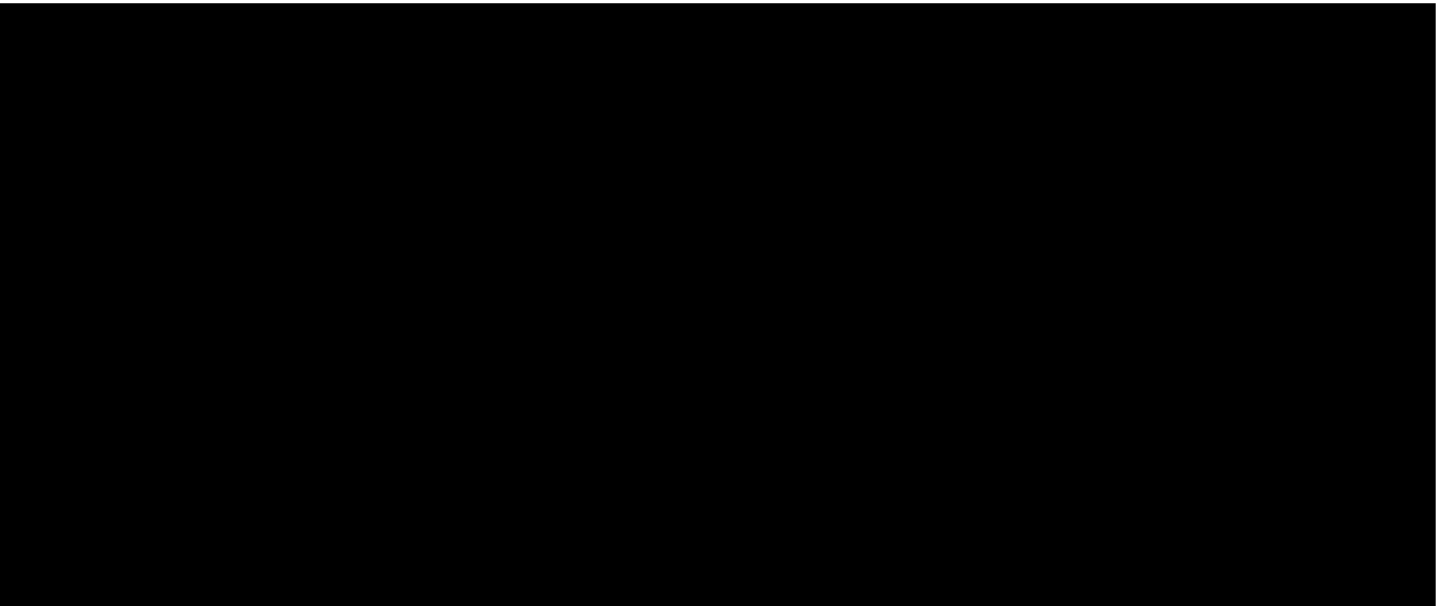




From: Martyn White
Sent: 22 February 2019 08:46
To: Planning.Responses
Subject: BR/295/18/L

BR/295/18/L

The application consists of two separate elements of work:

Part one is for a change of use, and associated development to create a multi faith centre for prayer & reflection. Part 2 relates to the addition of a steel gateway through an existing modern repair on a stretch of wall, along with works of repair to the significant Bognor Rock either side of this.

71 Upper Bognor Road is identified within the listing description as being stucco front with 2 spacious, wide-set sash windows with glazing bars, along with small doorway between them. It has a hipped slate roof, along with a 134 storey extension, and a one-storey wing, on the eastern side. The principal elevation faces south towards a lawned area and another building which contains 67 and 69 Upper Bognor Road. It is believed to date from circa 1830.

The property is situated within a group of small scale properties, with a network of walling providing a series of 'garden rooms'. The most notable properties are numbers 67 and 69 Upper Bognor Road.

The property, along with numbers 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group, being representative of the development of the land, and the previous uses of both the building and the land around them.

This application relates to the works associated with the Listed Building as well.

Part one: change of use, and associated development to create a multi faith centre for prayer & reflection.

The change of use is considered to be acceptable, as it will allow the building to remain in constant use. Minor work are proposed to the interior of the building to create two cloakrooms. Such alterations are small in scale, and will not harm the significance of the building.

Of note is the replacement of a window with a door. It is suggested that the opening had in fact been larger to accommodate a door. As a consequence, the proposal is acceptable, subject to the design of the door.

The small canopy is potentially problematic in that does not necessarily reflect the character of the building. A smaller lead covered porch could be more acceptable.

Raising the ground level around the new door to prevent the need for steps into the building and to allow for a ramped access for disabled access can be supported.

It is requested that a door design is prepared which reflects the shape of the opening, as opposed to using a standard door if possible. Details of the door should be provided for by way of condition.

Part 2: the addition of a steel gateway through an existing modern repair on a stretch of wall, along with works of repair to the significant Bognor Rock either side of this.

The works to the wall will involve the creation of a new opening within an existing wall. This wall was historically constructed using 'Bognor Rock'; a local building material that is fairly scarce and of great significance locally. I note that the wall has been very badly repaired in the past with sections of the material being replaced with a basic, modern brick. Such a repair is unsympathetic and harms the significance of the wall.

I note that the proposal for the new opening is to remove some of this unsympathetic work, and a limited section of the 'Bognor rock' material. The removal of the bricks will be a positive action and can be supported, as is the retention of the 'Bognor rock' for further repairs to the wall.

The provision of the opening will not harm the significance of the wall, as the entire structure can still be read in its context. Further, such an opening is a characteristic of the walling on the site. I note that the design of the gate reflects another one found locally. Whilst reflecting an existing gate is acceptable, a more sympathetic design would also be supported.