

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 exact proposal involves removing 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 at first floor would be removed. This staircase is not used by the owners. Normal circulation in the house is via the main stairway accessed through the kitchen. The owners purchased the property for there own amenity for the rest of there lives.

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 listing

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 an practical solution for an elder family member. Locating the proposed bedroom and shower room on the ground floor will provide accessibility without having to use stairs to the first floor bathroom facilities. Annexed to the bedroom, the shower room will provide accessible facilities. The existing ground floor toilet is not suitable to accommodate a shower.

The proposal is justified by the need to adapt the building to suit the requirements of the owners. By dismantelling the stair flight its heritage is retained within the fabric of the building by storing it in the former stairwell floor void or loft. The stair is believed to be a modern replacment and of no historic value.

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 rooms. The first floor is accessed via a main modern staircase via through the kitchen. The layout of the property is clearly not original and likely to have been formed by linking adjacent properties.

Introducing partitions to enclose the shower room will not detract from the character of the property. To be formed with timber frame will allow future removal.

The secondary staircase is redundant and with alterations will provide space to accommodate a shower for the proposed ensuite bathroom. The stairway could be dismantled with salvaged parts stored in the ceiling zone of the former stairwell for future reconstruction if required, or stored in the loft in one piece, to adapt the property to the changing needs of the users over the life span of the building.

Amount of Development

Internal alterations and new partitions to form the shower room. Existing doors will be reused. Existing stair dismantled and stored in floor inter joist void or roof loft space. Stairwell infilled and screw fixed boarded over.

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.

Mechanical shower room extract to be routed through first floor joist void to the rear elevation eaves to terminate below the thatch eave.

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.