

**INTERNAL & EXTERNAL ALTERATIONS
TO**

**3 MARINE PARADE
BOGNOR REGIS
PO21 2LT**

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SECTION ONE

HERITAGE STATEMENT

HISTORICAL DEVELOPMENT OF THE EXISTING DWELLING

1.0 LISTING/CONSERVATION

The property is Grade II Listed status and is situated in the Aldwick Road, Bognor Regis Conservation Area.

Listing Reference: SZ 9298 NE 6/66

1.1 EXISTING BUILDING

The property is part of an early 19th Century terrace of Regency character

A late 20th century extension was added to the rear of the property and this was subsequently adapted and raised circa 1996 and incorporated a flat roof over.

1.2 HISTORICAL DEVELOPMENT

Refer to: Drawing No. 3MAR.H.01
Ground, First and Second Floor Plans Showing Historical Development

a ORIGINAL BUILDING

The property comprises part of an original terrace of 4 houses but is now only 3 and is linked to no. 2 by a narrow, early two-storey structure that is part shared at first floor level with no. 2 as a 'flying freehold'.

b 20th CENTURY ALTERATIONS

In the mid/late 20th Century a side extension was built on to the rear wing of the property. This structure was originally designed to have French doors facing the central Courtyard but these were replaced with aluminium sliding 'patio' doors.

This extension was subsequently raised in height and provided with a flat roof circa 1996.

c APPLICATION FOR CONVERSION TO FLATS

In 1983 an application was submitted to convert the house in to a one bedroom self-contained flat and a two bedroom flat although there is no evidence to show that this was ever undertaken. During the late 20th Century, additional bathrooms were constructed within the rear wing at both ground and first floor levels and the third floor rear Bedroom was also converted in to a Bathroom.

1.3 CONCLUSIONS

ARCHITECTURAL MERIT/PROPOSALS

The architectural merit of the dwelling is in the original (front) three storey building and two-story adjoining side section, and in particularly the grand front elevations to this part of the building. Unfortunately, the front elevation is marred by the previous installation of an inappropriate UPV door and frame to the two-storey side structure.

Alterations proposed to these areas are fairly minimal and generally attempt to reinstate missing features or the replacement of inappropriate features. In particular, the UPVC frond door is proposed to be replaced with a painted wood door and frame.

The main long rear wing has merit for it's age, external appearance and some original windows. These original windows to the rear elevations are to be retained but a part-glazed door and canopy are proposed for removal and replacement with a more sympathetic painted wood door and frame.

The internal layout of this part of the building is very unattractive with a combination of individual wc. bathroom and shower rooms has created a poor, 'warren-like' and undefined layout arrangement. It is proposed to install an internal single person lift within this accommodation and new en-suite shower rooms.

The late 20th century, flat-roofed two-storey rear addition has no particular architectural merit of any note. It is proposed to improve the external appearance of this section of the building by replacing aluminium sliding doors with purpose-made painted wood joinery and the removal of an external steel balcony. It is further proposed to reduce the number of Bedrooms within the property by forming openings between existing rooms to form joint Bedroom/Dressing areas. This will simplify the plan layout.

The building has not been updated for many years and electrical and heating/hot water installations need to be replaced completely.

SECTION TWO

PROPOSED WORKS:

GENERAL STRIPPING OUT AND ALTERATION WORKS

The proposed works can be summarised as follows:-

- A. INTERNAL ALTERATIONS TO GROUND FLOOR**
- B. INTERNAL ALTERATIONS TO FIRST FLOOR**
- C. INTERNAL ALTERATIONS TO SECOND FLOOR**

GENERAL:

The existing dwelling is a fine family home in an excellent setting overlooking the promenade and beach with a former croquet lawn between the promenade and the dwelling.

The property has not been updated internally for many years and now requires attention.

LAYOUT

(Refer to plans on drawing no. 3MAR.P1.02.

Note: Reference numbers below correspond with those on the plan.

A INTERNAL ALTERATIONS TO GROUND FLOOR

ALTERATIONS TO EXISTING MORNING ROOM

- A1. At some point in time a door opening was formed from this room to the ground floor of the adjoining two-storey structure. The door height is considerable lower than a standard door height and by it's location, destroys the symmetry of the room.

