

HERITAGE STATEMENT

9B WATERLOO SQUARE, BOGNOR REGIS

**EXTENSION AND ALTERATION OF GROUND FLOOR AND PART OF FIRST
FLOOR OF LISTED BUILDING TO FORM TWO SELF-CONTAINED FLATS**



FOR

D POOLE AND A RYAN TRADING AS CANAFORD PROPERTIES

FIONA WEBB

BSc (Hons) EP., MA L,Con (AA), Dip.B Con (AA), Dip UD, MRTPI, IHBC

NOVEMBER 2018

Heritage Statement

Extension and Alteration of Ground Floor and Part of First Floor of Listed Building` to Form Two Self-Contained Flats

9B Waterloo Square, Bognor Regis

1.0 Introduction

- 1.1 This Heritage Statement has been prepared to support a Listed Building Consent application to Arun District Council for the extension and alteration of the ground floor and part of the first floor of a listed building to form two self-contained flats at 9B Waterloo Square, Bognor Regis. This application also seeks to rectify and regularise unauthorised works carried out at the building which have been subject to discussions with the Local Planning Authority's Enforcement Team. A pre-application meeting was held on site with the Local Planning Authority's Enforcement Officer and Conservation Officer on 20 November 2018 to discuss the proposed works ahead of formally submitting this application.
- 1.2 The development proposal affects a Grade II listed building which is located in The Steyne Conservation Area, Bognor Regis. Both of these are Designated Heritage Assets as protected under national legislation and government guidance.
- 1.3 This Listed Building Consent application proposes works which will provide a viable use and secure future for the building which will ensure its repair, restoration and future maintenance. The proposed works are sympathetic to the architectural and historic significance of the listed building and will preserve the character and appearance of Steyne Conservation Area.
- 1.4 My name is Fiona Webb and I am an independent Conservation & Design Consultant with over twenty five years' experience advising on heritage matters. I hold a Degree in Planning, Post Graduate Diplomas in Building Conservation and Urban Design and have a Master of Arts in Landscape Conservation. I am a Corporate Member of the Royal Town Planning Institute and the Institute of Historic Building Conservation.

2.0 Description of Proposal

- 2.1 The proposal seeks to extend the rear extension of the listed building to create a one bed two storey flat together with minor internal alterations at the ground floor of the listed building to create a second one bed flat. External works to the front elevation are proposed to regularise unauthorised works carried out to the ground floor canted bay window and the first floor balcony. External works to the rear elevation are alteration of the roof of the link extension to reflect the traditional form of the structure, insertion of a flush fitting sun pipe to provide additional internal natural light above a steep existing staircase, a flat roofed porch and a flat roofed canopy. Every effort

has been made to respect the original form and design of the listed building and keep proposed alterations simple.

3.0 Historical Development, Significance and Setting of the Heritage Assets

3.1 The property is located on the western side of Waterloo Square in a terrace of listed buildings which front onto an enclosed formal linear park known as 'The Steyne' which is at right angles to the promenade. The building is a three storey stuccoed building with a first floor projecting balcony.

3.2 The property 7 – 9 Waterloo Square is listed Grade II on the Statutory Register of Buildings of Architectural or Historic Interest. The building was added to the Statutory Register on 7 November 1975.

3.3 Not surprisingly the list description does not mention the rear of the building or the interior. The list description states:

“GV II Built circa 1815-20 by W K and Daniel Wonham. 2 houses, not quite a pair and much altered. 3 storeys. 3 and 2 windows respectively. Stuccoed. Modillioned eaves cornice. Glazing bars missing except for the original French windows and one sash window both on the 1st floor of No 7. No 7 has an iron balcony on the 1st floor supported on 7 slender columns below and with hood supported by trellised columns, but the hood has been replaced by corrugated iron (painted). No 9 retains its hood but only has a wooden balcony supported on 3 iron columns of a later date than the house. No 7 has a doorway in fluted frame, No 9 a doorway with curved hood over. Nos 7 to 17 (odd) form a group.”

