

IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS



DESIGN, ACCESS AND HERITAGE STATEMENT

The Farm
39 East Street
Littlehampton
West Sussex
BN17 6AU

Client: Miss Gaby Helyer and Miss Rachel Helyer

Project: Subdivision of building into two dwellings

Date: April 2021

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC

© IAN WIGHTMAN LTD

Contents

1.	Introduction	3
2.	Description of the building and its setting	3
3.	Historic context	4
4.	Conservation Area	16
5.	Significance	17
6.	Proposed scheme and impacts	18
7.	Landscaping	21
8.	Access	21
9.	Conclusion	21

1. Introduction

- 1.1. This Design Access and Heritage Statement has been prepared to support a planning and listed building consent applications to Arun District Council by Miss Gaby Helyer and Miss Rachel Helyer. The application seeks to subdivide a dwelling known as 'The Farm' into two residences.
- 1.2. The Farm is located in the town of Littlehampton and was listed grade II in 1975. The Listed building number is: LEN 1190860.
- 1.3. The Farm is no longer a working farm and has been a domestic dwelling since the 1980s. The property is owned by two members of the family who previously farmed here and wish to live there independently. The length and nature of the dwelling appears to lend itself to this approach and it is felt that the necessary works can be undertaken sensitively to achieve this.
- 1.4. The building is within Littlehampton East Street Conservation Area.



Aerial view of the Farm on the corner of East Street and Franciscan Way

©Google

2. Description of the building and its setting

- 2.1. The Farm is a building of flint construction situated in the centre of Littlehampton. The building is located in East Street and on the junction with Franciscan Way.
- 2.2. The building is two storeys and consists of two parallel ranges which for the purposes of this report are known as the 'east range' and 'west range'. These are oriented north-south.
- 2.3. The walls of the front, east elevation are predominantly flint with brick quoins around the windows and doors, and are also used to form the corners. The windows are a mixture of casements with leaded lights as well as some modern Crittel types. The front door is centrally situated with a timber porch and a clay tile roof.



Top: east and north elevations. Bottom: west and south elevations

- 2.4. The rear elevation facing west is largely rendered as is the south elevation. The back door has an enclosed lean-to porch. The roof is clay tiled and has three chimney stacks.
- 2.5. To the front the building has a garden mainly laid to lawn, whilst to the rear there is an unmade drive leading to a garage building. A small flint wall sits immediately at the rear of the property. To the north there is an area of garden with a patio, pagoda and some small outbuildings.
- 2.6. To the west is a modern bungalow which clearly sits within the former curtilage of the Farm and has a corresponding area of grass to the north, also with outbuildings.
- 2.7. The Farm is located within an urban environment and on a junction. A primary school is located to the north, St Joseph's Convent to the east and a former school to the south.



Garage building seen from the north west and view of the junction from the front garden

3. Historic context

- 3.1. Littlehampton was recorded as a settlement in the Domesday Book when it was known as 'Hantone' and then eventually 'Hampton'. 'Ham' in Old English usually denotes settlement, whilst 'tun' means a fenced area or enclosure. 'Ton' comes to denote town.
- 3.2. At the time of Domesday in the 11th century, Littlehampton had a church which during the medieval period was appropriated to Sees abbey and the alien priory at Arundel. The medieval church was demolished c.1824 and replaced by the current Church of St Mary.¹

¹ Harris, B., 'Littlehampton: Historic Character Assessment Report', Sussex Extensive Urban Survey (2009), p. 14.

- 3.3. During the medieval and into the early modern periods Littlehampton was a village, known in the 14th century as the '*Villata de Hamton*' with a population of just over 100. This did not change dramatically over the following centuries and was a similar number in the early 18th century.²
- 3.4. The manor house recorded in the 14th century had by 1633, farm buildings including two barns, a cart lodge and a granary. This was located west of the churchyard.³
- 3.5. Situated on the mouth of the River Arun, Littlehampton developed into a port from the early 18th century and for a while included the temporary relocation of the customs house from Arundel. During the 17th century the mouth of the river underwent improvements though it was not until the early 1730s that much larger boats could access the wharves at Arundel following a new channel being constructed. Up until then the export of Wealden timber had been the main produce on the river, though by the early 19th century was superseded by imported Baltic timber and with it an increase in ship building along the town's river banks.⁴
- 3.6. From the late 18th century Littlehampton had become a resort for bathers with new facilities appearing along the seafront from the early 19th century. By the 1830s Littlehampton had two breweries and a malthouse. Its population of c135 in 1724 had increased to 2270 by 1841.
- 3.7. The arrival of the railway had a huge impact on the inland waterways associated with the Rivers of Arun and Wey and a corresponding reduction in ship building. This was largely replaced by fishing in the late 19th century. The coming of the railway to the town in 1863 triggered a rapid expansion of Littlehampton with new housing and hotels.
- 3.8. Littlehampton's popularity as a seaside resort carried well into the 1930s and with it, large scale development, both in the form of visitor facilities but also housing which consumed fields across north of the old village. Between 1931 and 1961 the population doubled.⁵



The tithe map of Littlehampton in 1841 with the Farm circled

(WSRO)

² Ibid.,

³ Ibid.,

⁴ Ibid., pp.14-15.

⁵ Ibid., pp.18-19.

- 3.9. As can be seen from a cartographic assessment of the town beginning in the mid-19th century, the development of Littlehampton grew rapidly from the late 19th century. The Tithe map of 1841 shows Littlehampton in its very compact form with linear development along what is now East Street. The Farm (circled) appears part of this, but of course predates much of this development and originally would have been slightly more isolated from the historic core which now forms the High Street. Despite this, the Farm can be more easily understood in its agricultural context with countryside largely surrounding the village centre.
- 3.10. The larger buildings to the rear of the farmhouse are likely to be barns and form a regular 'L' shaped courtyard plan. This plan is the most common type employed in West Sussex and accounts for nearly half of all farm plans.



