

Planning and Heritage Statement:

**Alterations to form shower room: 104 Felpham Road, Bognor Regis, West Sussex
PO22 7PL**

Heritage, Design and Accessibility Statement

The proposals are to provide new ensuite shower room annexed to the ground floor bedroom to suite our clients needs. The proposal involves removing the lower section of a secondary stair flight that rises to a first floor dressing room. The first floor opening would be boarded over concealing the remaining flight and the balustrade removed.

Assessment and Physical Context

The property is located on the corner of Felpham Road and Manor Close within the Felpham Village Conservation Area. There are adjacent listed buildings to the west 101 and 103 Felpham Road. The property is likely to be mid 1600s, internal floor plans have been remodelled at some time possible from individual cottages. Elevations thatch roof and rough colour wash render with stained timber windows.

Heritage statement

The property is a Grade 11 listed building identified as The Barn, 104 Felpham Road. Next to the George Inn and at right angles to it, on bend in road. Probably C17. 2 storeys. 3 windows. Flints and rubble now painted. Thatched roof. Modern casement windows.

Social, Economic and Planning context.

The proposals are for forming new ensuite shower room to the ground floor bedroom providing a practical solution for an elder family member.

Involvement of Local Interests

Not Applicable

Evaluation and Design Principles.

The front entrance door currently opens into a combined hall and study space with access to the living room and adjacent room. Introducing partitions to enclose the shower room will not detract from the character. The secondary staircase is redundant and with alterations will provide space to accommodate a shower for the proposed ensuite bathroom.

Amount of Development

Internal alterations and new partitions. Existing doors will be reused.

Layout

As described on the accompanying drawings, the building has an attractive layout that will be complemented with the new ensuite bathroom. At first floor the dressing room will be enhanced with the increased floor area for wardrobe space

Scale

No change.

Landscaping

Not applicable

Appearance

No external change.

Access

Access for ambulant persons with disabilities is via the front entrance to the ground floor, wheel chair users can be accommodated. Footpaths and roads link the site to local distributor roads and local services.