

HERITAGE STATEMENT

**Alteration of part of the existing boundary wall fronting
Sea Lane to raise the structure by approximately 700mm**

**The Manor House, 1 Sea Lane, Middleton on Sea,
Bognor Regis.**

For Mr and Mrs R Haywood

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**



1.0 Description of the heritage asset and its setting.

- 1.1 The Manor House, No. 1 Sea Lane is a Grade II Listed Building which sits on a generous residential plot on the corner of Sea Lane and Middleton Road within the Middleton Area of Special Character.
- 1.2 The local area is characterised by predominantly two storey residential dwellings in traditional style off private roads with the exception of the Middleton Sports club to the rear of the property.
- 1.3 The main building was built in the early 19th Century and is in a Georgian style with a white painted smooth render wall finish, Georgian style sash windows and a slated pitched roof. The building has been developed over the years to include a swimming pool and sun loggia and more recently a detached oak framed car port and Victorian style greenhouse.
- 1.4 Within the grounds is an outbuilding built in mixture of red face brick or flint walling (some of it painted) with brick quoins and with plain clay tiles to a pitched roof which is in the process of being developed into an ancillary annexe to the main dwelling for use by family members.



Photo – View of the outbuilding and boundary wall from Sea Lane.

- 1.5 Adjacent to this outbuilding on the western side fronting Sea Lane is a flint and brick boundary wall sitting approximately 1,500 mm in height. This wall adjoins the outbuilding and follows the boundary along Sea Lane. About 7.5 metres away is an existing wooden gate access to the site, this gate is at a height of 1,970 mm from ground level supported by large timber posts sited behind the wall – see picture below.

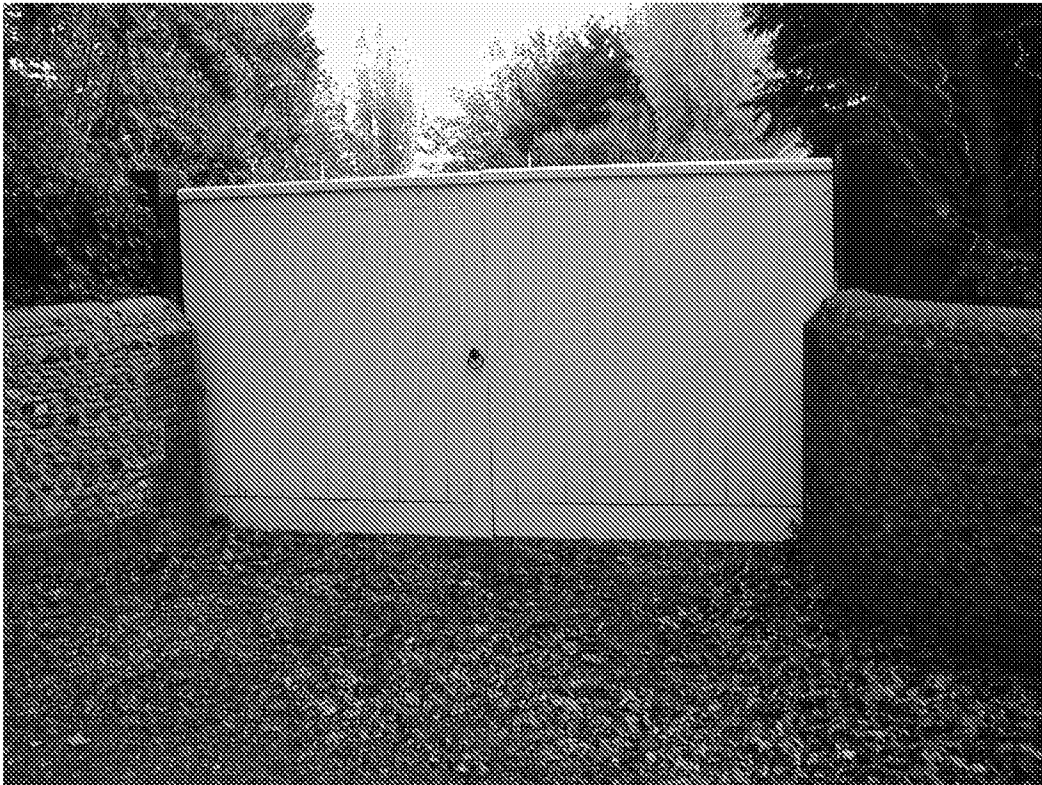


Photo – View of the existing gated access to the rear of the plot.

- 1.6 The wall is located some distance away from the main listed property.
- 1.7 The applicants wish to raise the height of the wall to the south of the access gates only, by 700 mm to preserve a degree of privacy to the newly developed annexe accommodation where some vegetation has been removed. The length of wall to be raised is minimal in proportion to the overall length of the existing walls fronting Sea Lane.

2.0 Assessment of significance.

- 2.1 The current development plan for the Arun District is the 2003 Local Plan. The site lies within the boundary of the built up area as defined in Policy

GEN2 of the Local Plan. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.

- 2.2 Policy GEN22 deals with 'Buildings or Structures of Character' and states that 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'.
- 2.3 The property sits within the Middleton Area of Special Character - the policy within these Areas of Special Character, as defined on the Proposals Map, states that planning permission will be granted subject to:
- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
 - (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;
 - (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.
- 2.4 Whilst the outbuilding and wall itself is not listed, it does sit within the curtilage of a Grade II Listed Building and is therefore covered by Policy DEV11 which states that 'Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.

3.0 Design concept of the proposed development.

- 3.1 This application seeks to permission to raise the height of this wall using reclaimed face bricks. The top two courses of the wall are to be removed along with the half round cement coping detail and replaced with the new brickwork again finished with a coping detail to match.
- 3.2 The layout of the wall is otherwise unaffected by this proposal.

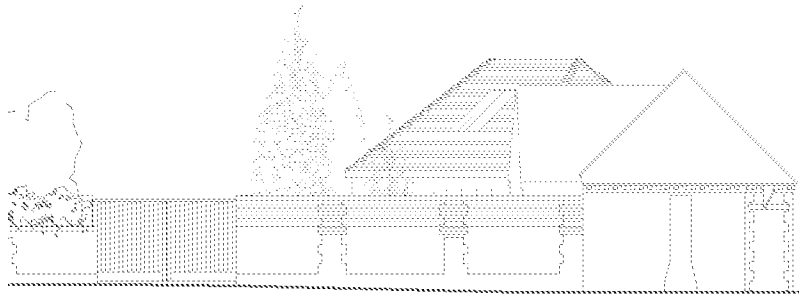


Illustration – Prospective view from Sea Lane.

- 3.3 The applicants will take this opportunity to repair the crack and realign the wall to ensure a safe structure adjacent to the public highway.



Photo – View of the existing crack in the boundary wall.

4.0 Impact of the development.

- 4.1 As the proposed alteration is to a 7.5 metre portion of the wall, the changes are deemed to have no adverse impact on the rural appearance of the area and the alteration in height will be of no detriment to the street scene.
- 4.2 This materials chosen will be to match existing and the pointing likewise.

5.0 Conclusion

- 5.1 It is felt that the minor internal alteration to provide the raised boundary wall height will minimal impact on the visual character of the area.
- 5.2 In addition to this, the works will ensure that the wall is retained in a structurally sound condition and will continue to positively enhance the visual amenities of the area.
- 5.3 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the main listed house or the established character of the surrounding area.
- 5.4.1 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.

Revision A - 21 November 2018