

DESIGN & ACCESS STATEMENT

INCLUDING HERITAGE STATEMENT, TO ACCOMPANY THE PLANNING APPLICATION
FOR AN OUTBUILDING, FORMALLY REFERRED TO AS "THE CHAPEL".



THE CHAPEL

SOUTH PASSAGE
LITTLEHAMPTON
WEST SUSSEX
BN17 5NZ

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I. Introduction

This outbuilding, referred to as ‘the Chapel’ by a few long-standing local residents is located in South Passage in Littlehampton, and until recently was previously owned by the owners of 14 South Terrace, a Grade II listed building. It is considered that the outbuilding – having previously fallen under the curtilage of a listed building – may be ‘deemed’ to be listed; though no formal record of this currently exists on local council or Historic England records. Accordingly, this application will require listed building consent; as well as planning permission for the proposed work. The property is located within the ‘Littlehampton Sea Front Conservation Area’, so consideration for this in the proposed is required.

Currently the building is in a poor state and does not have any utility services running to it. There is evidence it did have electricity at some point, which must have been extended and rooted from 14 South Terrace when it was used by the previous owners.

Adjacent to the outbuilding, and also forming part of the overall site is a 1960s open-ended double garage with an asbestos roof covering, with side and back elevations built of concrete sectional panels. The garage is in a state of disrepair. And it is considered this building would not be classified as ‘listed’ due to the construction style and materials used; indicating that the structure most likely would have been built in the 1960s and therefore post 1 July 1948, which is relevant for listed building status as referred to in section 1(5) of the Planning Act 1990.

Right::

Existing
front view
of the
Chapel
and
garage



Location Map



2. Heritage Statement

The Chapel is thought to have been built in the early 20th Century – though there are visible traces of an older stone-cobbled wall which the building is built upon, which most likely dates back to the late 19th Century.

The reputed origins of the usage of the outbuilding as a former Chapel have come from speaking to local residents, though no formal evidence of this has been found looking online or in local archives.

The Chapel and garage plot formally belonged to number 14 South Terrace, and prior to this number 15 South Terrace.

The building is of simple construction and built on an older stone-cobbled wall with a corrugated roof. In the surrounding vicinity of South Passage, there are mostly garden areas or garages of houses on South Terrace and Western Road but there are also a few small separate dwellings as well, such as 4 South Passage. The predominant character of the area is residential and it comprises a mixture of Georgian residential terraced houses and traditional older stone-cobbled seaside cottages.

**Please note we have been unable to obtain any listing details for some of the surrounding buildings, as The Heritage Gateway and Listed Buildings Online return no results and do not seem to be working.*

3. Proposal

The proposal is for a sympathetic restoration of the main outbuilding and removal of the outdated asbestos garage adjacent to it, erecting a smaller side extension to adjoin the Chapel in its place. The extension structure will be of a smaller footprint to the existing garage; and adjoin the outbuilding to create a small holiday cottage/studio. The remaining space on the original garage plot would be developed to create a small courtyard garden.

4. Design Principles and Concepts

The proposals set out in the accompanying application have adopted the design principles and concepts set out in the Arun District Councils guidelines. Central to the approach is to enhance the neighbourhood setting by reinvigorating a dilapidated yet charming historical outbuilding with a sympathetic restoration – extending the floor space with a small side extension so it can be of practical use for a temporary holiday accommodation – whilst following guidance set out in the Littlehampton Seafront Conservation Areas policy to restore original elements and replace and improve as appropriate. A key consideration in the proposed is to use sustainable materials where possible to reduce environmental impact. As such, SIPs have been chosen as the primary material for building the walls of the side extension. Details in the attached plans further illustrate the design approach proposed.

5. Schedule of Works

5.1 External Walls

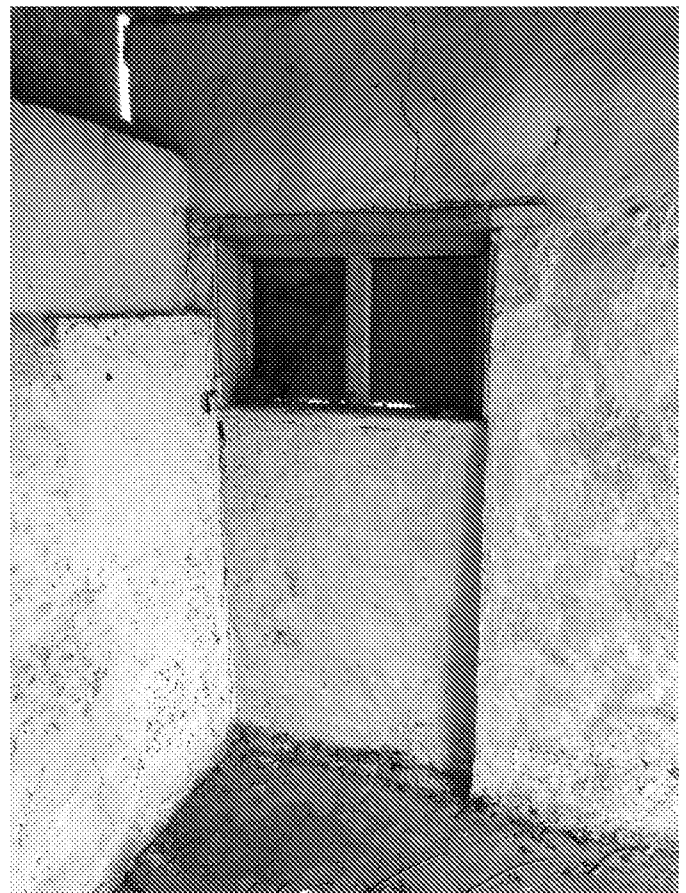
All elevations of the outbuilding show repairs have been made in the past to the masonry, mortar and cobbled-stone walls. Some areas of the cobbled-stone wall require fixing and replacing due to a number of evident cracks to the external skin. The repair method would be to stitch the brickwork surrounding the cracks with Helifix crack repair stitching, and repoint. Lime Mortar will be used for any reparation work and best matched as close as possible to existing, though must be noted there some variances in colour at present.