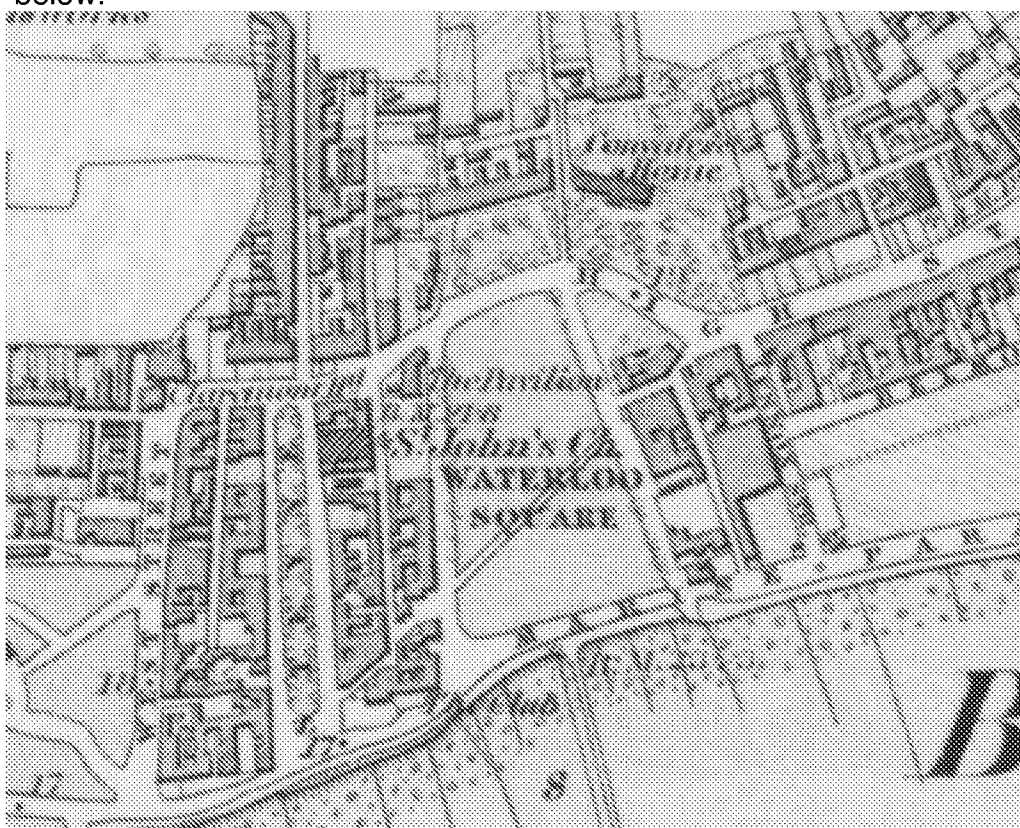
3.4 The Steyne is situated on the sea front just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

3.6 Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quiet different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.

3.7 Waterloo Square developed around a space intended to protect views from Richard Hotham's Fitzleet House. It therefore represents a historically important space in the growth of Bognor Regis as a resort. As an inland landscaped space, fronting the seafront, it complements The Steyne and the Pier forms a strong focal point at the southern end. Typical of such seaside resorts' open spaces, the central space is flanked by nearby continuous street fronted development. There is a variety in age, style and size of buildings. The remnants of the early development of the Square exist in No's 7 – 17

Waterloo Square, which all are a fine formal group of buildings in a Regency style dating to 1815 – 1820. The Beach Hotel (four storeys in height and dating to the mid-19th Century), acts as an important focal point at the south eastern corner of the Square, as does the large Bognor Regis Methodist Church at the northern end.

