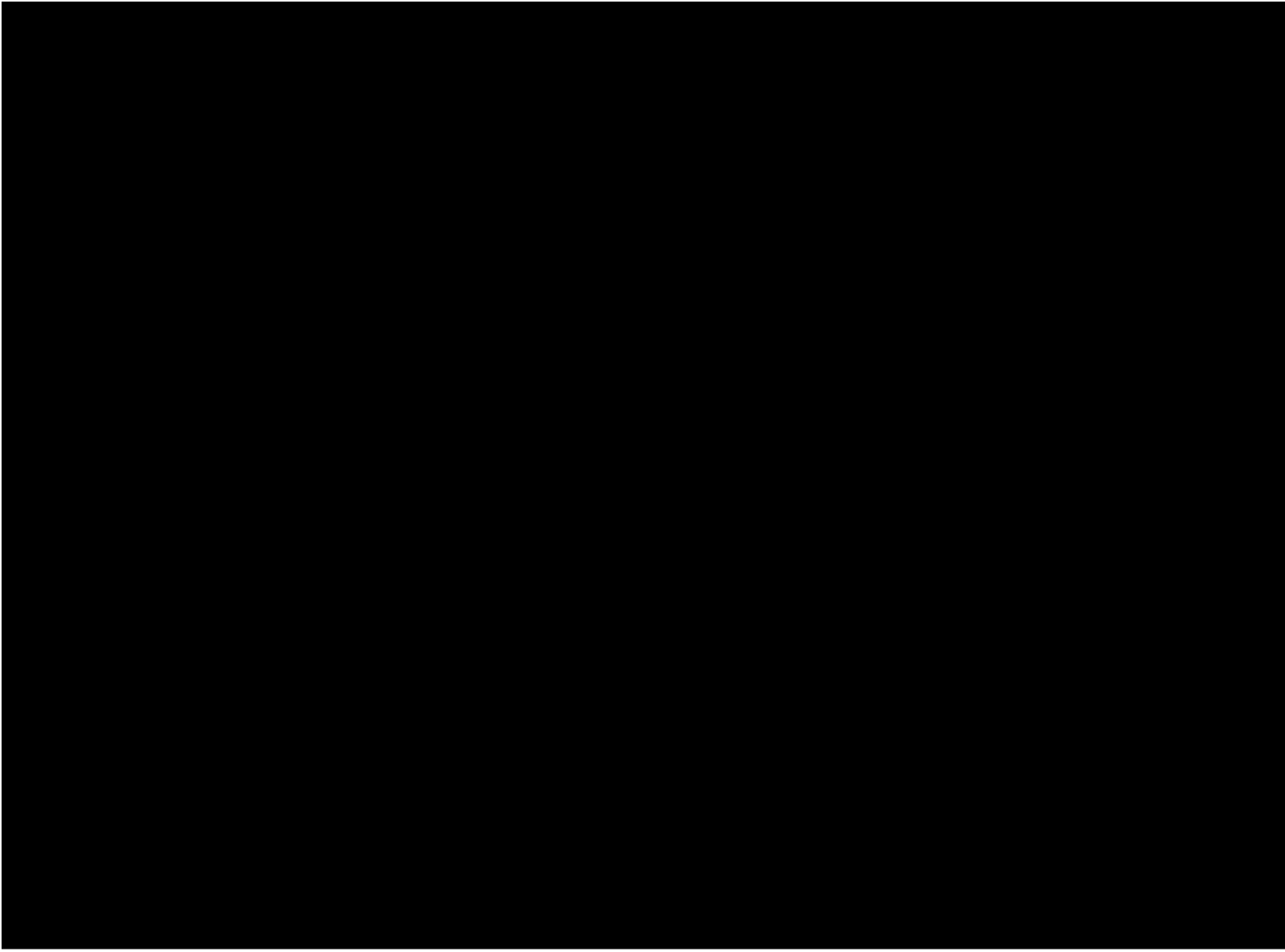




From: Martyn White [REDACTED]
Sent: 23 March 2020 08:16
To: James Cross [REDACTED]
Subject: BR/351/19/PL & BR/352/19/L

BR/351/19/PL & BR/352/19/L

65 Upper Bognor Road (Charlotte House 71 & 71A Upper Bognor Road, 67 & 69 Upper Bognor Road Bognor Regis PO21 1HR

Listed building consent for the erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles

The proposal affects a number of heritage assets namely No.65 (Charlotte House), Nos. 67 and 69 Upper Bognor Road, No. 71 Upper Bognor Road and various walls including those to south and east of No.71 Upper Bognor Road and associated structures. The boundary wall forms the boundary of the Hotham Park Conservation Area.