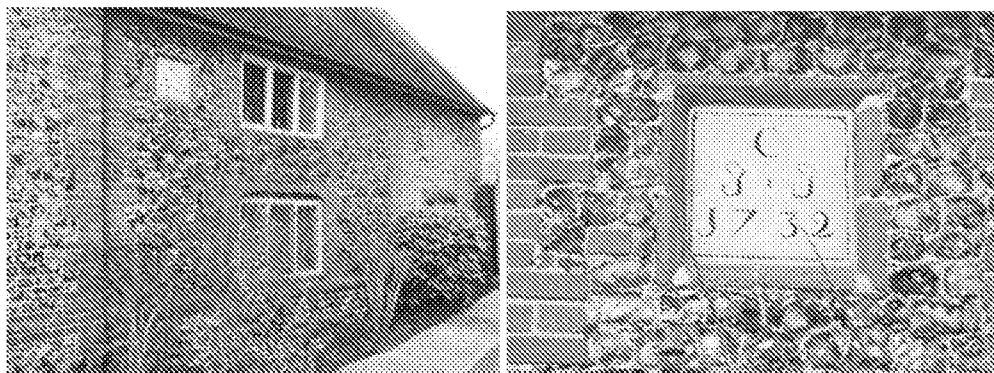
Reproduced by permission of the National Library of Scotland
The 2nd Edition OS map surveyed in 1896 with the Farm circled

- 3.11. By the time of the 2nd Edition OS map surveyed in 1896, development around the train station to the west and to the north of the High Street had encroached into fields and was already consuming land to the west of the Farm. A narrow connection back towards fields in the north still appears to be visible, however the farm is very much part of a more urban environment with development being pushed northwards. This was no doubt due to the restrictions imposed by the sea and river to the south and west.
- 3.12. By 1938, when the 4th Edition OS map was revised, development north of the train station had begun to consume Wick to the north and then started to move eastwards across open fields. As illustrated on the map below, the long unshaded blocks of development running east-west along Cornwall Road are houses under construction at the time of the survey and making their way across to Elmgrove Road and the rear of Stanhope Road. At this time, the semi-rural setting of the Farm is in the process of being completely lost with development along Cornwall road working its way back down towards East Street.



*Reproduced by permission of the National Library of Scotland
The 4th Edition OS map of 1938 with the Farm circled*

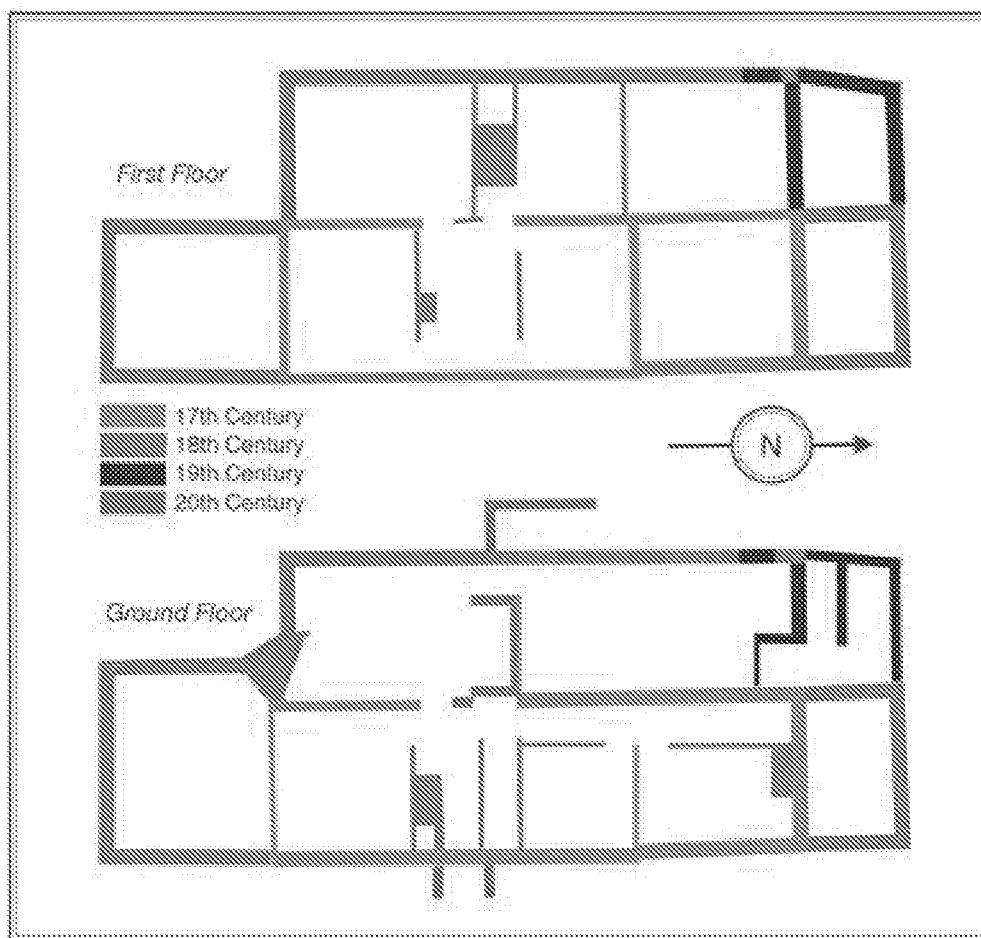
- 3.13. Despite these developments, the farm was acquired as an ongoing concern by the Helyers, who were a farming family from Dartmoor in Devon and first moved to Littlehampton in 1881. In 1967 the farm was run by John Helyer who took it over from his uncle and kept cattle, pigs and chickens, as well as grew cereals and potatoes. The farm included land at Cornfields Farm and Norway Farm. The farm ceased operation in 2006 following retirement, though the property remains in the family.



The date stone on the east elevation with 'C J.J 1732'.