- 3.8 Norfolk Street and Little High Street are typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main square.
- 3.9 Within the conservation area there are some brick buildings but the predominant material is stucco. Chimneys are important features on the skyline.
- 3.10 The brief conservation statement that accompanies The Steyne Conservation Area map notes that an important opportunity for the enhancement of the heritage asset is the restoration of original softwood timbers sash or casement windows or doors.
- 3.11 Maps dating from 1879 through to 1950 show the historic development of 7 – 9 Waterloo Square and The Steyne Conservation Area. These are the 1st Edition Map of 1876 and later editions. Extracts from the maps are shown below.

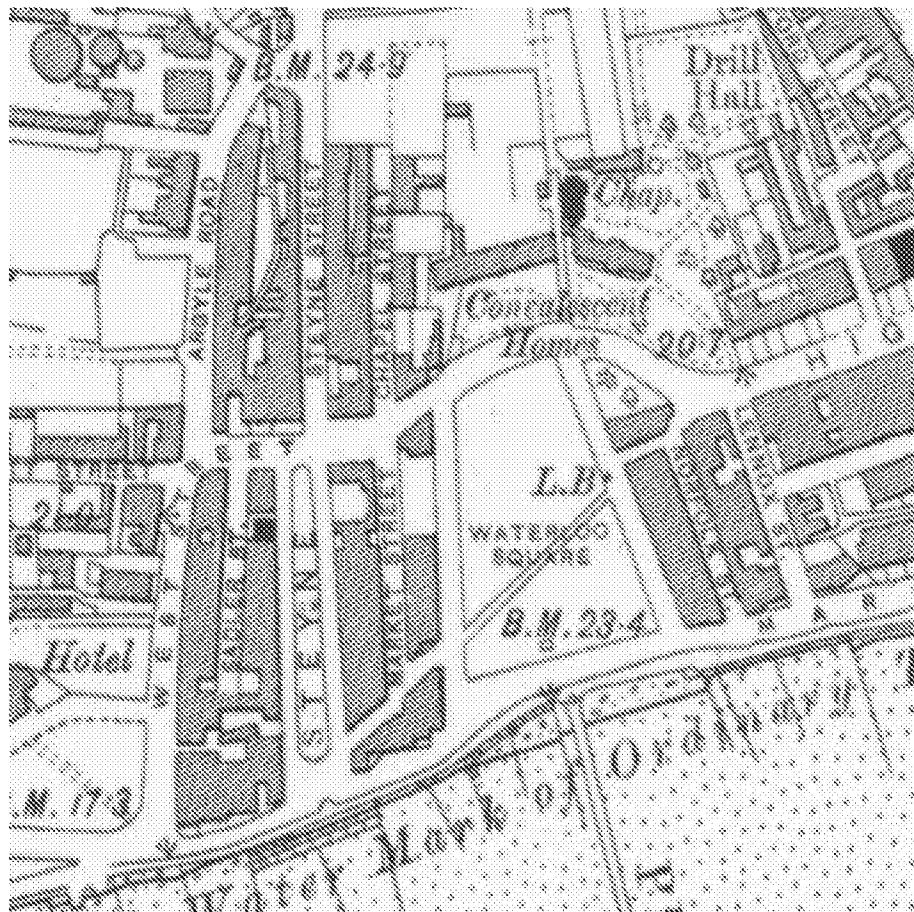


