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# HERITAGE STATEMENT COMPILED FOR PROPOSED

# PLANNING APPLICATION FOR CHANGE OF USE TO RESIDENTIAL

# AT

# CHURCH HOUSE

# 94 FELPHAM ROAD, FELPHAM

# BOGNOR REGIS

**PREPARED FEBRUARY 2012**

*Members: Stuart J. Clark MRICS • Wayne R. Gosden MRICS*
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## 1. INSTRUCTIONS

We were asked to prepare a Heritage Statement for the planning application submission to Arun District Council for change of use on the property known as Church House, 94 Felpham Road, Felpham from the existing office B1, to residential, comprising self contained units, to be 5 apartments over 3 floors providing 3 one bedroom units, 1 two bedroom unit and 1 three bedroom self contained unit.

## 2. INSPECTION

The property was inspected on Friday 27 January, at which time the property was in use as an office property, though Suite No. 1 the north side ground floor unit was noted to be vacant at the time of inspection.

All other areas were in occupation as office individual tenancies.

## 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 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.

Windows are supplemented with dental courses over splayed arches. The property being estimated to have been originally constructed in the Georgian period is typical with central entrance with parapet finished brick entrance, and symmetrical front elevations.

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

Front elevation is supplemented with pelmets externally to ground floor sashes only, and ironmongery suggesting shutters or blinds were fixed, none of which exist at present.

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.

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Internally the doors, linings and architraves and skirtings are all modern, not original with TORUS or similar mouldings.

The property has been subject to a 1980's addition comprising 2 storey self contained accommodation, of chalet bungalow style structure comprising faced brickwork up to damp proof course level, with painted rendered masonry at ground floor on gable ends, and roof with dormers to match the main building at first floor level.

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 largely unchanged from original to this Grade II Listed structure, except the three front elevation dormer windows are intended to be rebuilt wider, using identical tiled finishes and hipped roofs of the same design.

Internally, the proposals are to create the prepared layouts, retaining original features undisturbed which are summarised as follows:-

1. All hallway stairs and landing joinery balustrades to main staircase.

2. All features to north west corner ground floor room being the principle room with original joinery glazed cupboard and window shutters

3. All exposed roof structure hardwood beams to top floor skilling ceilings.

4. All principle fireplaces to be retained left undisturbed, except ground floor flat where the rear bedroom in which it is intended to remove the corner fireplace which is small, simple and plain in design.

5. All window joinery has splayed window reveals and panelling.

   It is noted all other doors are modern flush plywood with supplementary Bollection mouldings. Similarly current fire precautionary measures are installed to accord with Building Control requirements. These are proposed to change to accommodate the revised layouts, to a similar pattern subject to agreement.

## 5. GENERAL POSITION

The property Church House, 94 Felpham Road, Felpham is a Grade II Listed Building, but this is largely attributed to its historic previous use rather than any specific features being of a unique or other identified architectural interest.

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## 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 is the noteworthy reason by which the premises has been listed and accordingly the change of use to C3 from B1 of the use classes order should not impede it's listed status on the basis the following architectural features proposed to be left undisturbed internally.

## 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.

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

**SIGNED .....** **DATE 23 February 2012**

**W R GOSDEN MRICS**
**For and on behalf of Marshall Clark LLP**

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## RECORDED 27th JANUARY 2012

| PHOTO NO | DESCRIPTION |
|---|---|
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| 002 | Main staircase balustrading |
| 003 | Typical joinery details, all current profiles |
| 004 | First floor landing main stairs |
| 005 | Stairwell fire precautions |
| 006 | Top level staircase to suite 3 |
| 007 | Fire precautions, lighting exposed beams top floor |
| 008 | Typical sliding sash window joinery |
| 009 | Typical doors being flush plywood faced with bollection mouldings added |
| 010 | Electrics in typical office |
| 011 | Ditto |
| 012 | Ditto- note planted torus skirting profile on original |
| 013 | Fire place in suite 4 first floor |
| 014 | Services to same |
| 015 | Ditto |
| 016 | Kitchen in rear of suite 4 |
| 017 | Ditto same room |
| 018 | Rear elevation single storey addition |
| 019 | Typical door, current/ modern finishes and joinery detailing |
| 020 | First floor window from suite 4 note splayed reveals |
| 021 | Top floor office accommodation and exposed beams note dormer details |
| 022 | Ditto |
| 023 | Ditto |
| 024 | Front room to suite 3 top floor |
| 025 | Top landing by suite 3 |
| 026 | Rear kitchen in suite 3 dormers, exposed beams as before |
| 027 | Ditto |
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| 029 | Ditto |
| 030 | Ditto |
| 031 | Rear corridor |
| 032 | Mains incoming electrics |
| 033 | Ground floor front principle room (suite 1) |
| 034 | Ditto |
| 035 | Ditto |
| 036 | Ditto |
| 037 | Ditto |
| 038 | Ditto each side of fireplace |
| 039 | Ditto |
| 040 | Rear office suite 1 ground floor |

