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COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

Replacement of existing garden room with timber framed

garden room at:

**BERGHESTEDE HOUSE, 1 SHRIPNEY ROAD,
BOGNOR REGIS, PO22 9LW**

Applicants - Mr & Mrs Dinwiddy

December 2021



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INTRODUCTION

This statement accompanies a listed building application for 'Replacement of existing garden room with timber framed garden room'. This application is prepared by gdmrplanning on behalf of the applicants, Mr & Mrs Dinwiddy. The proposed works will be provided by a specialist local joinery company who are specialists in the design and construction of bespoke timber products for all kinds of domestic and commercial usage.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities (LPAs) to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest it possesses.

By reference to relevant legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF) 2019 (The property is a Grade II listed building). Paragraph 189 of the NPPF requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this document aims to highlight and assess such assets and the historical context connected to the property.

SITE ASSESSMENT

The application property, Berghestede is a detached, two storeys with attic rooms Grade II listed dwelling situated within the built-up area of Bognor Regis. The property is located on a corner plot within a residential area and the



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surrounding properties are a mixture of terraced, detached and semi-detached dwellings with both modern and traditional style within the locality.



LISTED STATUS

As noted above, the property enjoys Grade II listed building status. The property became listed on the 7 Nov 1975 and the Historic England listing for the property is as follows:

1. SHRIPNEY ROAD 5401 (East Side) SOUTH BERSTED Berghstede House SU 9300 9/25 II 2. C17 house renovated 2 storeys and attic. 3 windows. 2 dormers. Squared flints with red brick dressings, quoins, stringcourse, panels between ground and 1st floor windows, and modillion eaves cornice. Modern casement windows. Doorway with flat hood over.



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PLANNING HISTORY

The recent planning history for the property is noted below:

Ref. No. BR/137/21/L

Application for listed building consent for replacement of existing non-original Sash windows with retention of existing frames.

Ref. No. BR/335/08/L

Application for Listed Building Consent for a proposed extractor to en-suite bathroom ducted through the ceiling to a roof tile vent.

Ref. No. BR/257/08/L

Application for Listed Building Consent for a proposed en-suite bathroom & removal of wall panels.

Ref. No. BR/417/05/L

Application for Listed Building Consent to demolish existing boundary wall and re-build to match existing (resubmission following BR/335/05/L)

Ref. No. BR/335/05/L

Application for Listed Building Consent to demolish existing boundary wall and re-build.

Ref. No. BR/167/91/L

Application for Listed Building Consent for an extension to form additional room.

Ref. No: BR/228/15/L

Application for Listed Building Consent for alterations to remove kitchen larder walls & widen doorway opening between kitchen.



PROPOSAL

The proposed works comprise the replacement of existing rear elevation garden room (shown below) with a timber framed garden room.



Additional photos are contained within this submission. The rationale behind the proposal is to replace the unattractive extension but retain the additional living accommodation whilst ensuring no detriment to the setting of the host listed building.

MATERIAL USAGE

As noted previously, timber framing will be utilised to compliment the host elevations and ensure compatibility with the setting of the listed building. The walling element of the replacement structure will be of brick construction to match the host elevation.

PRE-APPLICATION

A formal pre-application request (PAA/125/21) was submitted to the LPA prior



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to the formal submission as per this application. The positive advice (Appendix I) contained within the pre-application response has been acted on within this submission to ensure computability with the advice received.

HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal is the host Grade II listed building itself. The design of the garden room as confirmed on the elevational plans has been kept simple to ensure compatibility with the host elevations and property overall.

The existing garden room has served the property well over the years it has been in place. However, it is clear from the existing site photos, the structure does not compliment the host elevation or property overall and is in need of replacement to ensure the sensitive nature of the dwelling is retained.

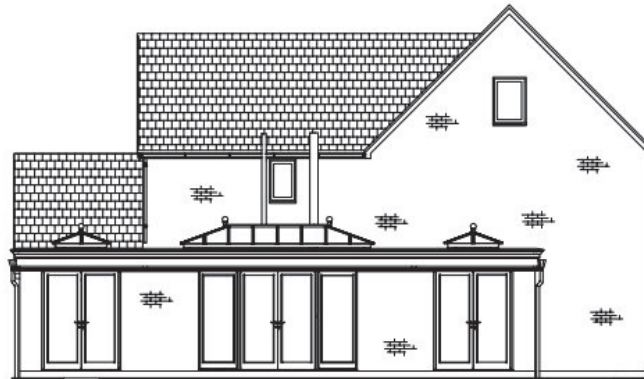
The elevation details submitted (extract below) confirm the style of the garden room with the flat roof and low (height) roof lantern ensure no detrimental impact on the host elevation or property overall.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. As confirmed within



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the pre-application response, the proposal adheres to the guidance given in the design guide.



Proposed North Elevation

IMPACT ON NEIGHBOUR PROPERTIES

The nature of the proposed works is such that it will have no impact on the amenities of any neighbouring property. The pre-application response confirming the proposal 'is not considered to result in harm by way of overbearing/overshadowing.'

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required in respect of the proposed works.



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POLICY CONSIDERATION

Planning Policies, both local and national, have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the host listed building.

As noted previously, nature of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will be improved by introduction of the proposed works. The choice of appropriate materials ensuring a complimentary attachment to the setting of the listed building.

National Planning Policy Framework

Section 16, of the NPPF covers the requirement to describe the significance of the heritage asset affected by development and the weight of public benefit of the proposal against securing the optimum viable use of the building.

The applicants are conscious of the custodianship which ownership of a listed building brings and are keen to ensure any development to the listed building meets the needs of family life whilst also sympathetic to the listed building.

As noted above, the property has had various alterations through the ages and this proposal is designed to ensure the significant heritage asset involved is not



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damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development.

The less than substantial harm to the significance of the heritage asset ensuring the viable use at present as a family dwelling and for future occupiers.

Noted the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm of loss to the listed building.

Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, this will help to maintain the appeal of this listed property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to quite low, impact on historic fabric is limited or non-existence and impact on surviving historical character is negligible.

There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings, is anticipated in the government's National Planning Policy Framework but more clearly outlined in



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earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15), which stated - in relation to listed buildings that: 'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'