

DESIGN AND ACCESS STATEMENT

9 South Terrace, Littlehampton

Introduction:

9 South Terrace is a Grade II Listed, 3 storey terraced house from the late C18/early C19. There are 3 storeys, attic and a basement.



The house comprises brick walls under a double pitched, slated roof with front and rear parapets. There is a valley running East to West in the centre of the building that abuts a chimney to the West end.

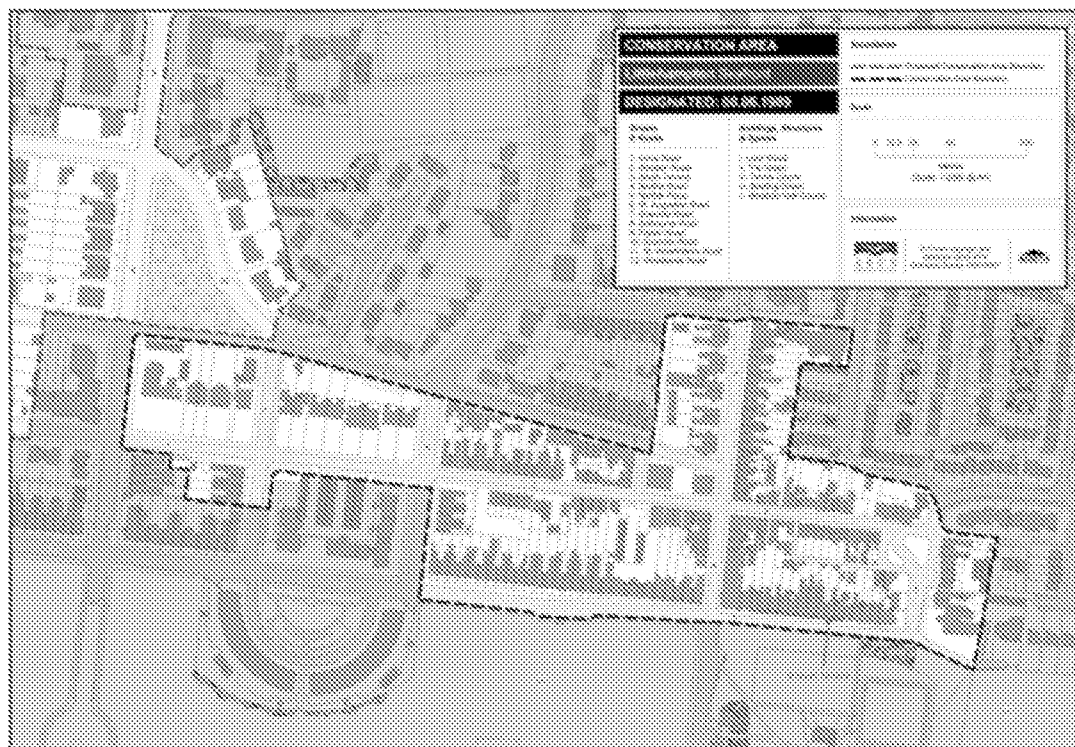
At ground floor level to the front (South) elevation there are steps leading to a round headed doorway with semi-circular fanlight, and a canted bay of 3 windows. Above, there are 2 opening French doors with fanlights over , 2 sliding sash windows and a felted flat roof dormer. The brickwork was originally grey headers to the ground floor and red brick with grey headers above, which have now been painted. There is a modillion cornice and parapet at eaves level, and blind windows between No.s 9 and 10.

There is a later hooded balcony at 1st floor level, comprising timber components with a felted roof finish and and part glazed privacy screen. It is supported on cast iron columns.

There are 2 extensions to the rear, of three and two storeys respectively, beneath slated roof coverings. Here the construction is of flint cobbles with brick dressings, part painted. To the rear and side/rear elevations there is a felted flat roof dormer, and a mixture of timber sliding sash and casement windows.

Location:

No. 9 is located at the East end of South Terrace and is situation on the North side of the road. South Terrace is a road in the Littlehampton Seafront conservation area that runs from East to West, and is situated close to the seafront to the South of Littlehampton.



Design

Use: Grade II Listed residential dwelling.

Amount: The floor area of the building is 267.2m² and remains unaltered.

Layout: The internal layout remains unaltered.

Scale: The scale of the building remains unaltered.

Landscaping: The external landscaping remains unaltered.

Appearance: The appearance internally remains unaltered.

Further to damage caused by water ingress from the failure of the roof, the proposals seek to:

- 1) Strip all damaged covering materials to floors, walls and ceilings. This will require the removal of existing mechanical and electrical fixtures and fittings, joinery and sanitaryware.
- 2) Further assess and understand the condition of the masonry wall substrates, timber floor and ceiling joists and studs to walls, before proposing replacement, repair or retention.
- 3) Replace covering materials as described to reinstate the internal finishes to their condition prior to the failure of the roof and subsequent damage. Suitable modern materials that appropriately perform by enabling the building to breathe which in turn will ensure the conservation of the principal building fabric will predominantly be used. Like for like replacement of some existing materials is proposed.
- 4) Repair and reinstate the removed joinery where possible and only replace with matching profile is absolutely necessary. Reinstall mechanical and electrical fixtures and fittings, and sanitaryware to their current locations.

Conclusion

Whilst the schedule of repairs proposes the removal of some historic fabric, it is necessary to do so due to its damaged condition. The retention of the historic plaster coverings is likely to enable further deterioration of the principal historic fabric beneath, and currently renders the building uninhabitable due to the level of moisture retention and resultant mould growth.

The proposed materials are suitable for application to ensure that the building continues to operate as originally designed, will prevent deterioration or degradation of the retained historic fabric, and will create an enhanced internal environment for the inhabitants to benefit from.

The building is currently in a poor state of repair as a result of the damage caused, which the schedule of sensitive repairs seeks to rectify. This remedial work to the building will be without detriment to the majority of the fabric, will not affect the internal character, and will simply serve to enhance the building and ensure longevity to this historically important house.

Access

The access remains unaltered.

D Fuller – MRICS – 01/05/20