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| | |
|---|---|
| 041 | Inside front ground floor windows suite 1 |
| 042 | Rear office suite 1 |
| 043 | Ditto |
| 044 | Rear kitchen |
| 045 | Ground floor suite 2 front room |
| 046 | Ditto |
| 047 | Ditto |
| 048 | Rear ground floor office suite 2 |
| 049 | Top floor suite 6 new addition |
| 050 | Ditto |
| 051 | Staircase to same |
| 052 | Front entrance to suite 6 ground floor |
| 053 | West elevation rear addition |
| 054 | West elevation main building |
| 055 | Main front elevation |
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| 058 | Right/east end elevations |
| 059 | North side ground floor elevations |
| 060 | Ditto |
| 061 | Rear elevation first floor |
| 062 | Ditto |
| 063 | West/left side entrance |

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Photo 001

Photo 002

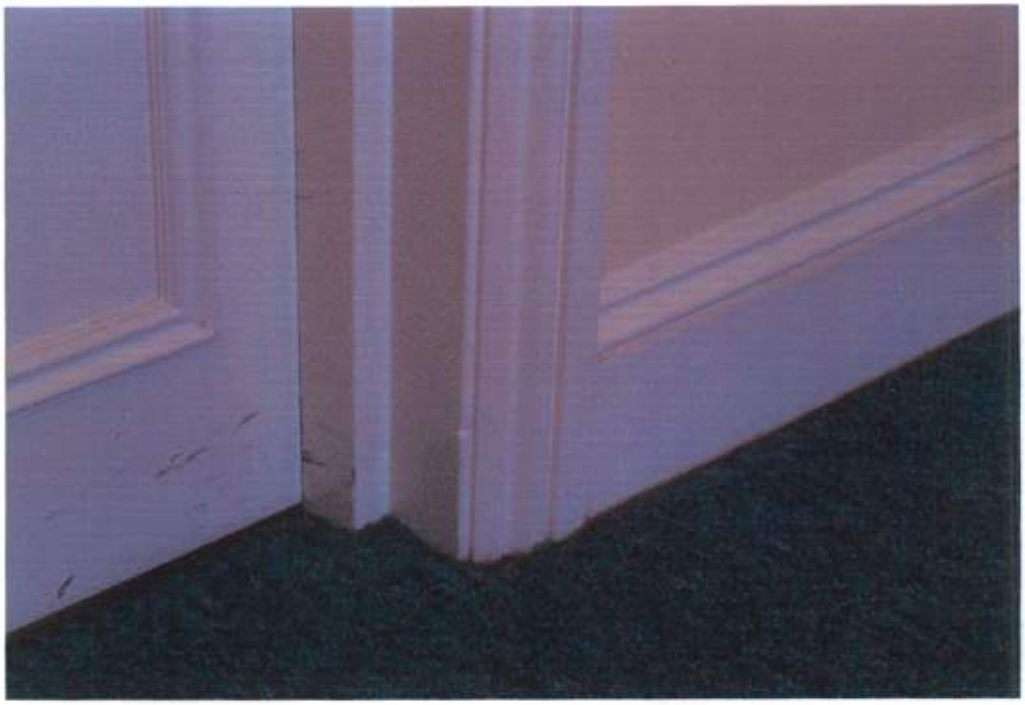


Photo 003

Photo 004

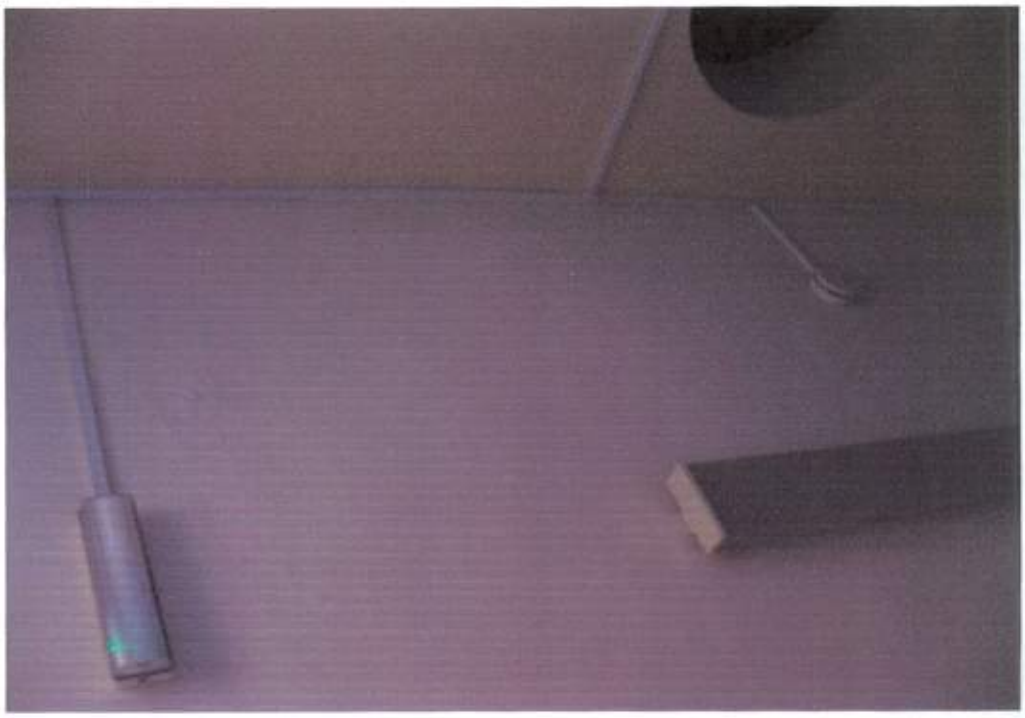
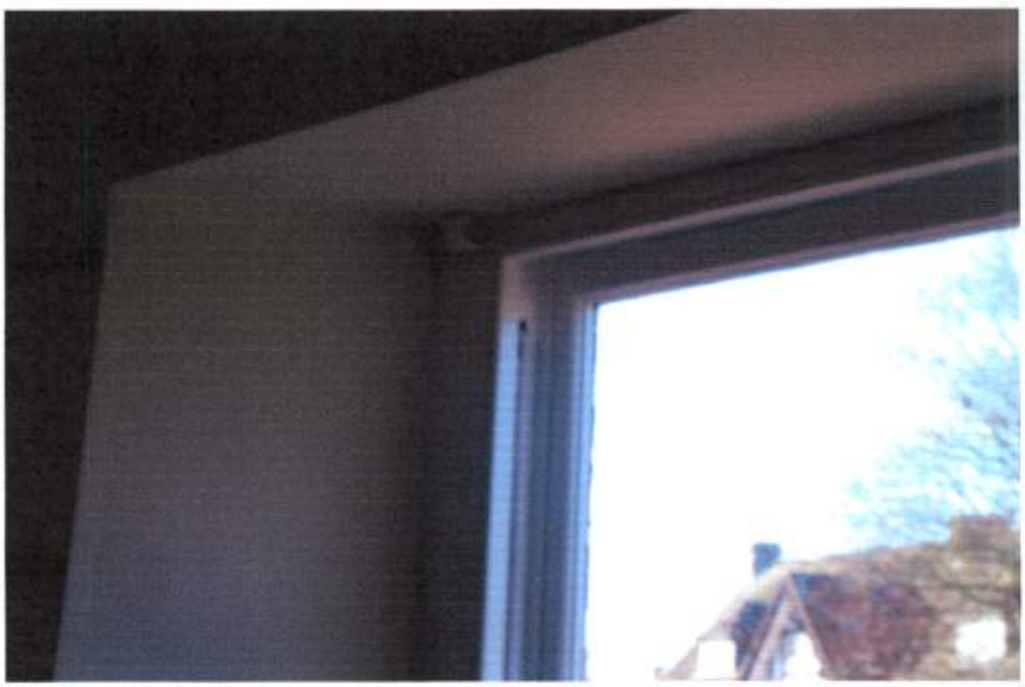