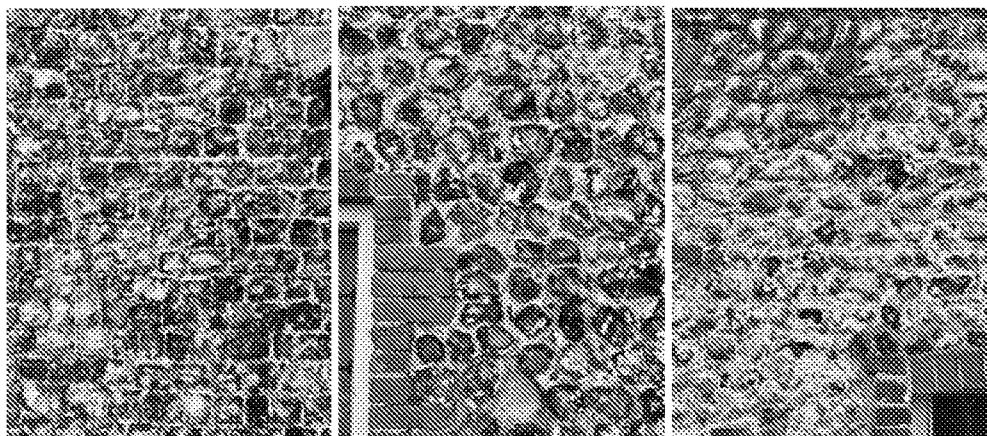
THE FARMHOUSE

- 3.14. The historic assessment of the building here is based on a brief inspection of its fabric and layout and the following interpretation made. Please note that a more in-depth archaeological investigation is likely to confirm, amend or elaborate on the findings here, however, as the building is not being fundamentally altered, the interpretation here is considered proportionate to the scheme and should help to provide an appropriate level of understanding and qualification.



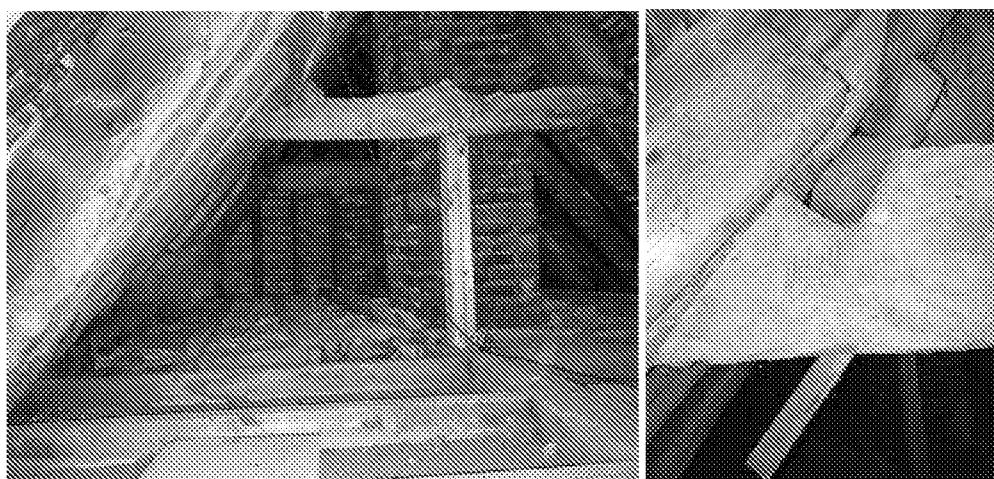
Phasing plan of the Farm as understood from initial observations

- 3.15. To assist the understanding of the building's development, the phasing plan above has been produced to indicate the approximate origin of the various elements. These are based on observations of the building as discussed below.
- 3.16. Please note that where internal alterations have been dated, these are based on the perceived remodelling of the building and date attributed to it.
- 3.17. The lines that show alternate colours are an indicator that further assessment is required to pinpoint the date more accurately. The solid lines are more qualified.
- 3.18. A date stone on the front of the farmhouse reads 'C. [over] J.J [over] 1732', which one might normally associate with the origins of a house. Date stones however can be deceptive and the building here is clearly earlier than this. The stone most likely refers to alterations and expansion of the building which occurred in the 18th century.
- 3.19. The building consists of a number of phases that appear to start in the early 17th century and are largely completed by the 19th century with the exception of the porches which are 20th century. The earliest phase begins in the eastern range, which is extended to the west and then to the north and south.
- 3.20. The building is largely timber framed denoting its earliest phases with later additions being constructed in masonry. The east elevation has been replaced in flint, with the best of this work appearing on the earlier phases.



Flintwork from the 17th and 18th century phases of the building

- 3.21. In its earliest form, the Farm would have had a thatch roof, possibly made from reed. Reed is also evident here as a substrate for a ceiling found in the earlier phase. Thatched roofs normally had a slightly steeper roof pitch which still seems evident.
- 3.22. The phasing of the building has been largely informed by the roof structure which maintains its 17th century form with abutted rafters with clasped purlins. Diagnostically clasped purlins have a long date range though have been shown to be more common prior to 1650.



A clasped purlin within the 17th century phase and detail of a clasp

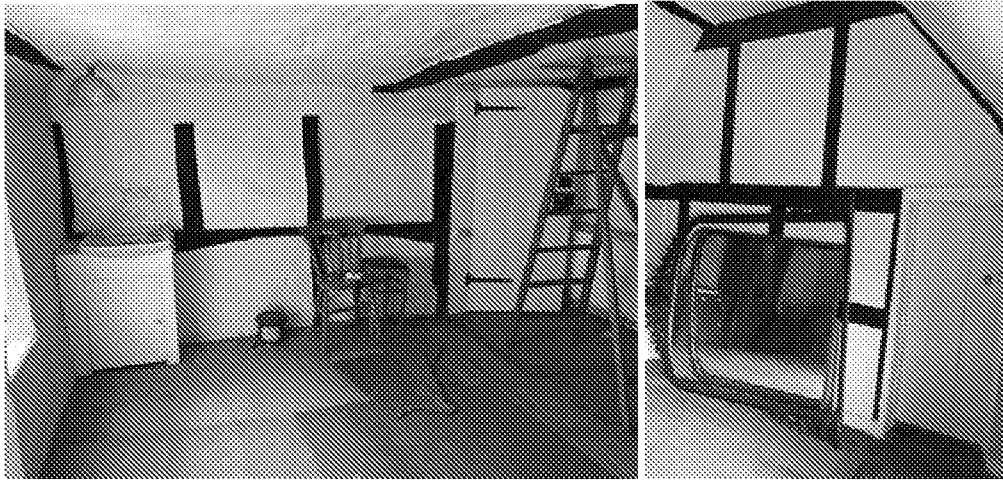
INTERIOR

- 3.23. As can be seen internally and primarily at first floor level, the building is of timber-frame construction. A raised bedroom ceiling in the north of phase one exposes two queen struts, which were in common use up until about 1650.
- 3.24. The layout of the 17th century phase with rooms either side of what is now a stair, suggests that this may have been a 'baffle entry' type plan with the entrance hall and stair formerly the location of a large inglenook fireplace with the front door opening on to the side of the chimneybreast, which created a lobby.
- 3.25. The apparent infilling of the first-floor ceiling with smaller joists supports this, as does the loss of the chamfer stop on the bressummer beam which runs north-south in the ground floor room to

