

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.



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 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.

No. 9 is located at the East end of South Terrace and is situated 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 of the building will remain largely unaltered, although the paint colour proposed will update, improve and enhance the building's external appearance generally.

The proposed external repair works include:

- 1) Replace deteriorated timber windows with a matching profile and specification.
- 2) Replace the deteriorated front door with a similar profile and specification.
- 3) Strip the existing leadwork to the valley and remove slates on reverse roof plains to the ridges, and ridge tiles. Cut out and replace damaged timber rafters and wall plate, and install new rafters and plate as required. Install new flat roof joists between ridges. Install firings to fall new flat roof covering to outlets as shown. Cover new hidden flat roof with EDPM and install leadwork over ridges. Reinstate ridge tiles and form new outlets as shown. Install lead flashing to appropriately weather junction between new flat roof and chimney stack.
- 4) Strip deteriorated bitumen felt from dormers and recover in matching material.
- 5) Strip existing bitumen felt balcony hood roof covering, and replace with lead.
- 6) Redecorate the house in breathable lime-based paint (Graphenstone Pigeon Grey).
- 7) Replace 2no. non-original internal doors for 4 panel softwood doors.
- 8) Replace deteriorated metal crittall window to front (South) dormer, for modern equivalent aluminium window.

Conclusion

The proposed works seek to repair and replace deteriorated coverings and finishes generally, and replace joinery that is beyond repair with matching profiled elements. Other than the change in paint colour, there will be no alteration to the visual character of the building, but the works will return it to a sound state of repair.

The altered hidden valley flat roof is proposed to prevent reoccurrence of the failure that has caused significant internal damage, the proposed repairs for which are outlined in a separate application for Listed Building Consent.

The building elements that are the subject of this application are currently in a poor state of repair and require replacement to prevent water ingress or the deterioration of the historic structure or fabric beneath.

The proposed remedial work is without detriment to the majority of the fabric, will not affect the external character, and will simply serve to update and enhance this historically important building.

Access

The access remains unaltered.