The door is completely unnecessary and it is proposed to be removed and the opening bricked up.

- A2. This room would undoubtedly have had an original direct door access to the Hall but this has been infilled and the position cannot be identified.

It is proposed to form a new door opening in the position shown. and to install a new purpose-made door, linings and architraves to match the existing original door leading from the Hall in to the Dining Room.

- A3. The original hearth to the fireplace has been removed and replaced with inappropriate tiling.

It is proposed to remove the tiling and to replace with a one-piece slate hearth. (See photograph no. 10)

- A4. An opening exists between the Morning Room and Dining Room and is of peculiar proportion, being both too high and too narrow. The original opening was probably much wider as the end of both nibs to the opening are of hollow stud type construction

It is proposed to remove the infill to the nibs to restore the opening to its original width. It is also proposed to reduce the height of the opening by timber stud/plasterboard infill to improve it's proportion. (See photograph no.8

ALTERATIONS TO EXISTING KITCHEN

- A5. An existing AGA range cooker has been installed in the original chimney flue.

It is proposed to remove this item complete.

- A6. Built-in, blue kitchen units were installed in this room many years ago.

It is proposed to remove these items and re-use some of them in the Laundry Room

- A7. The casement window to the rear Courtyard from this room is of inappropriate style for the building, being a standard catalogue joinery item.

It is proposed to remove the window and cut away the wall structure below to form an opening for French doors. A set of purpose-made, painted wood French doors and frame are to be installed. (See photograph no. 13)

ALTERATIONS TO REAR HALL

- A8 At some point in time a door opening was formed from the rear Hall to the external Courtyard and a canopy installed over. Both are of inappropriate style for the building.

It is proposed to remove the window and canopy and to replace the window with a purpose-made painted wood, glazed door to match, in style, the adjacent new French doors.

- A9 Existing bathroom and wc accommodation was built in stud partitioning, probably circa late 1970's and looks very dated.

It is proposed to strip out all sanitary-ware and partitions for a new arrangement

ALTERATIONS TO BEDROOM 1

- A10 This bedroom is very small and dark.

It is proposed to form a structural opening in the existing wall separating existing Bedrooms 1 and 2. A new steel beam will be installed over the opening to Structural Engineer's detail.

The opening represents a length of 3 x standard door opening for proportion. The height of the opening will be determined by the depth of the beam to be installed over.

ALTERATIONS TO BEDROOM 2

- A11 This bedroom has a set of aluminium sliding folding doors that function badly and are very inappropriate for the building.

It is proposed to remove these doors and to install a set of new purpose-made, painted wood French doors and frame.

ALTERATIONS TO LAUNDRY ROOM

- A12 The external door leading from this room to the front garden is of UPVC construction and is completely inappropriate for the building.

It is proposed to remove this door and to replace it with a purpose-made, painted wood door and frame that is more in keeping with the building. (See photograph no.6)

B INTERNAL ALTERATIONS FIRST FLOOR

LOUNGE

- B1 The original hearths to the front and rear fireplaces have been removed and replaced with inappropriate tiling.

It is proposed to remove the tiling to both and to replace each with a one-piece slate hearth. (See photograph no.9)

LANDING

- B2 In recent times, a Toilet accommodation was formed on the landing complete with bi-fold door and is a very unattractive feature.

It is proposed to remove the partitioning and sanitary-ware for re-modelling of the layout to this area.

BEDROOM 3

- B3 In recent times, Shower Room accommodation was formed as en-suite accommodation to this room and it now looks very dated.

It is proposed to remove the partitioning and sanitary-ware complete for re-modelling of the layout to this area.

- B4 In recent times, built-in wardrobes with sliding doors were installed on the opposite wall to the Shower Room and only adds to the uncomfortable arrangement set up by the Shower Room aforementioned.

It is proposed to remove the built-in wardrobes for re-modelling of the layout to this area. (See photograph no.11)

- B5 This bedroom has a set of aluminium sliding folding doors leading on to a steel balcony structure. These function badly and are very inappropriate for the building.

It is proposed to remove these doors and to install a set of new purpose-made, painted wood French doors and frame.