the north of the stair. Chamfer stops would naturally occur where the beam terminates at the wall and where they are missing at one end, will often suggest a reduction in the room width.

3.26. Here, one would expect to find the southern end of the beam inserted into the chimneybreast, were it to still exist. The absence of any heating in the core of the building is also unusual and strongly supports the idea that the principal chimney has been removed.

3.27. If this is correct, the wall above and associated tie beam will have also been moved to align it with the wall below. Further investigation would confirm this either way, though it does not greatly affect the assessment of the proposals here.



Timber frame forming the south wall and further north, the queen struts exposed by a high ceiling



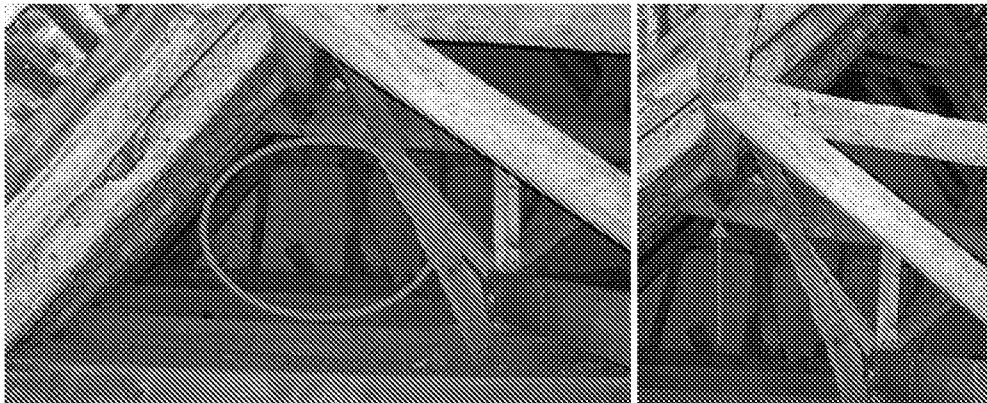
Ground floor room to the north of the stair with a single chamfer stop in the northern end

3.28. The notion that an inglenook has been removed is perhaps also supported by evidence discovered in the current kitchen. Here, a large timber beam acting as a lintel to support the opening over the AGA can be seen in the northern wall, though is much earlier than this area of the house. The diagnostic evidence for this are the small taper burns in the wood which are normally found in earlier buildings from the 15th to the 17th centuries. These scorch marks were once believed to be accidental but are now actually thought to have been purposefully burnt as a form of ritual protection against fire and lightening. Given that the kitchen is a later phase, this beam has clearly been moved here from somewhere else.



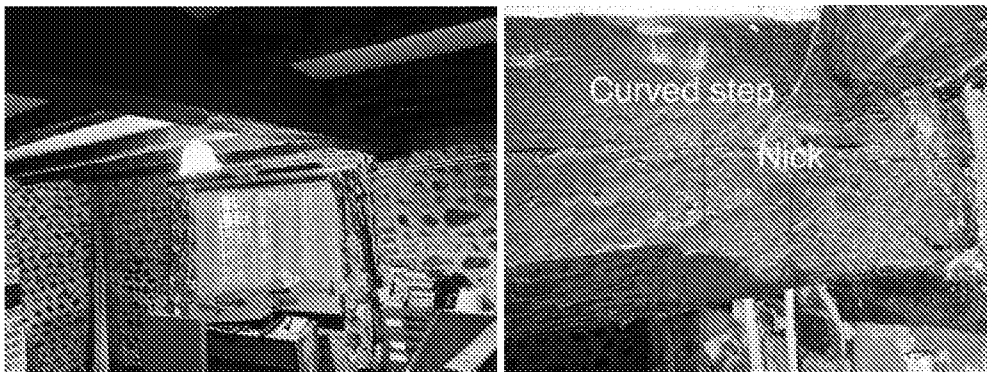
The beam over the AGA with taper burns that predate this part of the building

- 3.29. The 17th century house also appears to have originally been three cells rather than two, with an additional room to the north. This is evidenced by the roof and the joists on the ground floor.
- 3.30. In the roof, the northern face of the timbers which form the queen struts are clean with wattle and daub infill panels. Neither of these appear to have been exposed to the elements and would not have been an external wall. The roof structure is also the same as that at the southern end with clasped purlins.



Rear of wall showing timbers and wattle and daub (circled) and the clasped purlin roof structure

- 3.31. On the ground floor a timber beam running east-west and supporting the floor above, has chamfer stops terminating at the outer walls. The chamfer stop is a 'step and nick' design with the step being curved rather than a lamb's tongue shape. This may suggest an earlier date in the 17th century. Chamfer stops largely disappear after 1700.



