

CHARTERED SURVEYORS • COMMERCIAL PROPERTY CONSULTANTS

MARSHALL CLARK

24, Grafton Road,
Worthing,

West Sussex BN11 1QP

Telephone: 01903 236599

Facsimile: 01903 208973

worth@marshallclark.co.uk

www.marshallclark.co.uk

**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
Marshall Clark is registered in England and Wales as a Limited Liability Partnership • Registered No. OC 305331

Regulated by RICS

Sales • Acquisitions • Lettings • Investment • Development • Valuations • Rent Reviews • Lease Renewals
Rating • Building Surveys • Management • Party Wall Matters • Dilapidations • Refurbishment & Alterations



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 dentil 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.

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.

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

INDEX OF PHOTOGRAPHSRECORDED 27th JANUARY 2012

PHOTO NO	DESCRIPTION
001	Half landing window main staircase
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
028	Ground floor in main stairs
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

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
056	Main front elevation
057	Front elevation to suite 6 new addition
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



Photo 001



Photo 002

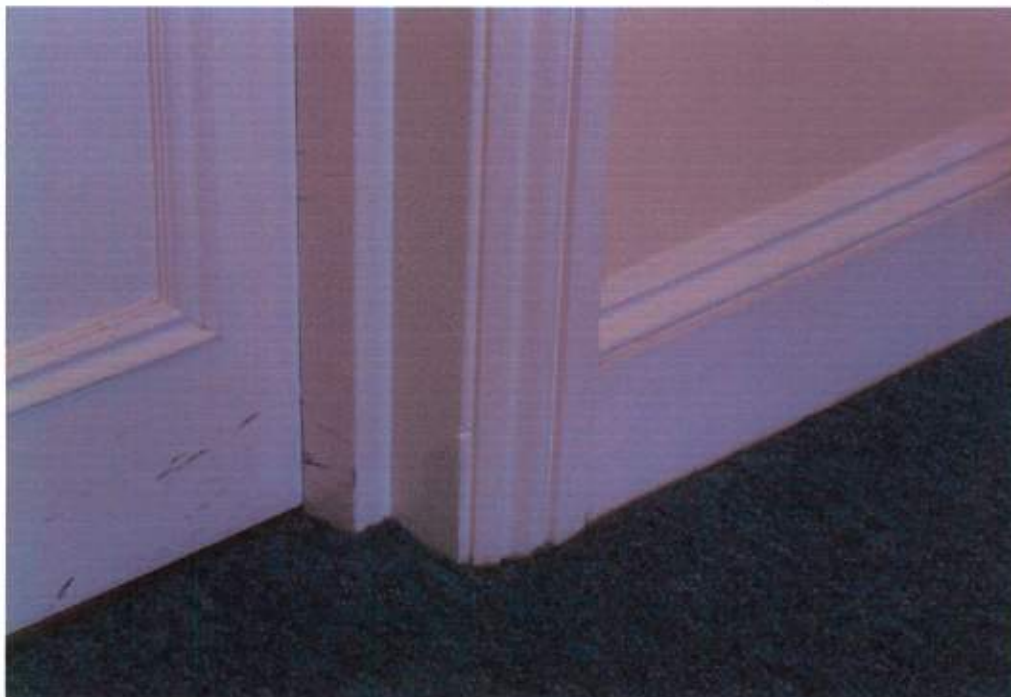


Photo 003



Photo 004

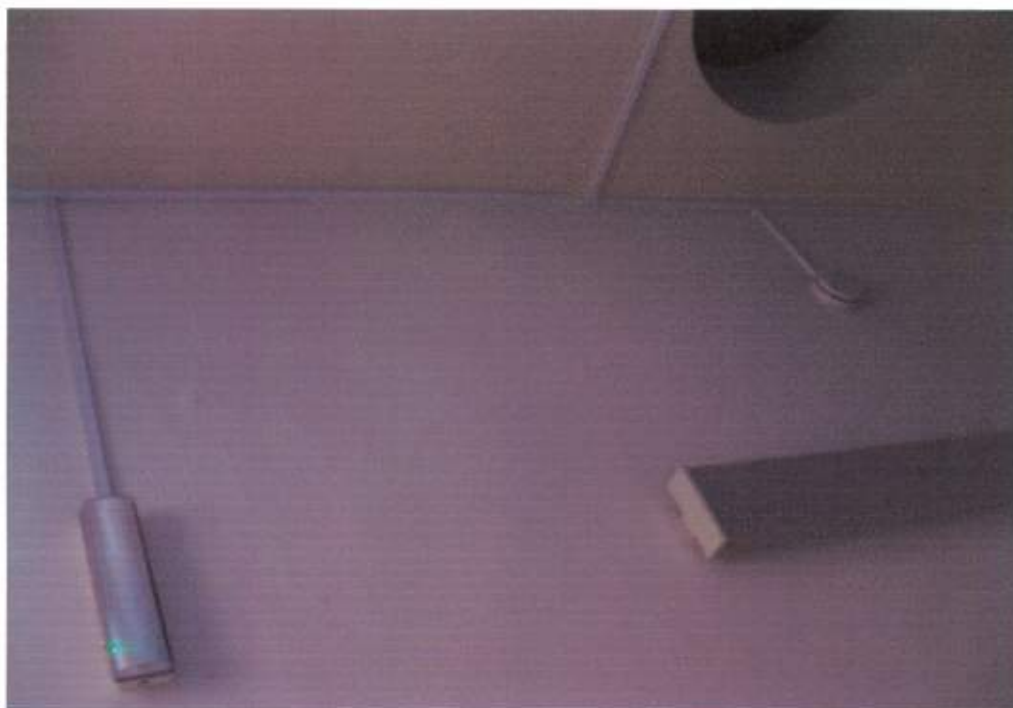


Photo 005



Photo 006



Photo 007



Photo 08



Photo 009



Photo 010



Photo 011



Photo 012



Photo 013



Photo 014



Photo 015



Photo 016



Photo 017



Photo 018



Photo 019



Photo 020



Photo 021



Photo 022



Photo 023



Photo 024



Photo 025



Photo 026



Photo 027



Photo 028



Photo 029



Photo 030



Photo 031



Photo 032



Photo 033



Photo 034



Photo 035



Photo 036



Photo 037



Photo 038



Photo 039



Photo 040



Photo 041



Photo 042



Photo 043



Photo 044



Photo 045



Photo 046



Photo 047



Photo 048



Photo 049



Photo 050



Photo 051



Photo 052



Photo 053



Photo 054



Photo 055



Photo 056



Photo 057



Photo 058



Photo 059



Photo 060



Photo 061



Photo 062



Photo 063