There is asbestos sheet covering a void on North side of building, which is proposed will be removed and infilled with similar bricks to existing. Also, infill areas with bricks / cobbled stone, where currently there is a dilapidated boarded-up window as well as traces of a previous door frame.

Right and below:

Side rear elevation of the Chapel, cracks
evident

Internal wall boarded up window



*Right:
North elevation with
asbestos board*



5.2 Internal Walls

Repair and replace broken / missing mortar and bricks, insulating the walls using Cellotex PIR. This is to be plasterboarded and finished with multi-finish gypsum plaster. It will also be assessed on commencement of work whether necessary to add a damp proof course.

*Right:
Internal view of the
Chapel:*



5.3 Roof

Replace roof with a similar style metal corrugated roof sheeting, this is a mixture of mostly fibre and plastic currently. It will also be assessed on commencement of work whether necessary existing supporting beams will need replacing. It is proposed 4 skylight windows to be fitted to increase natural light internally. Additionally, the roof will be insulated internally with Cellotex PIR for energy efficiency and tape and joined with plasterboard.

Right:: Existing corrugated roof



5.4 Front South facing wall and main door

This is in a bad state of repair and this structure is timber framed and clad in tongue and groove panels, which is rotten in places and has traces of some internal asbestos panelling internally. It is proposed this is rebuilt with a timber frame and clad with new timber externally where needed, insulating internally. Additionally, it is proposed a simple small circular window is incorporated above the front door for added natural light, and to compliment external aesthetics which will be in keeping with neighbouring 'Beach Town' houses.

Right and below:

Internal view front door area



External view front door



5.5 Floor

This is currently old cement which is crumbling and broken in areas and uninsulated. It is proposed a new screed of cement is laid and covered in a DPC sheeting and finished, overlaid with timber floorboards.

5.6 Services

As outlined previously, currently there are no utility services connected to the outbuilding. To make the building suitable for

temporary accommodation and holiday stays it will require some services. The following services are proposed; electricity, water and foul and surface water disposal arrangements to the building. Connecting up these services will be organised separately, with appropriate applications to the providers.

5.7 Kitchen and bathroom

A new shower room with a WC and basin is to be incorporated within a new stud wall framed partition. A basic open plan kitchen will also be included in the main room. Suitable ventilation for both WC and kitchen fan will be made.

5.8 Windows and Doors

There are no windows currently. It is proposed a set of timber French-style doors with puttled reinforced glass will be added in to the west side of the building, which will overlook the new proposed private courtyard/ garden.

5.9 Wood burner

A new wood burner is proposed to be installed in the outbuilding to provide heating for the building. This would have an exposed flue of 4.5 meters from the top of the stove and run out the top of the roof with a stainless steel open-sided chimney cowl and at least 600mm above the roof.

5.10 Create a wall opening

To adjoin the existing outbuilding to the new proposed side-extension, an opening in the walls between both buildings is required. The proposal is to remove a section of the non-loadbearing brick west wall in the outbuilding so can be interlinked with the new side extension.