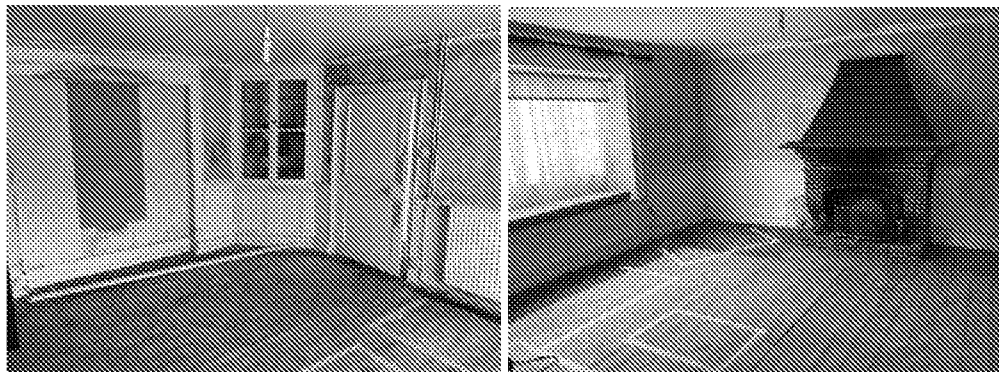
17th century floor structure and detail showing well preserved chamfer stop at eastern end

- 3.32. The western stop is now located in a corridor with an old stone floor and a return in the wall which appears to be the remnant of an earlier window. This is likely to have been lost when the parallel range was attached to the west.
- 3.33. The building appears to have undergone significant remodelling in the 18th century and perhaps the most likely reason for the date stone. This phase of the building's development includes alterations such as the creation of a new hallway and stair; an extension to the south with cellar and part of the western range.



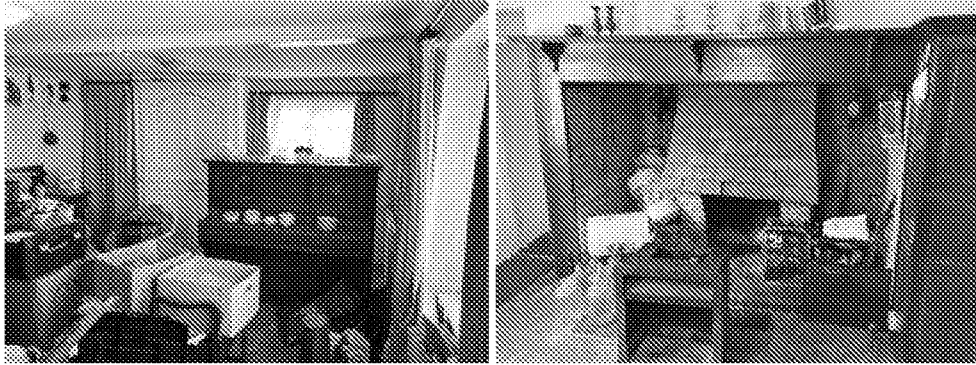
Entrance hall with 18th century stair and room adjacent modified to remove 17th century features

- 3.34. In the eastern range, the ground floor room has been remodelled and now includes a 19th century fireplace. Here, the bressummer appears to have been boxed in and the floor joists over-boarded, most likely to remove the 17th century character.



18th century addition which would benefit from the removal of the early 20th century fireplace

- 3.35. Beyond this is the extension to the south which forms a new reception room (possibly dining given the dado rail) and retains a one over one Georgian door with 'L' shaped hinges. These date from at least the 1720s. The window returns are also panelled, imitating shutters, whilst the dado rail is also a distinctly 18th century feature which largely fell out of use in the Victorian period. The floor to ceiling height is increased compared with the older phase, perhaps to give the room a more polite appearance and feel in terms of its proportions.
- 3.36. On the western wall is a large architrave, perhaps for a window or doors. This is now infilled. A brick fireplace is located on the southern wall which is a kit design of the early 20th century and not in-keeping with the room. At first floor, the floor level is raised to accommodate the room height below.



South room in the western range, probably the kitchen with access to the cellar and an inglenook

- 3.37. The western range consists of two main rooms on the ground floor, the southernmost of which appears to be the former 18th century kitchen. This includes a brick inglenook that has been altered internally to provide a domestic fire. This is clearly a later insertion from the early 20th century and probably contemporary with the fireplace in the eastern range. This room also has an historic stone floor and provides access to the cellar. The cellar is located below the 18th century addition in the eastern range.
- 3.38. To the north of this room is the current kitchen, which includes an enclosed stair to the first floor and a ceiling with exposed beams. Here, the principal bressummer runs east-west with the joists mortise and tenoned in the normal manner. The joists running north however, do not bear 'into' a beam with mortises and instead all sit on top of a supporting beam. This suggests that either an earlier wall was in this location and when it was removed, the floor was simply picked up by the beam; or, the floor structure has been salvaged and re-used.



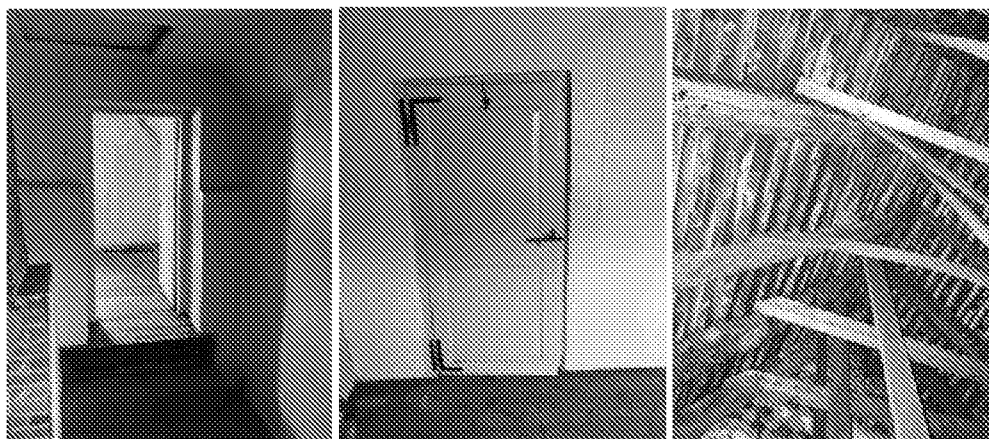
Floor joists mortised into the central bressummer (circled), whilst to the north they are picked up by a beam (arrowed). A later, enclosed stair has been inserted against the central wall of the two ranges

- 3.39. There is a possibility here that it was the former and that the span of the floor structure was part of an earlier, rear extension with a roof perpendicular to the main house. Further research would be needed to verify this. The lack of chamfers might indicate that the room was low status, but also that it was also a post 1700 addition. The location of the beam would also suggest that it predates the door connecting both ranges. The question mark over this part of the building's development at ground floor is reflected in the phasing plan.



