

HERITAGE STATEMENT

ADDRESS Salisbury House, The Steyne, Bognor Regis, West Sussex PO21 1TX

PROPOSAL Change of use of 5 self-contained flats for adults with learning difficulties to 5 self-contained flats and formation of 5 further flats from HMO rooms, garage and office. Repairs and decoration of external surfaces. Minor alterations to elevation facing Sadler Street. Changing one window facing rear courtyard to French doors. Applying obscure film to 2 windows in courtyard area.

APPLICANT Winston Developments Ltd

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Introduction

This application proposes the following works.

- 1, Minor internal alterations to form 10 self-contained flats
- 2, Repair and redecoration of all external surfaces
- 3, Minor external alterations to garage/office facing Sadler Street to accommodate residential unit.
- 4, Works to internal courtyard to form private terraces, refuse store and bike store.

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Site Description

The property is Listed Grade II with entry number 1353822, 8th April 2001. The listing states:

1. THE STEYNE 5401 (West Side) Salisbury House SZ 9398 NW 7/76 II GV 2. Mid C19. A pair of houses. 3 storeys. Stuccoed. 3 3-light sash bays in all, with doors between (having 4 panels, the top 2 glazed). Continuous balcony to 1st floor with decorated iron railings and french windows to bays. Otherwise, sash windows. 2-span slate roof. Nos 9 to 17 (odd). Salisbury House Nos 19 to 27 (odd) and Steyne Hall form a group, being an uninterrupted sequence.

Listing NGR: SZ9327098859



Image from Listing dated 8th April 2001

The main elevation faces the Stein and the property extends back to have a secondary frontage on Sadler Street.

It is currently arranged as a number of self contained flats for adults with learning difficulties and is noted on the CQC website as a service provider under the name of Salisbury Support Services. The last report on file is from 2018 but it is believed that this use stopped in around 2015.

The property is currently laid out as 7 self-contained flats with a garage/office/kitchen on Sadler Street. There is evidence that some rooms may be used as an HMO and this fits with the available planning history.

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The property mostly vacant and is no longer used by Salisbury Support Services and is in a state of disrepair as evidenced by the building survey report attached to this application.

Policy Summary

The property is located within the Steyne Conservation Area and is Listed.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development.

The heritage asset in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset.

There are no external alterations proposed to the front elevation apart from repairs and redecoration in colours to match the existing.

Minor changes are being made to fenestration at the rear of the property and within the courtyard area but these elements are not mentioned in the listing.

The application is considered to not cause harm to the significance of the heritage assets or their set.

The proposal does not harm the heritage asset and accord with HER DM3 of the Arun Local Plan and the NPPF.

The Proposal

- 1, Change of use of 5 self-contained flats for adults with learning difficulties to 5 self-contained flats
- 2, Minor internal alterations to form 5 additional self-contained flats
- 3, Repair and redecoration of all external surfaces
- 4, Minor external alterations to garage/office facing Sadler Street to accommodate residential unit.
- 5, Works to internal courtyard to form private terraces, refuse store and bike store.

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Heritage

Any proposals affecting the external appearance of the building will need to be acceptable in heritage terms with regard to the impact on the character and appearance of the conservation area and the impact on the special historic or architectural interest of the building as a listed building.

The key characteristics of the building that are of most significance and are listed as:

Feature	Works contemplated	Effect
Stucco render finish (to front elevation)	Preparation and redecoration.	No change to appearance and no harm caused
3 Storeys (main building at front)	No change	No change
3 3 light sash bays with doors	Preparation and redecoration.	No change to appearance and no harm caused
Sash windows	Preparation and redecoration	No change to appearance and no harm caused
2 Span Slate roof (Roof over two storey Sadler Street)	No works proposed	No change to appearance and no harm caused

Other works being proposed

Flat 5

Replace garage door with window	Brick up wall Supply and fit timber window	All in keeping and not visible from front Existing structure is modern
Internal alterations	Reconfiguration of modern non Load bearing walls. 2 new stairs In Flat 4&5	No visible from outside No original areas being changed

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Bin and Bike store	Re pave the existing concrete New timber fence	Not visible from outside and reversible
Flat 1, Bed 2	Obscure film to one window	Not visible from front and reversible No harm to listed building
Flat 3, Bathroom	Obscure film to one window	Not visible from front and reversible
Flat 5, kitchen	Remove rear window, enlarge opening and fit timber French doors	Not visible from front and reversible Modern wall so harm to listed building
Services	Repair and reconfiguration of Small services	Repairs only and no external alterations No harm to listed building

Comments

The current building is in a poor state of repair as identified in the Level 3 RICS compliant survey report by Southdown and all external works being proposed comprise making good and redecoration. Alterations to the rear (Sadler Street) affect parts of the building that have already been changed under planning permission *BR/59/95/L - Application for Listed Building Consent to part demolish and rebuild rear wall to Sadler Street, of rooms 9, 10 and garages, take down existing roof structure and renew, and recover in slate. Replace windows.*

Salisbury House is mid 19th Century occupying a prominent position in the historic street scene of the conservation area. They are both rendered and painted white.

The conservation area focuses around two squares, the pier, and a number of smaller service roads. 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 quite 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.

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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.

The proposal is for repair and redecoration of the front elevation and minor fenestration alterations to the rear and internal courtyard.

The works being proposed on the rear have a neutral impact upon the street scene and Conservation Area.

The works being proposed on the front will put the building into good state of repair and will have a positive impact upon the street scene and Conservation Area.

Walls and windows will only be repaired and painted white.

The works do not cause harm to the significance of the heritage asset or their setting.

As a consequence, it should be determined in accordance with the relevant policies within the Development Plan.

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