First Edition Ordnance Survey Map Published 1879

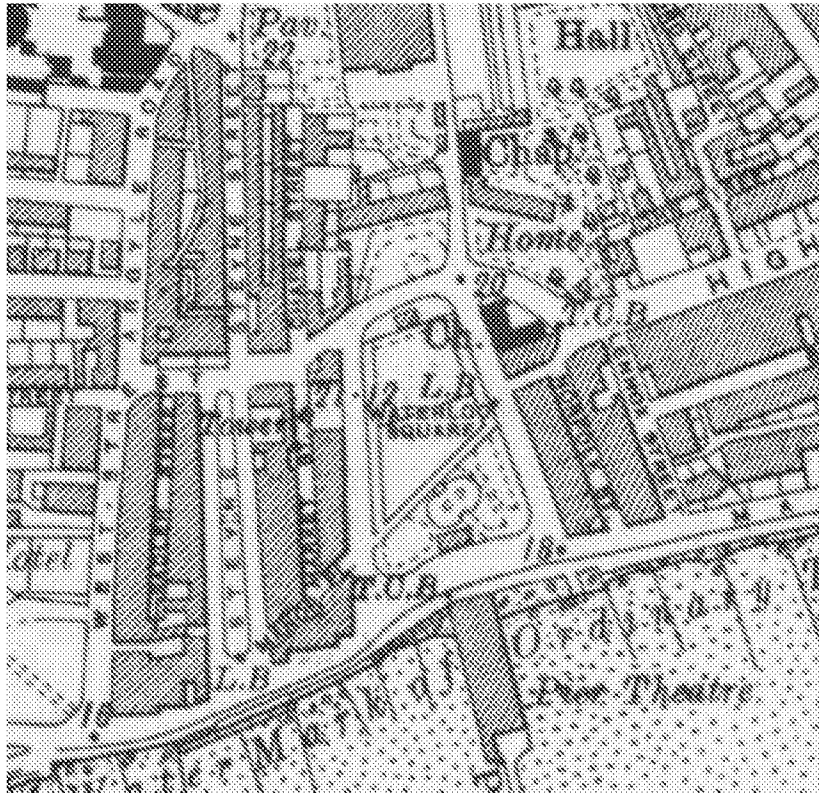
- 3.12 The Second Edition Ordnance Survey Map of 1899 and later OS maps largely maintains this form of development however it shows a more intensive pattern of development around The Steyne and Waterloo Square.



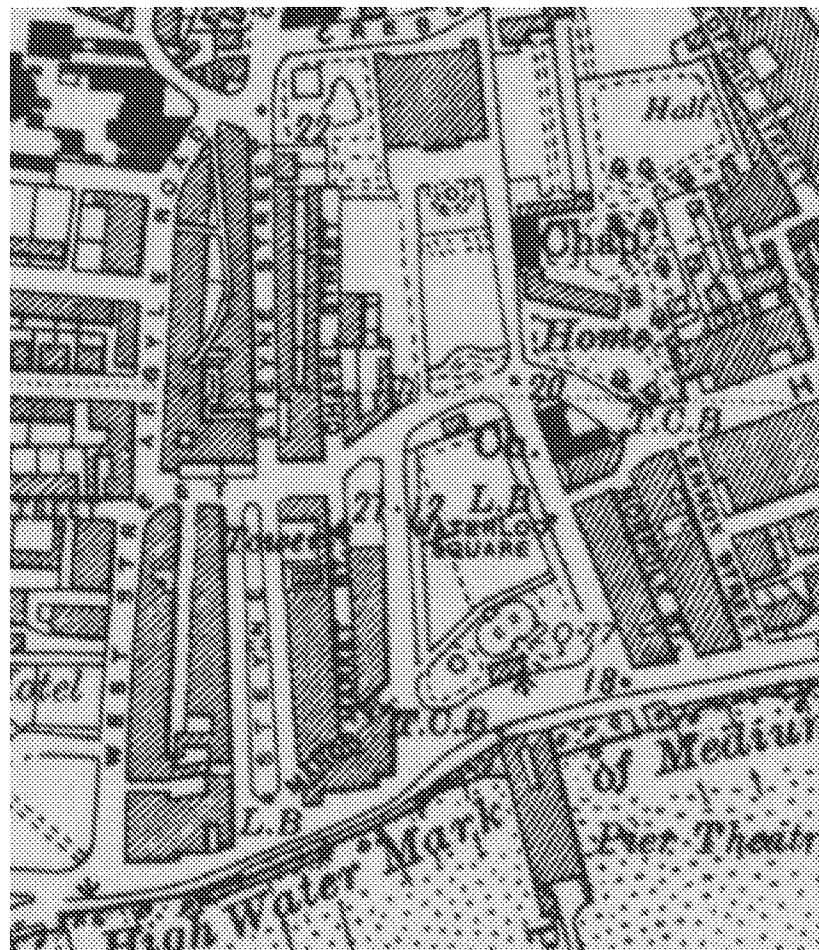
Second Edition Ordnance Survey Map Published 1899



Ordnance Survey Map Published 1914



Ordnance Survey Map Published 1935



Ordnance Survey Map Published 1950

- 3.12 Despite a significant amount of research on the historic development of this site only two historic image of the building and its setting have been found. These appear to date from the late 19th Century; both historic images are shown below.



