



BR/86/20/PL

Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ

Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation, This application is not CIL Liable

The building has been identified as a Building or Structure of Character, and as such it is a non-designated heritage asset. It building occupies a corner position, enjoying a frontage with Nyewood Lane and Richmond Avenue. It is an imposing 2-storey building with rooms in the roof-space, accompanied by projecting bay windows at ground and first floor levels. It is constructed from buff coloured brickwork with red brick quoins, beneath a tiled roof.

At one time the building comprised four individual dwelling houses but has been developed to form one large property. It would appear from the existing floor plans that the building has already been altered/adapted from the original terrace of houses to accommodate its previous use. Whilst such alterations have reduced the its significance, it remains an attractive building as part of the street-scene.

The proposal, whilst relating to a change of use will also include various internal and external alterations. It is noted that the external alterations appear limited, with the largest taking place at the rear of the building. It is suggested that any new materials and windows match the existing in order to minimise the impact of the works.

It is considered that the proposal will not harm the significance of the non-designated heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

