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Bath House is a 1820s villa over 3 storeys with a basement. It is painted render with sliding sash windows. It is a Listed Building and is located within a Conservation Area. The proposals therefore have the potential to affect two heritage assets.

The building has been subject to internal and external alterations, including a rear extension. It has been sub divided into flats, some of which are vacant and some which are tenanted. My site visit was therefore limited to the vacant units and communal areas of the building.

The applications comprise a substantial amount of work which aims to improve the appearance of the building, whilst allowing it to be fully inhabited.

The external works to the building include the refurbishment of its exterior, including the restoration of existing windows, repair of render and painting of the building using existing colours. Such works appear to be acceptable subject to the use of colours and material being on a like for like basis.

The external works also include the provision of a wrought iron gate to the bin store. This is supplemented through the area being cleaned and painted in order to improve its appearance. It is considered that such a proposal is acceptable, subject to further information related to the appearance of the gates.

It is also noted from the application that the communal areas will also be uplifted and brought into line with modern building control and fire safety standards with minimal works required. The installation of modern control systems are noted and not considered to detrimentally affect the character of the building. Information related to the repairs to the stairs should either be provided, or be a like for like basis.

The side passage is visible from the Steyne and the proposed replacement of the boarded door to flat 6 with a window and masonry is considered will have a positive impact upon the appearance of the listed building. However, it is not clear what the proposed windows will look like (timber framed sash window?), and details will need to be provided by way of condition. It is considered that the installation of a flush roof light will not be visible from the conservation area, and not cause any significant harm, and can be supported.

An incongruous UPVC window will be replaced with a timber framed alternative, more in keeping with the building. The window should match the neighbouring windows already located on the building.

Works to flats 1 and 5 are supported as it all considered will affect modern fabric and as a result, have a neutral impact on the character of the building.

Flat 6 is in a poor state of repair, and is not habitable in its current state. The proposals will see it brought back into active use. The works to flat are intrusive, the applicant states that 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. A significant damp and mould problem is present and the works propose to deal with these issues, whilst allowing the building to breath. Whilst substantial in nature, it is considered that the works will allow the space to be brought back into use, which is a positive approach. Therefore on balance, the works are considered acceptable.

The works are substantial in nature, but are such that the building can be brought back in to full use, whilst also improving the character and appearance of both the building and the conservation area. The proposal can therefore be supported in accordance with the relevant policies in the adopted Arun Local Plan.