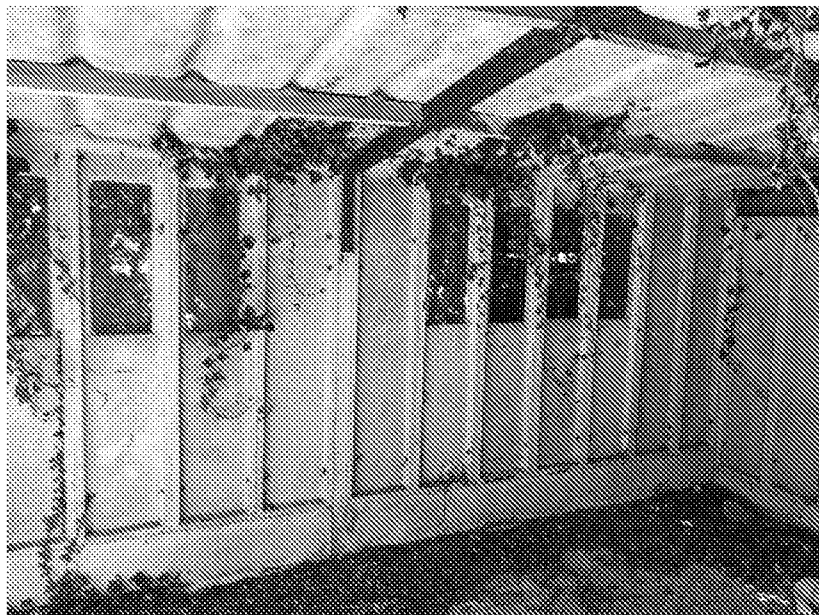
5.11 Demolition of garage

As already stated this is in a poor condition, with an asbestos roof. It's proposed the garage is demolished, with asbestos safely disposed.

*Right:
Existing old garage*



*Right:
Internal view of garage*



4.12 New side extension

It is proposed a new small side extension is built on a section of the original footprint of the garage – this is to be adjoined to the old outbuilding. The new extension will be a smaller footprint to the garage area currently. The extension will be built using SIPs (structurally insulated panels) and clad in timber cedar panels. The south elevation will incorporate timber framed French doors (with reinforced glass), opening onto the proposed new courtyard garden. Skylight windows will be added to the south side to increase natural light. The roof will be the same corrugated sheeting as proposed to

the main outbuilding with a cross-gabled interlink. The roof will be insulated internally and plasterboarded, tape and joined and finished with gypsum plaster.

5. Layout and scale

The layout has been designed to give additional living space that would be required to create a simple holiday cottage – converting and extending an outbuilding, without adversely affecting the character of the property or surrounding area. The proposal, once the old garage is removed, will increase the internal floor size by X with the addition of a new side extension — whilst decreasing the footprint currently of the two buildings combined, as the new extension is smaller than the garage.

6. Appearance

The drawings indicate the materials and finishes to be used are sympathetic and complimentary to the traditional ‘Beach Town’ style of the local area whilst are also progressive in the style of design . The choice of brick, stone and wood cladding would be in keeping with local area and enhance the visual appearance of South Passage, the neighbouring properties, the street scene and the Conservation Area of Beach Town area.

7. Landscaping

Landscaping will largely centre on converting a section of the garage plot area, after it’s demolition, to create a small courtyard sized garden area. The garden area will be part patio and shingle covered with a planted bordered area for shrubs. The garden area will be enclosed behind wooden fence panels so is not visible externally.

8. Access

The proposed renovation of the outbuilding and erection of an extension will be accessed via the same front door that currently exists on the building. This is accessed off the public byway of South Passage with the entrance path included as part of the plots private

land. As the site is essentially flat compliance with Part M, disabled access, of the building regulations is easy to achieve. Whilst South Passage is not suitable for fire appliances all parts of the site are within a 40m hose length from Western Road.

9. Listed Building status

As already stated, in appreciation of the historic value of the property as potentially a Grade II listed building every effort will be made to ensure that any alterations carried out will be of a sympathetic nature to the existing building and highly considered to the surrounding neighbouring properties, in the materials used in its construction, and privacy by any doors or windows not directly overlooking any neighbours houses.

10. Sustainability

The proposed includes insulation of the walls, floor, roof and the front door area of the outbuilding, which currently doesn't exist. This will significantly improve the energy efficiency of the building, whilst improving the comfort with heat retention. It is considered this will cause no harm to the significance of heritage assets. In addition, SIPS are proposed for the main construction material of the side extension, as are highly insulated and significantly lower embodied energy than traditional construction materials, such as steel, concrete and masonry.

11. Conservation Approach

The Littlehampton Seafront Conservation Area sets out the local policy and approach to preserve and enhance the character and appearance of the area. In particular, it promotes seizing opportunities to restore original elements and replace those which are of a later inappropriate feature. This application complies with that policy and approach. It is considered that the removal of the unattractive and impractical garage structure (as is a narrow space to turn a vehicle into the garage), and proposed replacement with an extension to adjoin the Chapel, which will have a *smaller* footprint

than the garage currently does – plus the introduction of a courtyard garden – will be a significant improvement to the neighbourhood setting than currently exists. We hope to consult with the surrounding neighbours on the plans and will endeavour to leave a building that is restored for future prosperity and brings something positive to the Conservation Area in, Beach Town.

12. Summary

The proposed works are intended to support the sympathetic restoration, and put back into use, a redundant outbuilding – with the removal of an outdated asbestos garage adjacent to it – erecting a smaller side extension on the plot to create a larger, more useable space to make it a 1 bedroom holiday cottage.

Whilst the increased footprint of the cottage will be on the small side – approx. 44m² of usable floor area, the proposed is highly ergonomic in its layout and design to maximise space available.

The proposal is in keeping with good design practices and the choice of materials is appropriate to the building, neighbouring properties and the character of the area and would make a positive contribution to the property and would not adversely impact on the surroundings, maintaining its contribution to the Beach Town Conservation Area, in line with Arun's planning policies.