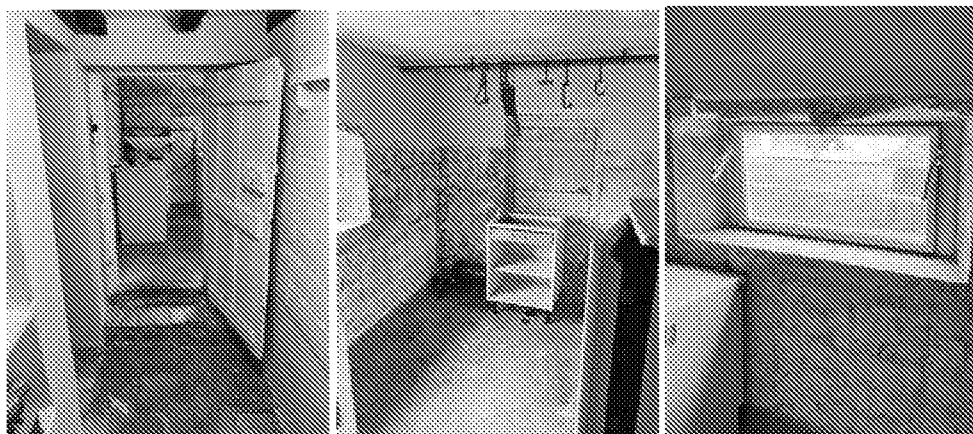
Northern end of the kitchen with the copper retained within the inglenook

- 3.40. The north part of the current kitchen appears to be 19th century and was most likely a scullery. In the left corner, the copper is still in place and would have provided hot water for washing clothes and dishes, as well as floors.
- 3.41. Some of the brickwork is stretcher-bond which began to be used in the late 1900s and other decorative brickwork appears to be from the early 20th century. As mentioned above, the lintel here is likely to have been salvaged from an earlier inglenook.



The doorway into the 18th century addition at first floor. Note that the door is 18th century with 'L' shaped hinges, whilst the roof is made from split timbers rather than sawn

- 3.42. The north end of both the east and west ranges have been extended. The addition to the east range appears to be 18th century. The door at first floor level is Georgian with one over one panelling and 'L' shaped hinges, similar to those used on the southern addition.
- 3.43. The roof is made of split timbers rather than sawn and supported by a ridge board. On the ground floor there is a window to the east that is the location of a former door and a modern window to the north. This was apparently a dairy room.
- 3.44. The extension of the western range has exposed brickwork in stretcher bond and houses a WC. This appears to be late 19th century in its built form, which is also supported by the cartographic evidence. The tithe map of 1841 indicates that this corner of the building was missing in the mid 19th century, but had been infilled by the end of the 19th century.



Entrance to the former dairy room in the north addition believed to date from the 18th century

EXTERIOR

- 3.45. The front elevation of the Farm is exceptional for the quality of its squared, knapped flintwork, especially on the earlier phase of the building. Flintwork of this quality was only reserved for higher status buildings, so to find it on such a modest building is rare. One potential reason for its use here is that the farmer, like many others at the time, had become particularly prosperous, perhaps through the process of enclosure and could afford to express this through the refacing of the façade. Enclosure was occurring in nearby Climping between 1610 and 1640.⁶ The southern element from the 18th century phase, uses just a broken flint to expose the black core, but has sought to maintain coursing by employing flints of the same, or very similar size.



The most recent addition at the northern end retains late 19th brickwork

- 3.46. At the rear of the building, the walls have been rendered and ashlar-lined, a device commonly used in the 18th and 19th centuries to give the effect of stone. This terminates on the junction of the 19th century addition which retains brickwork in Flemish bond, with segmented arches.

⁶ Dawson, B., *Flint Buildings in West Sussex*, West Sussex County Council (1998), p.37

- 3.47. The only obvious 20th century additions to the main house are the front and rear porches and the windows. These include Crittel windows of a generic design which are found on the north and south elevations.