4.0 Significance of the Heritage Asset

- 4.1 This development proposal seeks to extend the rear extension of the listed building to create a one bed two storey flat together with minor internal alterations at the ground floor of the listed building to create a second one bed flat. External works to the front elevation are proposed to regularise unauthorised works carried out to the ground floor canted bay window and the first floor balcony. External works to the rear elevation are alteration of the roof of the link extension to reflect the traditional form of the structure, insertion of a flush fitting sun pipe to provide additional internal natural light above an existing steep staircase and two flat roof canopies above the entrance doors. Every effort has been made to respect the original form and design of the listed building and keep proposed alterations simple. Photographs showing the buildings are shown in Appendix 1 of this report.
- 4.2 The listed building has undergone many alterations both externally and internally. Externally none of the original windows survive, the projecting front balcony is largely modern and much of the original stucco is modern cement render. Internally the plan form has been altered with a through living space, no original fireplaces and only part of the rear staircase survives.
- 4.3 However the property remains listed as Grade II on the Statutory Register of Buildings of Special Architectural and Historic Interest. The building is also important for the Group Value with other listed buildings in the terrace facing Waterloo Square, the building is makes a positive contribution to the character and appearance of Steyne Conservation Area.
- 4.4 The listed building and conservation area are designated heritage assets. The National Planning Policy Frameworks defines a Heritage Asset as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).”
- 4.5 9b Waterloo Square is therefore a nationally designated heritage asset. As such it is an irreplaceable resource that should be conserved in a manner appropriate to its significance so it can be enjoyed for its contribution to the quality of life of existing and future generations.
- 4.6 In determining this planning application the significance of this heritage asset needs to be implicitly taken into account by the Local Planning Authority since:
- i) It is highly desirable to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation;
 - ii) Heritage assets make a positive contribution to sustainable communities including their economic viability; and
 - iii) Heritage assets make a positive contribution to local character and distinctiveness.

5.0 Impact of the Proposal on the Significance of the Heritage Asset

- 5.1 The proposal would extend the early 20th Century extension to the rear of the listed building to create a one bed two storey flat together with minor internal alterations at the ground floor of the main part of the listed building to create a second one bed flat. In addition external works are proposed to both the front and rear elevation. The proposed works to the front elevation would regularise unauthorised works carried out to the ground floor canted bay window and the first floor balcony. The proposed works to the rear elevation would simplify the roof form/pitch of the single storey linking element of the building to reflect the traditional form of the structure, insert one flush fitting sun pipe to provide additional internal natural light above a steep existing staircase and provide a flat roof canopy above the entrance doors to each flat. Each element of the proposed works is discussed in turn below together with an assessment (in italics) of its impact on the significance of the listed building.

Proposed Rear Extension

- 5.2 The existing rear extension is an early 20th Century structure to the main listed building. Whilst the extension forms part of the listed building, it is considered at the lower end of heritage significance since it is relatively modern and has few features of architectural or historic interest. The proposed extension is to the side wall facing the internal courtyard. This extension will mirror the size and form of the rear extension of the adjacent listed building which has been recently approved and built. This will help provide a more symmetrical form to the pair of houses and unify the grouping. The original external wall of the structure will be maintained and incorporated as an internal wall, with the existing window openings modified to become door openings.

The impact of these works will have a neutral impact on the significance of the listed building.