Photo 005

Photo 006

Photo 007



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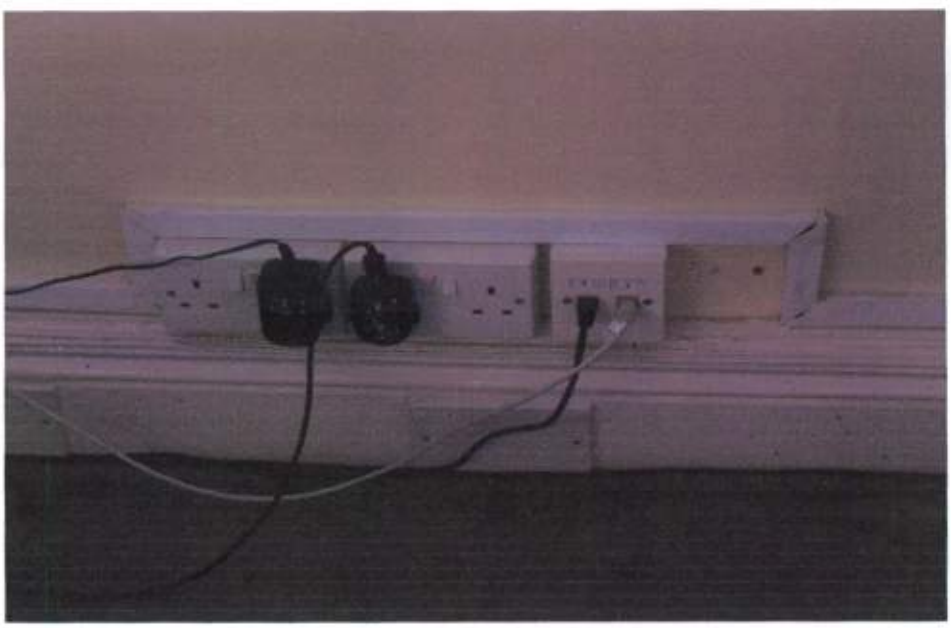

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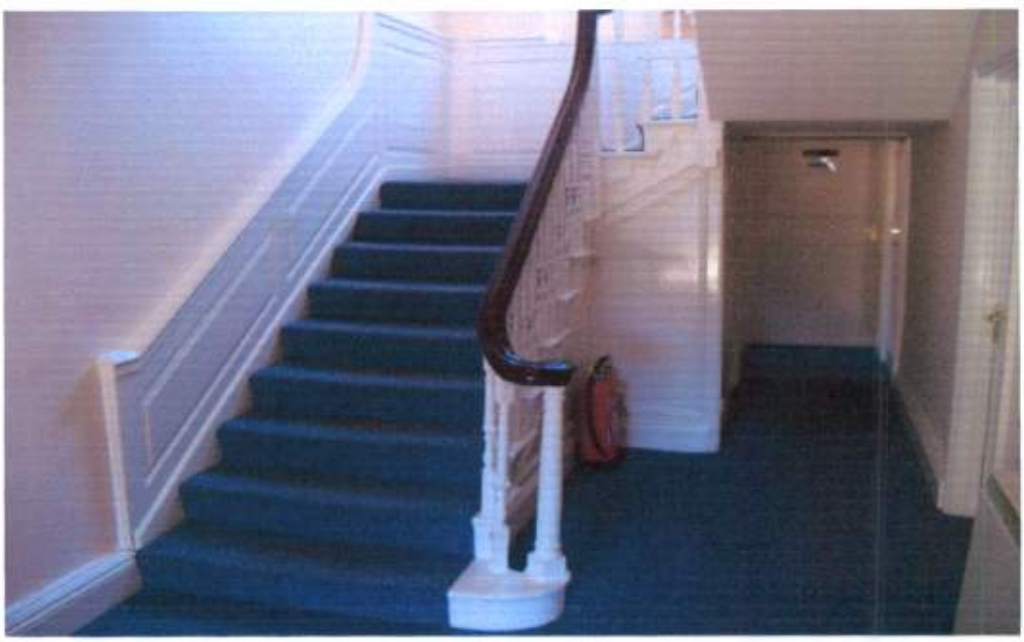