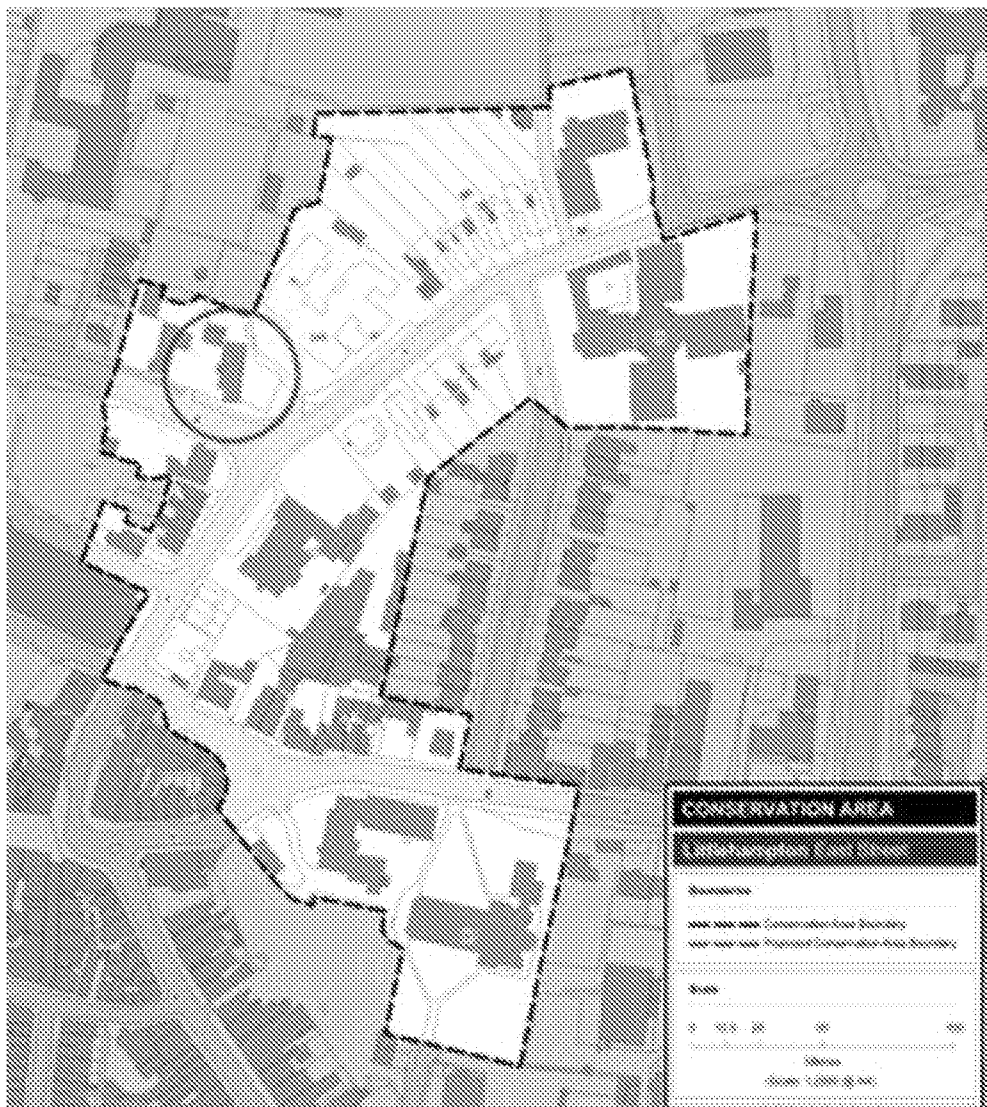


Porches on the west and east elevations, both from the 20th century

4. Conservation Area

- 4.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that local planning authorities have a duty to 'determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'⁷
- 4.2. Within these areas, local authorities should look for and support proposals that enhance or better reveal the significance of heritage assets and their settings and in turn improve the quality of their Conservation Areas.
- 4.3. Littlehampton East Street Conservation Area was designated in July 1994. Whilst it does not benefit from a Conservation Area character appraisal, its management is supported by Supplementary Planning Guidance adopted in 2000, which describes some broad principles of positive development that may help preserve and enhance an area.
- 4.4. The Conservation Area encompasses a number of important buildings which are intermingled with modern development. These represent a good cross section of the historic environment and include St Mary's Church, the Manor House, cottages and Friends Meeting House in Church Street and the former school (now the Flintstone Centre), Roland House, Winterton Lodge and the Farm in East Street.
- 4.5. The predominant materials of the area are stucco, brick and flint and slate and clay tiles. Flint is a 'unifying feature' of the Conservation Area due to its use on buildings and boundary walls.
- 4.6. The Farm is in a particularly prominent location on the junction of East Street with Franciscan Way, the latter of which was created to divert traffic around the town centre. Due to this change in its setting, it may now be considered a focal building within the area. Its exemplary use of flintwork will contribute to the special character of the area.

⁷ Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990; <<https://www.legislation.gov.uk/ukpga/1990/9/section/69>> (accessed 14 January 2021).



The Farm (circled) within Littlehampton East Street Conservation Area

5. Significance

- 5.1. Within Heritage protection, 'significance' is a term applied to heritage assets that describes a structure or feature's special interest. It is an interest that is understood in terms of values – evidential, historical, aesthetic and communal. These can be applied to the Farm as follows:
- 5.2. **Evidential value:** As a 17th century building, the Farm has potential to reveal special interest in its materials and construction techniques. A good example is the use of reeds as a substrate for lime plastering which can be found in the 17th century roof space.
- 5.3. **Historic value:** The Farm retains strong historic value as an example of a late 16th or early 17th century dwelling, which has been extended in the 18th century.
- 5.4. **Aesthetic value:** The Farm has good aesthetic value due to its character and appearance, especially as seen from the east.
- 5.5. **Communal value:** The Farm is considered to have a level of communal value as the home of a local farming family who have contributed to the town over a long period of time.

DESIGNATED HERITAGE ASSET

- 5.6. The Farm is a grade II listed building and therefore a designated heritage asset. Designated assets are of national importance and an 'irreplaceable resource' that should be conserved in a manner appropriate to their significance. Local planning authorities must give 'great weight' to the conservation of heritage assets with any proposals that lead to harm to significance requiring 'clear and convincing justification'.
- 5.7. Local authorities should look for and support proposals that enhance or better reveal the significance of the listed building and its setting.
- 5.8. The building's primary significance is as a 17th century farmhouse with a façade of high quality flintwork which is rare for such a modest building. The retention of many historic features, including those added in the 18th century, adds greatly to its special interest.

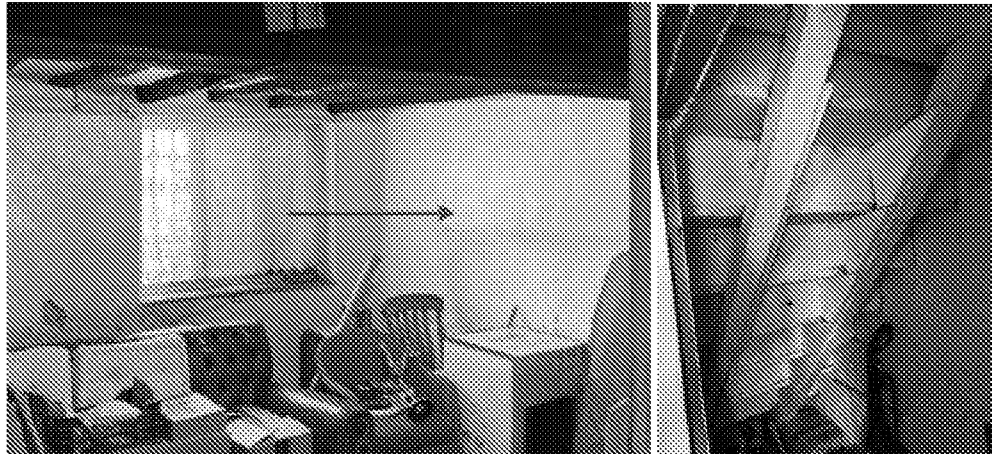
6. Proposed scheme and impacts

- 6.1. The scheme proposes to subdivide the listed building into two separate residences. At a more general level, this has the potential to erode legibility of the internal spaces, but also conceal features and surfaces that are part of the building's special interest. It is important therefore that the line of any subdivision works with the building and does not require high levels of alteration and that other services that require 'doubling up', such as entrances, stairs and kitchens can be provided in a sensitive manner.
- 6.2. The proposed subdivision on the ground floor provides a very clean break architecturally, though does sub-divide the earliest phase of the building. What it also does however, is separate the southern half of the building which has undergone a number of 18th century modifications from the northern half which is still largely 17th century in character with low ceilings and exposed beams. On the ground floor especially, the two halves have quite distinct characters in terms of their internal aesthetic and quality of space and to this end the ground floor works well. The first floor requires more modification, partly due to the plan and the introduction of a new stair.