Internal Works to Create Two One Bed Flats

- 5.3 The proposed internal works will allow the formation of two separate one bed flats with the subdivision between the units in the early 20th Century linking element of the building. This will allow the flat in the original part of the listed building to function using the original front and back entrance doors to the property. The proposed layout would have an open living room to the front of the building, a kitchenette in the central area, a bathroom to the rear and a bedroom in the link. Stud partitions would be erected to create the kitchenette and bath room which would be fully reversible and cause no harm to the original fabric of the listed building.

The location of the stud partition across the chimney breast at the rear of the building is unfortunate however no alternative configuration is possible. These works would be fully reversible. As such there will be no permanent harm to the overall significance of the heritage asset and the public benefit of

bringing back this flat into use and the creation of a further residential unit outweighs any short term potential limited harm in the planning balance.

External Works to the Front Elevation

- 5.4 Proposed works to the front elevation are the reinstatement of the canted bay window and the reinstatement of details to the projecting first floor balcony. The ground floor bay window will be reinstated to the size and position of the original. It has been agreed with the Conservation Officer that these like-for-like works can be carried out using slimlite double glazing. The balcony will be restored to its original appearance through the removal of the infill boarding and its replacement with wrought iron effect railings to the same design as No.7 Waterloo Square (albeit without gold effect swirls to the railings). These works have been agreed with the Conservation Officer.

The impact of these works will restore the listed building largely to its original appearance and therefore enhance its significance.

External Works to the Rear Elevation

- 5.5 Proposed works to the rear elevation will provide a flush fitting sun pipe to the hallway of the proposed flat in order to provide natural daylight above an existing steep staircase. In addition a flat roofed porch is proposed to the elevation of the main building (the location of a previous door canopy) and a flat door canopy is proposed above the entrance of the proposed new flat. There is no change to the existing UPVC windows at the rear of the building following the approval of UPVC windows at the adjacent listed building No.7 Waterloo Square, 'Shelly Cottage' (Planning Ref: BR/123/06/L).

The impact of these works will have a neutral impact on the significance of this listed building.

- 5.6 Overall, the design concept will keep proposed works to a minimum in order to work with the historic plan form, historic building fabric and elevations of the listed building. All proposed works have been designed as simple as possible to work with the character and appearance of the listed building and to respect the character and appearance of The Steyne Conservation Area.
- 5.7 In assessing the impact of the proposal on the significance of the heritage assets, the proposal needs to be considered against the statutory policies set out in the Planning (Listed Buildings & Conservation Area) Act 1990. Section 66 of the P(LB&CA)A 1990 sets out a general duty in respects of listed buildings in the exercise of planning functions. In respects to development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.8 Section 72 of the P(LB&CA)A 1990 also sets out a general duty in respects of conservation areas in the exercise of planning functions. In respect to any

buildings or other land in a conservation area, this duty states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

- 5.9 In addition, the proposal needs to be considered against the guidance set out in the National Planning Policy Framework. Those policies particularly relevant are set out below:
- 5.10 Paragraphs 196 states ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.
- 5.11 Paragraph 184 states ‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’
- 5.12 Paragraph 192 states ‘In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.’
- 5.13 Paragraphs 193 states ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
- 5.14 In conclusion, In applying the above heritage policies and guidance, it is my professional opinion that the proposals would preserve the architectural and/or historic interest of the listed building and therefore complies with section 66 of the P(LBCA)A 1990. The proposals would also preserve the character and/or appearance of the conservation area and therefore complies with section 72 of the Act. In addition, the proposed development as a result of its layout, design and detailing would amount to less than substantial harm to the significance of the designated heritage assets. Paragraph 196 therefore applies. In applying this policy it is considered paragraphs 184,192 and 193 of the NPPF are also of relevance and have been considered in making this assessment. As such, for the reasons given above, it is felt that in heritage terms that this application should be approved by the Local Planning Authority.

