

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2021 08:59
To: Planning Scanning
Subject: FW: BR/252/21/PL & BR/253/21/L

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From: Martyn White
Sent: 06 December 2021 17:11
To: Planning.Responses
Subject: BR/252/21/PL & BR/253/21/L

BR/252/21/PL & BR/253/21/L

65-71 Upper Bognor Road Bognor Regis PO21 1HR

Alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles.

A map based assessment has identified that Nos. 65, 67 & 69 Upper Bognor Road, No. 71 Upper Bognor Road and various walls including those to south and east of No.71 Upper Bognor Road and associated structures are identified as listed buildings. Part of the boundary wall forms the boundary of the Hotham Park Conservation Area, in which the aforementioned building sit. Numbers 65, 67, 69 and 71 form a group of smaller buildings within the university estate, but are also visible for the surrounding public realm.

They are also important in forming part of the character and appearance of the conservation area. These buildings/ structures form an important group in terms of their heritage significance, and

careful consideration is required for any new development in this part of the university campus and conservation area.

The university campus also includes a number of other designated heritage assets; to the west (and visually separated from the site by a group of mature trees and some 20th century university buildings) including Mordington House (Grade II), The Dome (Grade I) and St Michael's House (Grade II). The group sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park.

71 & 71A Upper Bognor Road

This is a Grade II listed two-storey detached estate house constructed circa 1830. There is a one and-a-half storey extension to the east with a further single storey extension also to the east that is believed to be former offices or stables. External walls are stucco rendered to the south, west and part of the east elevation with the north and rest of the east elevation finished in a rough textured render. The main south-facing elevation features 2 large sash windows on each storey. The main roof is covered in natural slate.

At some stage the building has been subdivided horizontally such that the first floor is accessed independently from the north side of the building. It was last used as officers for the university and includes a number of modern features associated with this. However, there are still a few elements of note that should be protected/incorporated into any scheme. Alterations inside the building have been accompanied by changes in the building's surrounding gardens, including the demolition of outbuildings in 1977. In 1979 external renovations including roofing works were carried out on the building.

It forms a group with number 67 and 69 Upper Bognor Road and is of architectural significance.

65 Upper Bognor Road – known as Charlotte House

Charlotte House is a Grade II listed, later 19th century, two-storey detached estate house. It features unknapped/knapped flint external walls with brick quoins and dressings. The main south-facing elevation features 3 large sash windows on each storey linked by vertical brick bands. The main roof is a hipped pitched roof covered in natural slates. The building is set back from the south boundary wall which is of unknapped flint and brick and is sited in an area of mainly open soft landscaping with trees. It is also visible from the neighbouring road and plays an important role in the appearance of the street-scene. It is of architectural significance.

67 & 69 Upper Bognor Road

This pair of cottages are a Grade II Listed Building. The east facing two-storey houses were constructed in the early 19th century and abut at right angles and form part of the boundary wall to Upper Bognor Road. They have stone built walls that are stucco rendered to the front and sides and plinth rendered to the rear. The main roof is a shallow hipped pitched roof and the single storey lean-to annexe to the rear is a steeper mono-pitch. Both roofs are covered in natural slate.

The east elevation features timber casement windows, with light gabled timber porches to timber entrance doors. No 67 (the south cottage) has a timber bay window with a hipped roof to the ground floor and wooden oriel window on the south side upper storey that overhangs the pavement.

Whilst the houses are not currently in the best state of repair, some historic fabric survives, and the floor plan appears to be readable. Further, the houses make an important contribution to the street-scene and local area, partially due to the projecting canted bay to the south elevation of

No.67 and the continued building line with that of the prominent Bognor Rock and brick boundary wall to the east and west of the end elevation.

The front (east) elevation forms an important semi-enclosed space with the frontage of No.71 Upper Bognor Road along with the attractive boundary walls. This space has a more functional use for the group rather than providing private gardens for any of the properties. The currently approved proposals allow for new development in this space so as to partly screen the neighbouring modern development from them. It is considered that the building is of aesthetic significance.

Boundary Treatment/site

There are a number of notable walls in/near to the application site. There are series of boundary walls which enclose the proposed development site and are integrally related to No.67 and 69 and No.71 in particular. There are separate walls to Charlotte House which form part of the enclosure of the campus but would be considered as part of the Listed building by virtue of their curtilage relationship. The site is bounded by Grade II listed stone and brick boundary walls to the south along Upper Bognor Road, to the east and partially to the north. The eastern boundary is believed to form the historic extent of the estate and is therefore of significance.

There is a rear garden wall to Nos.67 and 69, which whilst heavily obscured by vegetation comprises a mix of coursed brick, unknapped and knapped flint cobble and small stone components (Bognor Rock) with red brick dressings and copings. Further, there are boundary walls to the east and south of Nos.67 and 69 **which are** constructed in Bognor Rock with brick dressings and are separately Grade II listed. These walls enclose the proposed development site and form the part of the present setting of the listed group.

There is a boundary wall to the north of Nos.67 and 69 which runs to the south elevation of No.71 Upper Bognor Road. This comprises a red brick in rat-trap bond with projecting piers and a brick clay tile coping. This wall continues from No.71 to a newly formed access route to the Engineering and Digital Technology Park to the east. There is a further section of wall to the west of this which encloses the grassed area to the west of No.71 on its northern boundary. This wall is in rat-trap bond with a stone coping. There is an opening between these two sections of wall which formerly had a gate. There is also an attractive serpentine wall to the north of number 71 Upper Bognor Road which is constructed mostly from red brick in a rat trap bond.

The walls are considered individually and collectively to make a positive contribution towards the character and appearance of the Hotham Park Conservation Area. They are of historical and aesthetic significance.

