



Heritage Statement

Site: Bath House, 9 The Steyne, Bognor Regis, PO21 1TX
Date: 03 July 2018

This Heritage Statement has been drawn up in accordance with Chapter 12 of the National Planning Policy Framework and accompanying National Planning Policy Guidance. As such, this statement seeks to understand and demonstrate the overall impact of the current proposals upon the heritage assets affected and provide a statement of significance accordingly.

Photographs are provided in Appendix 3.

Heritage Assets:

9 The Steyne - Grade II Listed Building [List Entry 1191206]
The Steyne Conservation Area [designated 27.07.1994]

Proposed Development:

Works to restore and redecorate exterior of building, communal areas and flats 1, 5 and 6 and respond to building improvement notices with respect to fire regulations generally and damp/light issues in flat 6:

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.

Desk based assessment:

The Listing Description is at Appendix 1. The building was built circa 1820 in the rusticated style with stucco finish. The description focuses on the external features of the building, such as the fluted doric columns at the entrance, curved bay windows and the iron balcony and hood at 1st Floor.

It is a good example of a Georgian Building, albeit greatly modified internally, which is described as having group value with adjacent Salisbury House and Steyne Hall which were built around the same time and although feature different architectural detailing and finishes are also stucco finished.

9 The Steyne, is one of several listed buildings within the Steyne Conservation Area. The Steyne forms two terraces fronting a formal landscaped garden with stucco, bay windows and balconies being prominent features. It is a distinctive and discrete area with a variety of architectural finishes but with overarching linking elements. It was laid out from the 1820s to provide seaside lodgings as Bognor grew as a seaside resort. Langford House, immediately south of 9 The Steyne is notable in that it detracts from the overall style of properties in The Steyne.

The Conservation Area is described within the Conservation Areas SPG [2000] with the relevant extract at Appendix 2.

On-site evaluation

9 The Steyne, like many other buildings within the Conservation Area, has been let down by a lack of maintenance and investment over the years, exacerbated by the seafront microclimate. The slate roof, however, remains in good condition. It has also been altered internally in the past.

The render along much of its main frontage has large cracks and some patches which have been stripped but not made good. The windows are also in a poor state, with cracks in some ground floor panes and significant damage to the window frames, jambs, bars and facings in most windows. One window on the side elevation [south] has been replaced with UPVC and another is boarded. There is a single storey side entrance to the basement flat which appears original and has a felt roof. This is also boarded and in a poor state of repair. The building has suffered from a lack of upkeep, damp within the basement and is further let down by a number of cables which hang down its frontage and unkept weed growth at ground level.

To the rear, the building has been extended at some point. The planning history would indicate that this was in the 1990s. The bin store which fronts Sadler Street to the rear is open and subject to fly tipping and detracts from its appearance and the conservation area generally.

As the building is split into flats and many are occupied, the internal inspection was restricted to Flats 1, 5 and 6 and the communal areas, which are subject to this planning and listed building application.

Internally, there are not many surviving features as the building has been subject to significant alteration in the past. There is an original staircase with wooden spindles [some missing] but otherwise the communal areas are tired.

There is also an attractive ceiling to Flat 1, with a decorative ceiling rose and coving.

Flat 6 has been affected by a significant damp problem which has resulted in a serious deterioration of this flat. It would appear this may have been from a past flooding event. New walls have been inserted to provide additional living areas. Being the basement flat and therefore of lower floor to ceiling height and with limited light penetration, the flat is currently not habitable without significant investment. There is also some damp around chimneys in Flat 5.

1. Nature of Significance

Following the desk-based assessment (and on-site evaluation) of the heritage asset, it is considered that the asset demonstrates the following nature of significance:

- Historic:

The Conservation Area provides a good example of Georgian seaside development. The building plays an important role within this context.

Extent of Fabric: Building and All Conservation Area

Level of Importance: High

- Architectural

Attractive if not neglected Georgian Property with most features of note on the external facade.

Extent of Fabric: Exterior of building [original ceiling in flat 1 and stair case in hallway also]

Level of Importance: Externally [high], Internally [Low]

- Landscape

Extent of Fabric: None

Level of Importance: Low

- Artistic

Extent of Fabric: None

Level of Importance: Low

- Cultural

Extent of Fabric: None

Level of Importance: Low

- Archaeological

Extent of Fabric: None

Level of Importance: Low

2. Impact of development

The proposed works will revive a tired building and respond as appropriate to requirements within Building Improvement Notices to the communal areas and to Flat 6. It will also bring the basement flat back into use.

Externally, the proposed works will have a high positive impact in terms of the external appearance of the listed building and the conservation area within which it sits.

Repair works to the front, exterior of the building, including restoration of windows, making good and painting of render and sign, removing redundant service cables and pinning and painting others, removal of weeds will restore the building's outward appearance.

The side of the building is less prominent but still visible from The Steyne and the repair of the entrance way and replacement of UPVC window with a timber framed window and restoration of the other timber framed windows will also have a positive impact of medium significance. The like-for-like replacement of the roofing felt and the insertion of a flush, conservation-style roof light is considered to have a neutral impact. Inserting a window with masonry below in place of the existing door is also considered to be neutral in impact terms.