APPENDIX 1

PHOTOGRAPHS OF 9B WATERLOO SQUARE, BOGNOR REGIS AND ITS IMMEDIATE CONTEXT



9b Waterloo Square – front elevation



9b Waterloo Square shown in context with the terrace of other listed buildings



Rear of 9b Waterloo Square (left), note neighbouring approved extension and UPVC



Rear courtyard of 9b Waterloo Square



Detailed view of projecting first floor balcony of 7 Waterloo Square



Proposed reinstatement of canted bay to ground floor front elevation



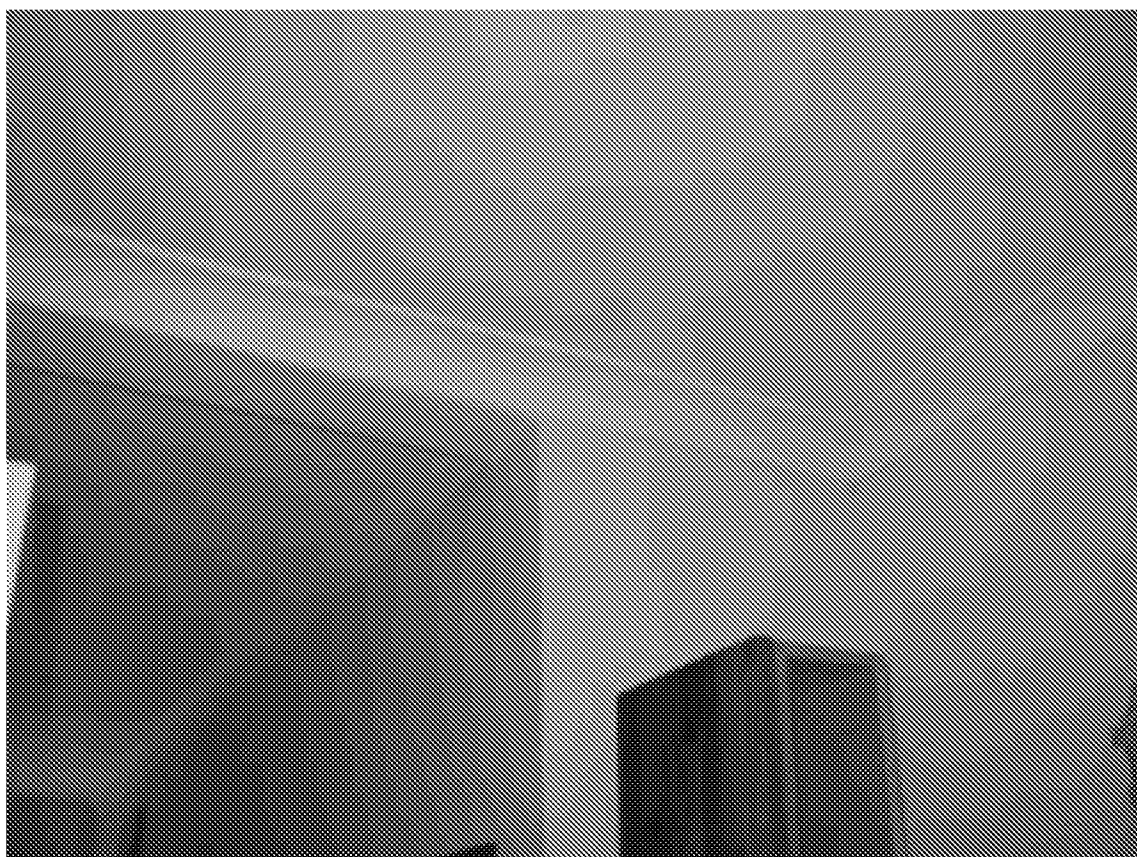
Rear internal view showing chimney breast where stud wall partition is proposed



Front internal view showing existing open layout plan



Fireplace in front room, one of the only surviving features that remain



Internal view showing modern coving to all ground floor rooms



Internal view of single storey link building



Original staircase in rear extension to be retained and reused