



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

**HERITAGE STATEMENT COMPILED FOR PROPOSED
PLANNING APPLICATION FOR CHANGE OF USE TO RESIDENTIAL
AT
CHURCH HOUSE
94 FELPHAM ROAD, FELPHAM
BOGNOR REGIS

PREPARED AUGUST 2013**

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1. INSTRUCTIONS

We were instructed to adjust original Heritage Statement prepared in August 2012, so as to be specific to July 2013 as we understand there is a resubmission to Arun District Council Planning Department for conversion to office from residential of the right/south end unit only, this being the 1980's element to the building see Description below.

2. INSPECTION

The property was reinspected on 13 August at which time the property was noted to be unchanged from at the previous submission.

3. DESCRIPTION

The property comprises a 3 storey Georgian building assumed to be residential which is linked to an adjoining 2 storey addition to the side constructed in the 1980's. The property was apparently a vicarage from the 1700's and was converted to office use in the 1960's up to the current time. The intended application is to revert the building back to its original residential use.

The intended application is to revert the 1980's section only on its south end back to its original residential use, leaving the balance majority period building unchanged for office use.

The main structure comprises 2 storeys of solid faced brickwork, with top floor set in the original roof space of brown plain clay tiles, external walls being of red Stretcher brick and black header brick set within solid external walls.

External front elevations comprise painted vertical sliding sash windows, with painted boxed eaves supporting black plastic half round guttering and circular black plastic downpipes.

Three principle dormers on the front elevation are timber framed, hipped roofed with tile hung cheeks and roof tiling with bonnet tiles and ridge tiles to match the main roof.

The property has chimneys typical of the period with corbel dentil brickwork and terracotta pots to the two chimneys one on each gable end of the main building.

The section of the property which is under the scope of this application comprises the 1980's addition of self contained accommodation, of chalet bungalow style structure comprising faced brickwork to damp proof course with painted rendered masonry at ground floor up to eaves and a second floor accommodation with 3 hipped tiled gables on the front elevation and painted casement or sliding sash windows.

Windows are side hung casements within the dormers, and painted vertical sliding sash timber in the ground floor accommodation.

4. DESIGN PRINCIPLES

The intention is the external elevations to the property will remain unchanged to all areas.

Internally, the proposals are to create the proposed layouts, the principles of the layout alterations are summarised as follows.

Ground floor

Open up partitioning between WC's and kitchens in the former office ground floor layout to create 1 open plan kitchen with separate cloakroom off hallway.

2 offices with use changed to family room and living room.

First floor

Split the main office area into 2 residential bedrooms, each with an en suite bathroom.

5. GENERAL POSITION

The property Church House, 94 Felpham Road, Felpham is a Grade II Listed Building, for which the listing is thought to be attributed to the period 18 Century element for which the scope of this application does not form any change of use internal or external alterations.

To be clear the 1980's south end section is proposed to be subject to change of use and some internal partition layout changes and in summary the scope of the application is not thought to be detriment of the property.

6. SCOPE OF PROPOSALS

Proposals within the scope of this statement to supplement the application are to change the use of the premises into residential self contained units in accordance with the schedule below, from its existing office use with six separately occupied office suites.

7. ARCHITECTURAL AND HISTORIC MERIT

We understand the previous historic use and architectural detailing are the noteworthy reasons by which the premises has been listed and accordingly the change of use to C3 from B1 for this 1980's section should not impede it's listed status.

8. FUTURE USE

As can be seen from the proposed layouts, the existing partitions i.e. door openings, circulation spaces remain unchanged, the simple supplementary partitioning being by way of painted plaster boarded studwork to match the existing painted plastered walls and ceilings of the internal finishes.

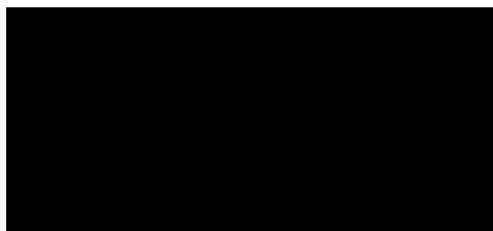
It is not thought the proposals constitute significant change to the structure of the building or its finish so as to give cause for concern the Listed status is not being challenged or to the building's detriment.

The remote 1980's addition to the south side has some partition changes, but due to the era of build it is not thought this section of the property forms the heritage interest area to the building and will be subject to changes constructed as above detailed.



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We believe the layout and details submitted in this statement to be a realistic future use for the building.



SIGNED

DATE 15 August 2013

W R GOSDEN MRICS

For and on behalf of Marshall Clark LLP