The university campus also include a number of other designated heritage assets; to the west (and visually separated from the site by a group of mature trees and some 20th century university buildings) is Mordington House (Grade II), The Dome (Grade I) and St Michael's House (Grade II). The group sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park.

Numbers 65, 67, 69 and 71 form a group of smaller buildings within the university estate, but are also visible for the surrounding public realm. They are also important in forming part of the character and appearance of the conservation area. These buildings/ structures form an important group in terms of their heritage significance, and careful consideration is required for any new development in this part of the university campus and conservation area.

An extensive (and very helpful) heritage statement has been provided which assesses the significance of the various assets covered by the proposals.

65 Upper Bognor Road – known as Charlotte House

Charlotte House is a Grade II listed, later 19th century, two-storey detached estate house. It features unknapped flint external walls with brick quoins and dressings. The main south-facing elevation features 3 large sash windows on each storey linked by vertical brick bands. The main roof is a hipped pitched roof covered in natural slates. The building is set back from the south boundary wall which is of unknapped flint and brick and is sited in an area of mainly open soft landscaping with trees. It is also visible from the neighbouring road and plays an important role in the appearance of the street-scene.

The heritage statement identifies that few original internal features remain in the building, and that the original curtilage has been lost. However, the building remains of architectural significance.

67 & 69 Upper Bognor Road

This pair of cottages are a Grade II Listed Building. The east facing two-storey houses were constructed in the early 19th century and abut at right angles and form part of the boundary wall to Upper Bognor Road. They have stone built walls that are stucco rendered to the front and sides and plinth rendered to the rear. The main roof is a shallow hipped pitched roof and the single storey lean-to annexe to the rear is a steeper mono-pitch. Both roofs are covered in natural slate.

The east elevation features timber casement windows, with light gabled timber porches to timber entrance doors. No 67 (the south cottage) has a timber bay window with a hipped roof to the ground floor and wooden oriel window on the south side upper storey that overhangs the pavement.

Whilst the houses have a considerable amount of change internally (and will require further change), some historic fabric survives, and the plan appears to be readable. Further, the houses make an important contribution to the street-scene and local area, partially due to the projecting canted bay to the south elevation of No.67 and the continued building line with that of the prominent Bognor Rock and brick boundary wall to the east and west of the end elevation.

The front (east) elevation forms an important semi-enclosed space with the frontage of No.71 Upper Bognor Road along with the attractive boundary walls. This space has a more functional space for the group rather than providing private gardens for either Nos. 67, 69 or 71 Upper Bognor Road.

It is considered that the building is of aesthetic significance.

71 & 71A Upper Bognor Road

This is a Grade II listed two-storey detached estate house constructed circa 1830. There is a one and-a-half storey extension to the east with a further single storey extension also to the east that is believed to be former offices or stables.

External walls are stucco rendered to the south, west and part of the east elevation with the north and rest of the east elevation finished in a rough textured render. The main south-facing elevation features 2 large sash windows on each storey. The main roof is covered in natural slate

At some stage the building has been subdivided horizontally such that the first floor is accessed independently from the north side of the building.

It forms a group with number 67 and 69 Upper Bognor Road. It is of architectural significance.

Boundary Treatment/site

There are a number of notable walls in/near to the application site. The site is bounded by Grade II listed stone and brick boundary walls to the south along Upper Bognor Road, to the east and partially to the north. The eastern boundary is believed to form the historic extent of the estate and is therefore of significance.

There is also an attractive serpentine wall to the north of number 71 Upper Bognor Road which is constructed mostly from red brick in a rat trap bond.

The walls are considered individually and collectively to make a positive contribution towards the character and appearance of the Hotham Park Conservation Area.