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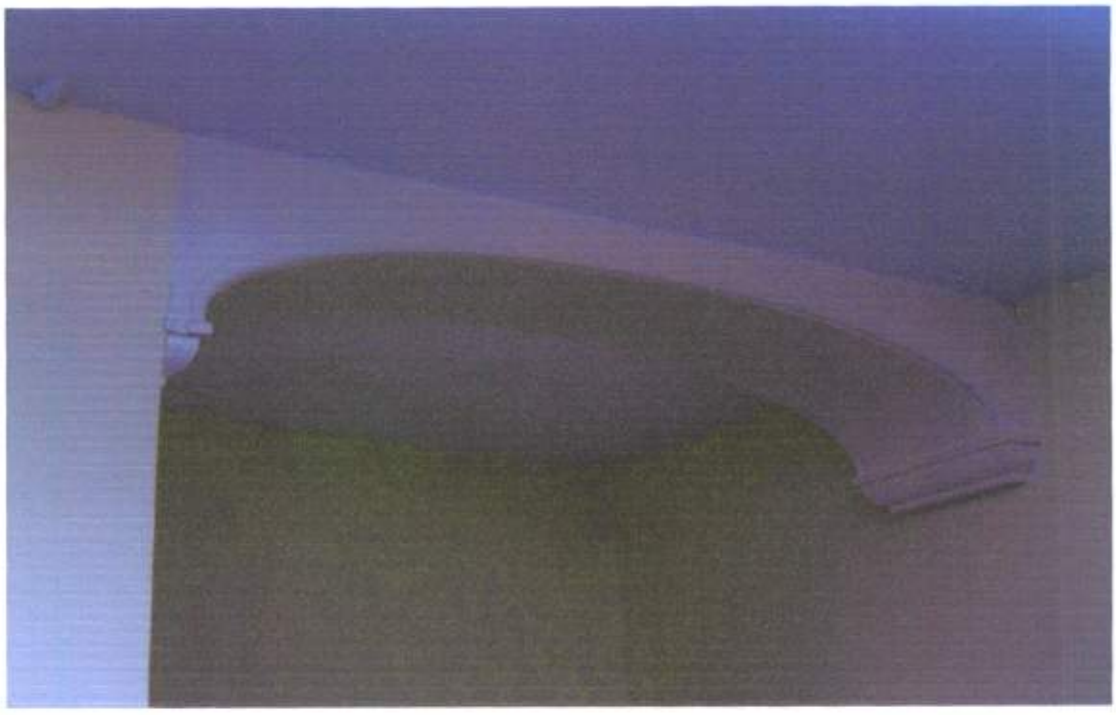

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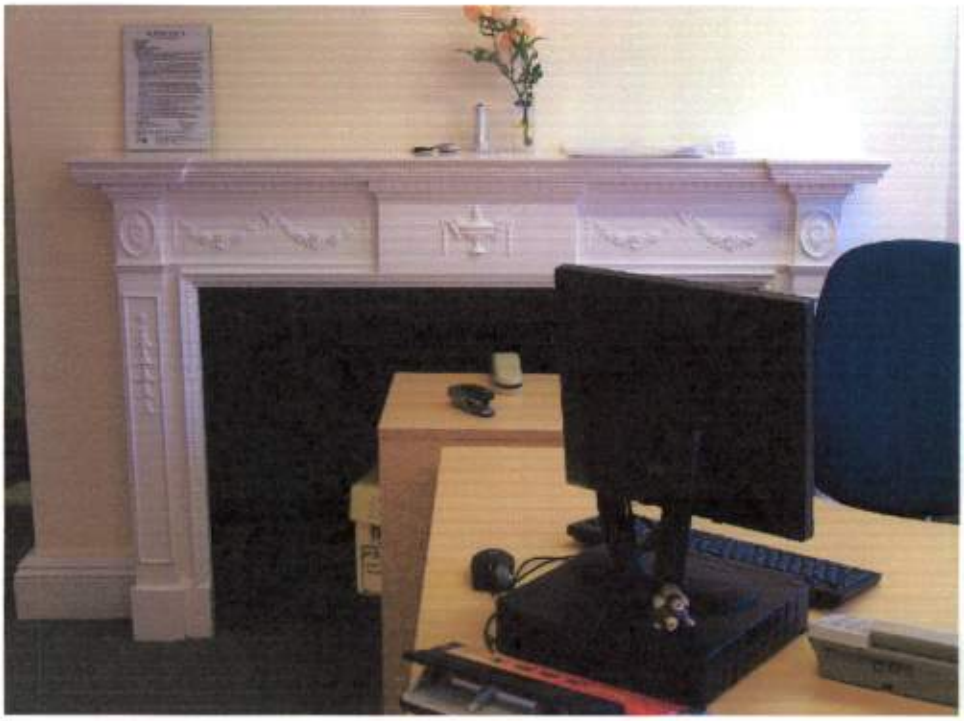

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