gained by the existing internal entrance which also serves flats 7 and 8.

Scale

There is no change to the scale of the building.

Landscaping

This will be as existing, with the existing paved area tidied up and weed removed.

Appearance

The external and internal appearance of the building will be improved by virtue of the works outlined in the Schedule of Works.

Access

Except for the closure of an entrance into flat 6, the access arrangements remain unchanged. This access does not comply with existing building regulations and its removal is not considered problematic. Access for flat 6 will be by the way of the side access which also provides access for flats 7 and 8.

Planning Context:

The building is a designated Heritage Asset by virtue of its grade II Listing and is also located within a Conservation Area.

Relevant Local Policies are within the Arun Local Plan 2003 [the emerging plan still being at Examination stage]:

- ¿ Dev10, requiring sufficient information to be submitted to judge the proposals, for proposals to be sensitively designed and constructed and to retain or emphasise the qualities of the original building.
- ¿ Dev12, encourages reinstatement of original features and resists the replacement of original features with modern replacements.
- ¿ Policy Area 2, requires development to preserve or enhance the character of Conservation Areas.

At the National Level, the NPPF [2012] states:

- ¿ Para 131, when determining applications, LPAs should take account of:
 - o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - o the desirability of new development making a positive contribution to local character and distinctiveness.
- ¿ Paras 132 and 133 explain that great weight should be put on the significance of the heritage asset and harm should be avoided. It also deals with less than substantial harm and total loss of significance.

Planning Merits:

The appearance of the building will be lifted through the refurbishment of its exterior, including the restoration of windows, repair of render and painting of the building using existing colours.

The side passage is visible from the Steyne and the replacement of the boarded door to flat 6 with a window and masonry will provide an enhancement to its appearance. A flush roof light will not be visible. An incongruous UPVC window will be replaced with a timber framed alternative, more in keeping with the building. The new windows will also allow more light to penetrate this flat, which is a requirement of the Building Improvement Notice.

As discussed on site, it is proposed that this will be glazed with toughened 6.4mm laminated glass as this window, by virtue of its secluded position off the frontage yet visible from the street, has been subject to break in attempts in the past. It was agreed that this would need to open to allow for free flow of air around the basement space which it serves.

The provision of a wrought iron railings to the bin store and its cleaning and painting will also tidy up the rear of the building and assist in detracting from fly tipping, which currently occurs.

The communal areas will also be uplifted and brought into line with modern building control and fire safety standards with minimal works required. Flats 1 and 5 will be improved to provide a better standard of accommodation and Flat 6 brought back into active use. Whilst the works to flat 6 are intrusive, this is viewed against a background of evidence of significant modification sometime in the past through the provision of new internal walls and other changes and a significant damp and mould problem.

A Heritage Statement provides a full assessment and finds an overall positive impact of medium magnitude to the listed heritage assets. Therefore, the proposals are found to be accordance with the requirements of the NPPF and policies Dev10 and Dev12.