

Design and Access Statement

Prepared by

Grillo Chartered Surveyors LLP

for

Listed Building Consent

20

Western Road

Littlehampton

BN17 5PG



Design and Access Statement

20 Western Road is a two-storey semi-detached house located within Littlehampton. It was built during the early-mid 19th century and forms part of the residential Western Road. The house was originally constructed with a slate roof with Horsham slabs at the base, casement windows, red brick with modillion eaves cornice for the first floor and pebble fronted red brick dressings on the ground floor.

The proposed alterations for the house are:

1. Elements of the flint work to be replaced due to a number of evident cracks on the external skin. The intention is to stitch the brickwork surrounding the cracks and repointing. A sample of the mortar used for the original construction would then be analysed to ensure that the same one is used for the alteration.
2. The flat roof and dormer to the rear has reached the point where the deterioration of these elements would require significant repair to bring it up to standard. Thus, it is prudent to upgrade these elements whilst refurbishment is being undertaken. There are also thought to be asbestos wall hung tiles to the elevations, which should be safely removed by a specialist and replaced with a slate equivalent. Internally, the timber is of tongue and groove, which appears to date from the 1980's this will be replaced with wainscoted panels.
3. In addition, the dormer window is to be upgraded at the same time, and internally the sill lifted 50mm. The main objective is to maintain the external appearance of the property as much as possible in order to not affect the historical importance of the Listed Building.
4. Internally, the stairs may require replacement, these would be replaced with a timber equivalent. As part of the works, there is a Tudor effect stud wall, which will need to be taken down, and also some solid wood panelling, this will be replaced once the work is completed. The Kitchen floor will be tiled using natural slate.
5. The front door has been subjected to timber rot in parts. The intention is to repair and restore where possible, but it may ultimately require replacement. This will be done on a like for like basis.
6. The boiler is to be replaced to comply with the current Building Regulations. The Regulations state that the boiler flue cannot discharge in its current location. Therefore it is to be relocated to the roof void and the flue to exit via the roof at the rear.
7. Work is to be undertaken to repair the Store and boundary wall, vegetation is to be removed and repointing will be undertaken where required.

The proposed works will preserve the character of the listed building by ensuring that any aspects that require replacement are replaced on a like for like basis. Finishes and detailing will be reproduced to the existing

Pre-application advice

Pre-application advice was obtained through Martyn White on 8/2/2019. The details of the pre-application advice is summarised below.

1. Repointing to front of property – repointing the front of the property in its entirety will require listed building consent. Very small localised repair, using like for like materials and appearance/finish will not need consent
2. Renewal of flat roof and dormer to the rear – this action will require listed building consent
3. Replacement of dormer window - this will require the submission of listed building consent
4. Replacement front door - this will require listed building consent
5. Alterations to internal finishes – are you able to provide more information here. If you are just changing the colour of the walls, you will not need to apply for consent
6. Boiler flue relocated to exit through roof - this will require listed building consent

Local Plan

In accordance with the National Planning Policy Framework (2019), the relevant planning policies associated with works on Listed Buildings are stated below:

Policy HER SP1 – The Historic Environment.

In line with the above policy, the works will seek to preserve the character of a now tired and dilapidated Listed Building. The works to the property will allow the property to be occupied and the historic features will be conserved. The works undertaken will be sympathetic to the existing materials, with like for like replacements where necessary. Repairs will be undertaken where financially viable in the first instance.