The Proposals

Having had the opportunity to review the plans, it would appear that the intention is to undertake a number of alterations to number 71/71a as well as introduce a larger new building. I shall discuss these in turn below:

71 Upper Bognor Road

I previously noted that that this building has been subject to a number of alterations over a number of periods. These alterations have resulted in a building that been subdivided horizontally to create two separate units. The current scheme would appear to have been developed without significantly altering the layout, or removing the remaining potential historic fabric and causing harm.

The proposed works also includes a two storey extension to the west elevation which has been designed to match the existing form, scale and detailing of the present east extension. The result would be an almost symmetrical façade to the south elevation with the introduction of traditional sashes to the east extension and sashes to match in the western extension. As identified in the heritage statement, there are significant advantages to the proposed extension arrangement as it negates the need for more intrusive internal alterations to the building (in order to provide more accommodation) and it provides the opportunity to ‘balance’ the façade with an opposing wing.

The proposed materials of the western wing are to match the existing building with painted stucco to the walls, natural slate roof and painted timber vertical sliding sashes with slim-line double glazing units. Whilst there will be the loss of a modern replica sash window at first floor to the west elevation of No.71 Upper Bognor Road, this is not considered to be harmful. Details of all windows doors and rooflights will be required in order to ensure that they are appropriate for the building and setting. Details will need to be of an appropriate scale and include details of the window sections and glazing/glazing bars.

New development comprising three apartments and work units

The proposed new building will accommodate both residential and workshop accommodation and will face 67 and 69, forming a courtyard with number 71. The existing group setting is of high significance, and development should be carefully considered and designed.

I note that the intention of the revised proposals is to glaze to the large workshop openings, whilst retaining the external timber doors which shall be folded back. This is a positive approach, and would ensure that there is greater activity in this element of the scheme. It would be positive if the timber doors were fully functioning. Whilst the proposed extension is larger than I had initially anticipated that it would be, if carefully detailed and high-quality materials are used, will have a neutral impact. Details of all windows doors and rooflights will be required in order to ensure that they are appropriate for the building and setting. Details will need to be of an appropriate scale and include details of the window sections and glazing/glazing bars. Windows should also be set back so as to create an attractive shadow line.

It is noted that the intention is for this new building to reflect the scale and appearance of the existing buildings. Such a concept is considered to be acceptable as long as it will truly reflect those already present, and not result in harm.

In fact, the proposed development will result in the creation of an attractive courtyard which will help to screen the adjacent new development from the existing listed buildings, along with this part of the conservation area. I would want to ensure that the landscaping of the courtyard is carefully considered so that it forms the centre of the scheme, as opposed to a hard landscaped area which detracts from the assets.

65 Upper Bognor Road – known as Charlotte House

The works to Charlotte House comprise both internal and external elements. The external works relate to the provision of two new windows which will be located to the rear of the building, and would appear to replicate other existing windows. The internal works include the provision of a new staircase to a later extension, and the means to subdivide the building to create two residential units.

Such a proposal would seem to be acceptable, subject to detail of both the windows and how they recess into the opening. They should not sit flush with the surrounding wall.. Details of all windows doors and rooflights will be required in order to ensure that they are appropriate for the building and setting. Details will need to be of an appropriate scale and include details of the window

sections and glazing/glazing bars. All of the existing flints removed as part of creating the opening should be retained and used as part of the proposed works. Further, details of the new staircase and other proposed joinery and doors will also be required in order to ensure that they are suitable for the Listed Building.

Whilst the concept of enclosing the building so that it has a private garden space is acceptable, I note from the proposed site plan that only details of the northern and western boundary treatments are provided. If not careful, the means of enclosure could cause harm to the listed building and will need to be carefully considered; we would not wish to see a substantial amount of standard 6ft fencing used to enclose the new garden areas. This is especially the case for the eastern unit which is currently open to the access road. Details of the means of enclosure, and their treatment are therefore required for this part of the garden area. This can be achieved through the use of a condition.

It is a useful opportunity to state that the estate fencing should not have a powder coated treatment.

67/69 Upper Bognor Road

The structural works proposed to numbers 67/69 affect one section of wall in the rear outshot. This wall is to be re-aligned to reflect the rest of the wall dividing the two properties. Such a proposal will not cause harm to the significance of the building.

Due to the current condition, it is suggested that the remaining historic fabric should provide the starting point for the refurbishment of the cottages. For instance, the remaining simple, unmoulded skirtings should be replicated where missing. All works of reinstatement/repair should be undertaken using materials and techniques appropriate for the listed building.

Materials, joinery and details

As the buildings are listed and located in a conservation area, I would want to be assured that appropriate, traditional materials would be used as part of any proposals. Existing traditional materials where in a good state of repair should be retained and reused as part of any development scheme. New materials should replicate the existing.

An important feature of any listed building and conservation area is that of windows and doors. These should be of an appropriate design, appearance, colour and materials for the designated heritage assets. Modern replacements such as those of alternative materials, detailing or means of opening are not appropriate and cause harm. As a result, they would not be capable of support. Therefore, if you are minded to approve the application details of all materials and details of joinery (to an appropriate scale) should be provided by way of condition.

Conclusion

The proposals are substantial in that they result in the redevelopment of this part of the university estate so that it returns to a predominantly residential one. It is noted that a number of assets are affected by the proposals, but that every attempt has been made to reduce the potential impact. A thorough heritage assessment has been undertaken which appears to have informed the proposals. This has resulted in limited historic fabric being affected, and an acceptable scheme being prepared. Such an approach is supported.

The new development will have the positive feature of partially screening the existing cluster of buildings from the much larger neighbouring building. Therefore, the concept of additional

development is supported, subject to the provision of further detailed information which will ensure that it closely reflects the existing built form.

On balance, the proposal is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



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