Proposed development

The proposals can be divided up in to two elements:

- Refurbishment of the existing buildings
- New development comprising two apartments and work units

These shall be discussed in turn.

Refurbishment of the existing buildings

Charlotte House

The works to Charlotte House comprise both internal and external works. The external works relate to the provision of two new windows. These are located to the rear of the building and it would appear that they replicate other existing windows. The internal works include the provision of a new staircase to a later extension.

Such a proposal would seem to be acceptable, subject to detail of both the windows and how they recess into the opening. They should not sit flush with the surrounding wall. All of the existing flints removed as part of creating the opening should be retained and used as part of the proposed works.

Details of the new staircase and other proposed joinery and doors will also be required in order to ensure that they are suitable for the Listed Building.

Whilst the concept of enclosing the building so that it has a private garden space is acceptable, I note from the proposed site plan that only details of the northern and western boundary treatments are provided. If not careful, the means of enclosure could cause harm to the listed building and will need to be carefully

considered; we would not wish to see a substantial amount of standard 6ft fencing used to enclose the new garden areas. This is especially the case for the eastern unit (CH1) which is currently open to the access road. Details of the means of enclosure, and their treatment are therefore required. This can be achieved through the use of a condition.

It is a useful opportunity to state that the estate fencing should not have a powder coated treatment.

67/69 Upper Bognor Road

The structural works proposed to numbers 67/69 affect one section of wall in the rear outshot. This wall is to be re-aligned to reflect the alignment of the rest of the wall dividing the two properties. Such a proposal will not cause harm to the significance of the building.

Due to the current condition, it is suggested that the remaining historic fabric should provide the starting point for the refurbishment of the cottages. For instance, the remaining simple, un moulded skirtings.

All works of reinstatement/repair should be undertaken using materials and techniques appropriate for the listed building.

71 Upper Bognor Road

The heritage statement indicates that this building has been subject to a number of alterations over a number of periods. These alterations have resulted in a building that been subdivided horizontally to create two separate units. These existing units will form two new residential units, each one being altered to suit the new accommodation.

The alterations to the interior of the building are minimal and will not affect the significance of the building.

Details of all new joinery will be required by way of condition in order to ensure that it reflects the character and significance of the building.

New development comprising two apartments and work units

The proposed new building will accommodate both residential and workshop accommodation and will face 67 and 69 and form a courtyard with number 71. The existing group setting is of high significance, and development should be carefully considered and designed.

It is noted that the intention is for this new building to reflect the scale and appearance of the existing building. Such a concept is considered to be acceptable as long as it will truly reflect that already present, and not result in harm.

In fact, the proposed development will result in the creation of an attractive courtyard which will help to screen the adjacent new development from the existing listed buildings, along with this part of the conservation area.

The level of detail provided at present is such that it has to be assumed that the quality will be acceptable. Further information could be provided which will confirm that this is the case, especially if the site is to be developed by a third party. Therefore, it is suggested that if you are minded to approve the application that you condition further information/drawings of the eaves, guttering etc in order to ensure that it fully reflects the existing building. It is also suggested that details of all of the materials, windows, doors, joinery and proposed external colours are provided for by way of condition. Drawings should be at a suitable scale and level of detail in order to ensure that the development is of suitable quality.

Site layout

In order to accommodate a number of residential properties in this part of the university campus, I note that the intention is to provide for a large area of car parking. It is noted that the applicant has attempted to reduce the impact of this space, and on balance, is acceptable.

Overall Conclusion

The proposals are substantial in that they result in the redevelopment of this part of the university estate so that it returns to a predominantly residential one. It is noted that a number of assets are affected by the proposals, but that every attempt has been made to reduce the potential impact. A thorough heritage assessment has been undertaken which appears to have informed the proposals. This has resulted in limited historic fabric being affected, and an acceptable scheme being prepared. Such an approach is supported.

The new development will have the positive feature of partially screening the existing cluster of buildings from the much larger neighbouring building. Therefore, the concept of additional development is supported, subject to the provision of further detailed information which will ensure that it closely reflect the existing built form.

On balance, the proposal is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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