It is also proposed to remove the external steel balcony structure complete and to make good the external render finishes to match existing, where disturbed by the works.

- B6 *It is proposed to form a structural opening in the existing wall separating the existing Bedrooms 3 and it's adjacent Dressing Room. A new steel beam will be installed over the opening to Structural Engineer's detail. The opening represents a length of 3 x standard door opening for proportion. The height of the opening will be determined by the depth of the beam to be installed over.*

C INTERNAL ALTERATIONS SECOND FLOOR

C1 BEDROOM 4

This room contain an existing gas boiler and that is inappropriately located.

It is proposed to remove this boiler and all supplies and services. A replacement boiler will be installed elsewhere in the building as part of the refurbishment works.

C2 PARTITION

An opening is required in an existing partition to form a new access to the rear Bedroom due to the construction of an internal single-person lift shaft.

C3 WATER TANK

A redundant cold water storage tank is located over the existing Tea Point.

It is proposed to remove the water tank and make good.

C4 TEA-POINT

A tea-point cupboard exists on the Landing and obscures the original window.

It is proposed to remove this cupboard complete, together with all services and pipework to improve the visual space and appearance on the Landing.

C5 BEDROOM 5

The previous owners built a raised platform/dais in the centre of the room to raise the bed such that a view of the sea could be gained.

The structure is very inappropriate and is to be removed complete.

C6 BATHROOM

A bathroom was installed in this room during previous refurbishment and is now very dated and of very messy arrangement. Wing wall partitions to enclose the bath and basin provide a very 'dated' appearance and spoil the harmony of the room, being built around the chimney breast.

It is proposed to remove the partitioning and sanitary-ware installations complete and to install new as replacement. (See photographs no.s 2 & 3)

C7 BATHROOM

A long run of built-in wardrobes was installed as part of a previous refurbishment.

It is proposed to remove these wardrobes as part of a general refurbishment of this room. (See *photograph no.11*)

SECTION THREE

GENERAL WORKS

GENERAL WORKS :-

The proposed works can be summarised as follows:-

- D. PROPOSED WORKS TO GROUND FLOOR**
- E. PROPOSED WORKS TO FIRST FLOOR**
- F. PROPOSED WORKS TO SECOND FLOOR**
- G. EXTERNAL WORKS**

D. PROPOSED WORKS TO GROUND FLOOR

LAYOUT

(Refer to Plans on drawing no. 3MAR.P1.03 and Elevations/Sections on Drawing no. 3MAR.P1.04
Note: Reference numbers below correspond with those on the Plans.

MORNING ROOM

- D1.** *New purpose-made door (DOOR 1), linings and architraves to be installed. All to match the existing original door leading from the Hall in to the Dining Room (DOOR 2)*
- D2.** *Head of opening between rooms to be reduced with timber stud and plasterboard infill to improve proportion. (See Section / Elevation A-A on drawing no. 3MAR.P1.04)*
- D3.** *Existing door opening to be bricked up. Plaster finishes to be made good flush to existing. Skirtings to be made good to match existing. (See photograph no.5)*
- D4.** *Remedial repair works to be carried out to prevent damp/water ingress. Plaster wall finishes to be made good as necessary.*

- D5 *New slate heart to replace existing tiles*

PROPOSED KITCHEN

- D6 *New range cooker unit to be installed.*
- D7 *Existing door, linings and architraves to be retained complete. Door to be fixed shut. (See photograph no.4)*
- D8 *Wall to be dry lined to 2.35m high with s/w farming faced with plasterboard and skim finish. Lining to be carried over existing architraves of Door 2.*
- D9 *Run of new purpose-made, hand-painted Kitchen units to be installed.*
- D10 *New central suspended ceiling installed to receive new lighting. Ceiling to be clear of all existing cornices.*
- D11 *New purpose-made, hand-painted Kitchen base unit and open shelving to be installed in alcove.*

REAR HALL

- D12 *New Cloak Cupboard formed in existing recess with painted wood four-panel door set.*
- D13 *New purpose-made painted wood window installed. (See Section / Elevation B-B on drawing no. 3MAR.P1.04)*
- D14 *New single person, small passenger lift to be installed, rising to Second Floor. Work to include new timber stud partition enclosure (shaft).*
- D15 *New Shower Room to be formed in timber stud partition with painted four-panel door and new shower suite installed within.*
- D16 *New four-panel door to be installed to form entrance to Bedroom 1.*

