

20 Glamis Street, Bognor Regis, West Sussex, PO21 1DQ

Application for Listed Building Consent

Heritage Statement



Introduction

This statement has been prepared in support of an application for the demolition of two internal basement walls. The property is one of a pair of houses built in the Regency period. The accommodation is laid out over 3 floors including the basement, providing a four bedroom home with private garden to the rear.

Listed Building Listed Entry Number 1353816 and Legacy System Number 297587:

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

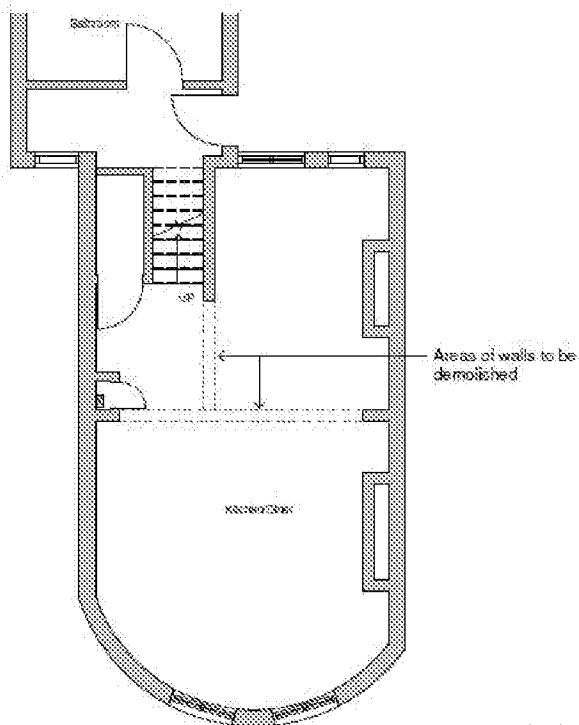
GLAMIS STREET 1. 5401 Nos 20 & 22 SZ 9399 SE 4/63 II 2. Mid C19, A semi-detached pair, each with matching bays nearly the whole width of each house. 2 storeys and basement. Stucco facing, drafted to the basement, ashlar- grooved above, with raised bands over both storeys. Pierced parapet over moulded cornice. 2 sash windows in each bay, with iron flower-box frames faith floral decoration and convex metal canopies over the lower ones. Terra cotta chimney pots. Cast iron railings with club finials to basement areas.

This application proposes the alteration of the heritage asset. There will be little impact on either its historic fabric or aesthetic value and these works represents no enhancement of its appearance.



No 20 is located part way along Glamis Street on the North side of the road backing onto The Chestnut Day Care

Schedule of Works



Two internal walls on the basement floor are to be removed to create a more spacious and welcoming open plan kitchen/dining area. Return walls are to be retained so as not to affect the party wall and retain the location of the gas meter. By removing the walls to the stairwell this affects the means of escape route and therefore a domestic misting system is to be installed within the basement to ensure safe means of escape. A mains linked Heat Detector is to be installed within 2m of the hob.



The top photo shows the main spine wall on the front reception room side looking towards to the hall and kitchen. The photo below shows the same wall from the kitchen side.





There is a cornice detail on both sides of the wall which will be lost. The ceiling is a modern plasterboard replacement which has no historical value and will be made good once the beams are installed.



The kitchen/hall wall is to be partially removed back to the bottom step and the meter cupboard reduced in size. Steel beams are to be installed as high as possible within the ground floor void to maintain as much height below the beams as possible. The beams will be clad in 2 layers of plasterboard with a skim finish.

