

16.02.2017

HERITAGE STATEMENT FOR THE PROPOSED SINGLE STOREY REAR EXTENSION AT 15 SCOTT STREET, BOGNOR REGIS PO21 1UH

HISTORY AND CHARACTER OF BUILDING/ STRUCTURE

15, Scott Street (Grade II listed building) is a mid terrace residential dwelling that form part of a plot of 6 that is thought to be formally fisherman's cottages of early C19 consisting of 2 storeys and an attic space.

The property is stucco fronted with two sash windows and front door to the right hand side at front of elevation which moulded frame has cornice above. The property also consists of solid walls without cavities and slate tiled roof.

Existing single storey extension to rear and the dormer loft conversion were additions to the property at some point and appear to have been built in the 20th century as shown on the existing elevations drawing.

SETTING OF 15 SCOTT STREET AND SETTING OF ADJACENT PROPERTIES

This is a mid-terrace property in a block of six listed cottages. Most of the properties have full spanning extensions to the rear and 2 of these houses have 2 storey extensions which has significantly improves its size and use to suit modern living.

No 14 has a ground floor extension with a pitched roof that spans the full width of the property and a first floor extension that sits over the ground floor that accommodates a bedroom with a gable end as shown on the attached elevations.

No 16 also have a lean to extension along the eastern boundary.(although the function of the extension is not known)

Architectural language of the rear elevations of these terrace properties have changed significantly over the years and will continue to change. The team have liaised with the listed building officer and the planner during the pre-planning stages and have altered the elevational appearance to compliment the character of these properties. The client has agreed to reduce the size of the existing dormer in order to retain the original proportions of the existing house.

THE PRINCIPLES OF AND THE JUSTIFICATION FOR THE PROPOSED WORK AND THE IMPACT ON THE SPECIAL CHARACTER OF THE LISTED BUILDING

The proposed works are to create further living space to accommodate a family of four whilst maintaining the character of main house. The new construction which consists of a new first floor extension above the existing single storey ground floor extension to create extra sleeping accommodation will add an attractive and complimentary addition to the listed building.

The impact will be minimal to the existing structure of the main house, as the works intended are for the new extension. We have ensured that

- the extension sympathetically relates to and is visually integrated with, the existing building in sitting, design, form, scale and materials;
- the extension is visually subservient to the main building;

pdfMachine

A pdf writer that produces quality PDF files with ease!

Produce quality PDF files in seconds and preserve the integrity of your original documents. Compatible across nearly all Windows platforms, simply open the document you want to convert, click "print", select the "Broadgun pdfMachine printer" and that's it! Get yours now!

- the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- the extension does not compromise the established spatial character and pattern

It must be emphasised that all the works to accommodate the new extension will be carried out with the best intention of the original existing listed building.

- Sympathetic demolition of the single storey extension will not effect the main house
- Minimal alteration to the existing building – ie Removal of the existing first floor wall to create a door way to the new bedroom and removal of the existing sash window to the existing bathroom
- Reduction of the existing dormer to complement the proportions expected in a terrace property of this era.
- Configuration of the proposed roofs to complement the proportions expected in properties of the is era
- Use of materials to complement the existing building.
- Proposed window to the kitchen to be a sash window.

15 Scott Street is a heritage asset and out proposal is to provide the family with spacious living accommodation by creating a positive cultural, environmental, economic and social impact.