At the rear of the building, the installation of wrought iron gates and the internal painting of the bin store a grey colour to hide the dirt is also considered to have a positive impact of medium significance to both the outward appearance of the building and the wider appearance of the conservation area. The gating of the area should also act as a deterrent to fly tipping. Whilst at the rear of two outward facing terraces, Sadler Street is generally very well kept, befitting of its conservation area context.

Turning to the internal works within the communal areas, the replacement of carpet, painting and repair of missing spindles with matching will provide positive impact to the building of low significance in heritage terms and will provide a more pleasant ambience for residents.

One of the requirements of the building improvement notice is to provide a fire alarm system. This will utilise existing cables already installed within the building but will require some local minor adjustments and possible replastering and disturbance which is a negative impact but of low significance.

In addition, new fire doors [entrance doors] will be provided to flats 1,5,6. The current doors are not original and therefore their replacement with plywood fire doors to meet current building regulations is considered to have a neutral impact.

Flat 1, located partially on the ground floor and partially on the basement is in good condition, with just cosmetic changes and new appliances within the kitchen and bathroom. There will be no interference with the attractive ceiling features within the main sitting room. The new timber framed window to replace the existing UPVC window will be a positive alteration. The alarm system is changing the surface mounted elements within this flat and is not invasive. Overall, the changes are considered to have a positive impact on the listed building of low significance.

Within Flat 5 [top floor flat], there are no surviving features of note. Window repairs and new locks with potential stripping at sides together with repainting and new carpets and stripping back and re-plastering the kitchen and bathroom and installation of new appliances. New internal doors will be fitted and a fire alarm system requiring changes to surface mounted elements only. This will have a positive impact on the listed building of low significance.

The most extensive works are proposed to Flat 6, the basement flat, which is currently uninhabitable because of mould and damp. The works are intrusive to the building fabric, requiring gutting to the brick wall, installation of a dimple membrane system and stud wall to provide sufficient waterproofing and airing, new flooring and doors, and reinstatement of coving. New electrics will also be required with new kitchen and bathroom appliances. Coving needs to be reinstated to cover the impact of existing coving

whilst this is not necessarily associated with basement spaces it is required in this instance. Whilst the works are intrusive, the current poor state of the building means that the works will provide an overall positive impact of medium significance to the listed building, given the extensive works that had already taken place, the severe issue with damp and mould and enabling the flat to be inhabited once more.

The installation of a new roof light and window within the external entranceway to flat 6 has found to be neutral but will deliver improvements to the light available within this flat and therefore to residential amenity.

Summary

Overall, the works are considered to have a positive impact on both the Conservation Area and the Listed Building of a medium to high significance:

The impact on the Conservation Area is positive and of medium significance to its architectural and historic qualities, as the building will benefit from restoration which will have the effect of uplifting the overall ambience of the Conservation Area.

The proposed and programme of works to repair the Listed Building will also have an overall positive effect of medium importance to its architectural and historic qualities. Original features such as the windows and the balcony and hood will be restored, and the building fabric repaired and painted to match the original treatment. An incongruous UPVC window at the frontage of the building will be replaced with a timber framed alternative and the bin store at the rear of the building will be improved.

Not many original features are retained within the building, but the original staircase will be repaired with new spindles and the communal areas and flats 1 and 5 given largely cosmetic changes and overall resulting in a positive effect on the Listed Building of low significance. Flat 6 has been severely compromised because of past flooding and whilst works are intrusive within this flat it is currently in a poor state and uninhabitable and will be restored to a habitable state.

The only negative impact [of low magnitude] is from the provision of an alarm system, necessitated by the Building Improvement Notices, and which is outweighed by the other works to restore the building and is likely to result in only localised disturbance.

9, THE STEYNE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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Location

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Legacy System Information

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Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. THE STEYNE 5401 (West Side) No 9 SZ 9398 NW 7/2 22.7.49. II GV 2. Circa 1820. 3 storeys and basement. 2 windows. Stuccoed, ground floor rusticated. Cornice and parapet. One 3-light curved bay window on all floors. Iron balcony with hood on 1st floor. Glazing bars intact. Recessed porch with fluted Doric columns and flat entablature. 2 doorways in porch with rectangular fanlights and 3-panel moulded doors. 2-span slate roof. Nos 9 to 17 (odd). Salsbury House Nos 19 to 27 (odd) and Steyne Hall form a group, being an uninterupted sequence.

Listing NGR: SZ9327298822

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SZ 93272 98822

APPENDIX 2: 9 The Steyne, Conservation Area Description

BOGNOR REGIS (THE STEYNE AND WATERLOO SQUARE)

Description of the Character and Appearance of the Conservation Area

The Steyne is situated on the seafront just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.



Opportunities for Improvement/Enhancement

- ♦ Renovation of Bognor Regis Pier (a Listed Building).
- ♦ Restore original softwood timber sash or casement windows and doors, shop fronts, etc. where replaced with later, inappropriate features.
- ♦ Reinstate original natural slate or plain clay tiles, where replaced with inappropriate modern materials.
- ♦ Repair/re-surface pavements in the area. Retain any granite kerb-stones.