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Planning & Development
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

Date: 25th March 2021

Dear Sir / Madam,

RE: Winterton Lodge, Goda Road, Littlehampton, BN17 6SY

On behalf of the applicant, Grange Management (Southern) Ltd, please find enclosed a Listed Building Consent application for the works to the collapsed flint wall at Winterton Lodge, Goda Road, Littlehampton.

This covering letter details the proposed works and provides confirmation that the proposed works accord with the relevant heritage Policies contained within the Arun Local Plan and NPPF. The Listed Building Consent application supported by the following documents and drawings:

- Site location plan. Drawing no. 101
- Site plan showing the location of the area of wall which will be reinstated. Drawing no. 102.
- Elevation, Plans and Section Drawings
 - Existing plan. Drawing no. 103.
 - Existing elevation. Drawing no. 104.
 - Existing wall section A-A. Drawing no. 105.
 - Proposed plan. Drawing no. 106.
 - Proposed elevation. Drawing no. 107
 - Proposed wall section A-A. Drawing no. 108.
- Elevation drawings from the Structural Engineer showing the existing and proposed flint wall
 - 55473/01 Wall Elevations Existing and Proposed
 - 55473/02 Details
- Method Statement explaining the proposed works.
- Photo schedule of the existing wall.

Site and surroundings

Winterton Lodge is a Grade II Listed Building located on Goda Road within a residential area which forms part of the Littlehampton (East Street) Conservation Area. The building is located on the eastern side of Goda Road and south of East Street. Winterton Lodge was built during the 18th century and the original house is cobbled faced with brick dressings, quoins and upper courses. It still features sash

windows and a slate roof. The building has been subdivided into individual retirement flats and there have been modern two, three and four storey extensions to the building since the 1980s

The boundary of the site is demarcated by a flint pebble decorated wall which wraps part of the northern boundary of the site, the entirety of the western and eastern boundaries and part of the southern boundary. Approximately 4.8m of the flint wall on the eastern boundary of the site has collapsed (shown on drawing 102). The height of the wall at this location is between 2.4-2.6m high with a thickness of 250mm. In the collapsed vicinity there is a pebble under course, 2no Ogee headed doorways, with red brick and rubbed brick arches, and 5no. buttress' which support the wall.

The vehicular access to the site is from Goda Road, there are wrought iron gates across the entrance which then leads into the parking area for Winterton Lodge. There is a large TPO tree located on the north-western corner of the site.

The Littlehampton East Street Conservation Area is characterised by groups of historic buildings interspersed with more modern development. It was designated in July 1994. The Conservation Area Guidance describes the special character and appearance of the conservation area largely deriving from the great variety in age, style, form, function and material of the buildings. The principal materials within the area are stucco, brick and flint for external walls. The area is characterised by significant lengths of flint boundary walling, including around Winterton Lodge. It is identified that opportunities for improvement and enhancement include reinstating original flint walls.

Planning History

Winterton Lodge has been subject to a number of listed building consent applications which have proposed to replace the white timber casements windows with uPVC. In 2008 Listed Building Consent was sought for repairs to the boundary wall and replacing of the deteriorating sandstone coping stone with re-constituted stone to match the existing (LU/349/08/L). There are no other recent planning applications which are relevant to the proposed works in this Listed Building Consent application.

Planning policy framework

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in relation to decisions for listed building consent that "in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State" shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

National Planning Policy Framework (NPPF)

Section 16: Conserving and enhancing the historic environment. Local Authorities are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal. Local Planning Authorities should consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

- Paragraph 193 highlights the importance of considering the significance of a designated heritage asset, and that great weight should be given to the asset's conservation (and the more important

the asset the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal, including security its optimum viable use.

Arun Local Plan

The Arun Local Plan was adopted on 18th July 2018. The proposed works relate to the reinstatement of the flint boundary wall, as a result the relevant policies are as follows:

Policy HER SP1: The Historic Environment states that designated heritage assets including listed buildings and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Policy HER DM1: Listed building requires proposals to preserve or enhance the historic character, qualities and special interest of the buildings. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Buildings exterior. Proposals should also protect the architectural and historical integrity and detailing of a Listed Buildings interior and should enhance the setting of the listed building.

Policy HER DM3: Conservation Areas requires proposal to preserve or enhance the character or appearance of the Conservation Area. Traditional features such as walls should be retained and restored and historically significant boundaries should be retained.

Proposed works

Listed Building Consent is sought to reinstate the collapsed flint wall so that it matches the existing flint boundary wall which extends around the perimeter of Winterton Lodge. The proposed works involve removing the debris material and excavating new footings in the collapsed area. New strip foundation will be provided and will finish flush with the existing wall. The adjoining area of the collapsed wall will be made good to allow for a solid connection between the existing and new flint wall.

Where possible the flint will be reused and reinstated and a lime mortar will be used to match the existing wall mortar. The buttress sections will be built to match the existing including matching colour bricks and there will be a new brick or concrete half round capping to match the existing wall.

It is also proposed that 30m of the existing wall will be repointed as some of the mortar is in disrepair.

Design and appearance

It is proposed that matching materials will be used for the reinstatement works to ensure that the new section of wall matches the existing. The proposal would therefore preserve the historic character and qualities of the wall and would ensure that it does not cause any harm to the appearance and character of the Conservation Area. The proposal would therefore be in accordance with Policy HER SP1, HER DM1, HER DM3 of the Arun Local Plan and the guidance contained within the Conservation Area Supplementary Planning Guidance.

Impact on the Heritage Asset

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Policy HER SP1 seeks to protect heritage assets and ensure that development conserves and enhances listed buildings. Likewise, Policy HER DM3 states that traditional features such as wall should be retained and restored, particularly historically significant boundaries. The Littlehampton East Street Conservation Area is characterised by significant lengths of flint boundary walling and their reinstatement has been identified as an opportunity to improve and enhance the wider conservation area.

The proposal seeks to reinstate part of the eastern boundary flint wall which is currently collapsed. The proposal would accord with the aims of Policies HER SP1 and DM3 whereby the historically significant flint wall would be restored and would enhance the appearance and character of this particular area of the Conservation Area and the setting of Winterton Lodge.

The supporting Method Statement details how existing flint will be re-used where possible and any new materials which are required will match the existing in terms of colour and finish. It is also intended that a matching mortar will be used to ensure that the repointing does not impact the existing flint wall. Overall, the proposal will protect the overall appearance, character and significance of the flint boundary walling.

Summary:

Overall, the proposal seeks to reinstate the collapsed wall to match the existing flint wall which extends around the perimeter of the site. The proposed methods for reconstructing the wall seeks to ensure that existing materials are re-used and that the reconstruction sensitively incorporates the new section of the wall into the existing structure. The proposal accords with the policies contained within the Arun Local Plan and the national policies contained within the NPPF.

We look forward to receiving confirmation that the application has been validated and trust Officers will support the proposed works.

Yours sincerely



**Zoe Brown BSc MSc MRTPI
Senior Planner
for and on behalf of
Stiles Harold Williams Partnership LLP**

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