PROPOSED BEDROOM 1 & DRESSING AREA

- D17 *Existing door removed and opening infilled in brickwork as support for new beam over opening.*
- D18 *New fibrous plaster cornice installed throughout new room.*
- D19 *New purpose-made painted wood French door set to be installed in existing opening following removal of aluminium patio doors. (See Section / Elevation C-C on drawing no. 3MAR.P1.04). (See photograph no.1)*

PROPOSED BREAKFAST ROOM/LOBBY 1

- D20 *Window to be removed and replaced with new set purpose-made, painted wood French doors and frame. (See Section D-D on drawing).*
- D21 *New plasterboard suspended ceiling installed to reduce excessive ceiling height and to conceal existing high level drainage pipework from above.*
- D22 *New timber stud/plasterboard partitions installed to form Lobby 1. Door to be purpose-made painted wood - four panel style.*
- D23 *New boiler and hot water storage cylinder to be installed in Lobby.*

LAUNDRY ROOM

- D24 *Kitchen units removed from existing Kitchen to be relocated in Laundry Room*
- D25 *Existing external PVC door and frame to be removed and replaced with new purpose-made painted wood door and frame. (See Section / Elevation E-E on drawing no. 3MAR.P1.04)*

E. PROPOSED WORKS TO FIRST FLOOR

LAYOUT

(Refer to plans on drawing no. 3MAR.P1.03.

Note: Reference numbers below correspond with those on the plan.

LOUNGE

- E1. *New slate hearths to replace existing 'inappropriate modern' tiled hearths.*

LANDING 1

- E2 *New single person, small passenger lift to be installed, rising to Second Floor. Work to include new timber stud partition enclosure (shaft).*
- E3 *New Shower Room to be formed in timber stud partition with four-panel door and new shower suite installed within.*
- E4 *New four-panel door to be installed to form entrance to Bedroom 2.*

BEDROOM 2

- E5 *New fibrous plaster cornice installed throughout new room.*
- E6 *Existing patio door opening to be bricked up to form window opening. New purpose-made painted wood vertical sliding sash windows to be installed (See Section / Elevation C-C on drawing no. 3MAR.P1.04)*

F PROPOSED WORKS TO SECOND FLOOR

LAYOUT

(Refer to plans on drawing no. 3MAR.P1.03.

Note: Reference numbers below correspond with those on the plan.

BEDROOM 4

- F1 *New built-in wardrobe with panelled doors to be installed. Approx height = 2.2m. Unit will not be floor to ceiling.*
- F2 *New Tea Point cupboard with integrated sink to be constructed.*
- F3 *New bathroom suite to be installed with localised tiling to shower.*

LANDING 2

- F4 *New single person, small passenger lift to be installed, rising to Second Floor. Work to include new timber stud partition enclosure (shaft).*
- F5 *New Shower Room to be formed in timber stud partition with four-panel door and new shower suite installed within.*

BEDROOM 3

- F6 *New four-panel door to be installed to form entrance to Bedroom 2.*

G EXTERNAL WORKS

- G1 *Redundant steps to be removed and rear Courtyard to be re-paved.*
- G2 *New external door to be installed to enclose rear access way.*

SECTION FOUR

APPLICATION DRAWINGS

- 3MAR.H.01** Ground & First and Second Floor Plans Showing Historical Development
- 3MAR.P1.01** Existing Plans
- 3MAR.P1.02** Existing Plans Showing Proposed Stripping Out & Demolitions
- 3MAR.P1.03** Proposed Plans
- 3MAR.P1.04** Sections / Elevations Showing Proposed Alterations
- 3MAR.P1.05** Proposed Electrical & Radiator Layout To Ground Floor
- 3MAR.P1.06** Proposed Electrical & Radiator Layout To First Floor
- 3MAR.P1.07** Proposed Electrical & Radiator Layout To Second Floor
- 3MAR.P1.08** Existing Site/Roof Plan

APPLICATION PHOTOGRAPHS

Photographs no.s 1 to 13 (Photograph numbers are noted against work items)