GROUND FLOOR

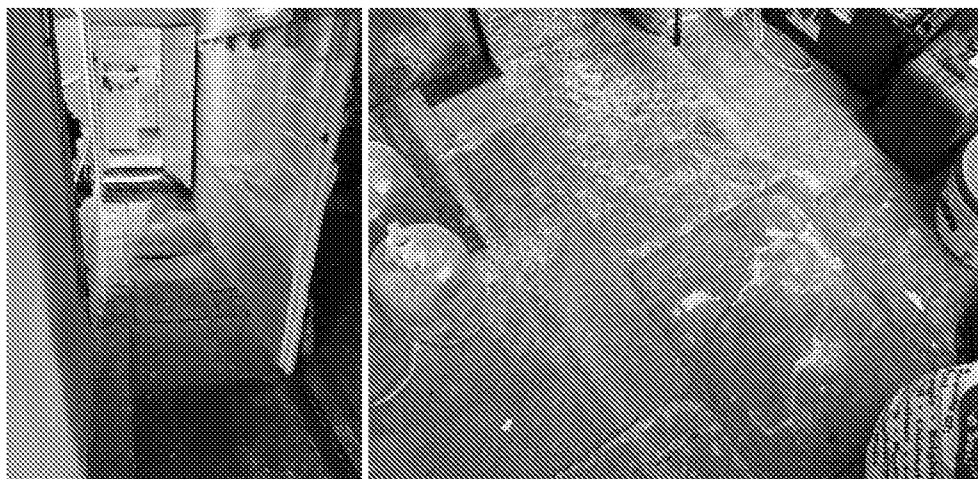
- 6.3. **Internal doors:** the sub-division of the ground floor results in two doorways being closed off. It is vital that the doors and door frames are retained in-situ and at least visible from one side. As a rule, the front of the door is the most likely to be retained as this is the face of the door. Where fire protection is required, intumescent paints should be used and the door position adjusted to enable fire protection behind. Here, insulation and fire protection can be more substantial with the door being over-boarded. The structural bracing of a door is more prone to fire as flames can get under the timber and another good reason to only expose the smooth front face.
- 6.4. **Internal walls:** the existing sub-division of rooms on the ground floor works very well and does not require any removal of historic fabric, with the exception of a timber partition on a brick base. This has been created to form a corridor, possibly as part of the 18th century remodelling of the interior and extension to the north. The removal of this therefore does incur some harm to special interest, though in the 17th century these two rooms here would have been full width. The bressummer which runs east-west has chamfer stops at both ends.

- 6.5. Where insulation and fire protection might be required, this should not interfere with historic features where they are found. In the eastern range, the ground floor wall in the northern half is historic brickwork with plaster render which could be over-boarded. Some of the ground floor wall is hidden below the stair in the southern half and therefore there is an opportunity here to provide some additional protection, as well as to the stair structure. Elsewhere insulation could replace the modern timber panelling in the stairwell which is not in keeping with the interior.



The wall (arrowed) subdividing the two dwellings should not be insulated on the north side, but opportunities should be taken in the southern half, below stairs and by replacing modern panelling

- 6.6. In the western range, the separating wall is also brick being the back of the inglenook and therefore the need for insulation should be limited.
- 6.7. Where boarded fire protection is absolutely necessary, this should be kept to a minimum. If it interferes with skirting boards, these can be removed and replaced on the new face, or if they do not remove easily, be left in-situ and replicated as new work.
- 6.8. **New entrances:** two external breaches are required to provide additional entrances. In the southern half the breach involves the removal of a window in the west elevation and a segment of historic wall below this. The window here is of some interest, decoratively, though not original, or early. A lot of the windows have been replaced in steel frames with faux leaded light. The wall is rendered, though it is presumed that behind this is brickwork. The removal of a small amount of fabric here represents some harm, though is not considered to be highly significant. That said, it should of course be kept to a minimum.
- 6.9. A further entrance is being formed at the north end of the east elevation in what is also a 18th century addition. A window here is being removed with the brickwork below, to be replaced by a door. Here, the brickwork is the result of blocking in and not part of the brick and flint façade. The removal of this later fabric is therefore not considered to be overly harmful and is in fact reinstating an earlier arrangement.
- 6.10. **Floors:** the historic stone floors must not be moved. The character and patina of the stone floor is fundamental to the special interest of the building and one's experience of it. Trying to lift it and insulate will most likely result in harm to its appearance and may require more invasive work below ground. The risk is not justified by the gain.



To preserve their special character the stone floors should not be lifted

- 6.11. **Stairs:** the stair in the kitchen is being removed. This is part of the building's later phase of development and therefore the harm is considered to be reduced. A new stair is being formed in the eastern range which will result in the removal of some floor structure and therefore loss to historic fabric. This removal however is fundamental to the proposals and the loss limited.

FIRST FLOOR

- 6.12. At first floor, the line of separation requires a 'dog leg' to encapsulate a bathroom into the southern half of the building. The floor plans of the two dwellings therefore interlock, but still in a relatively clean and efficient way.
- 6.13. **Internal doors:** the sub-division of the first floor results in two doorways being sealed, though one is already closed off. As above, it is important that the doors and door frames are retained in-situ and at least visible from one side. Where fire protection is required, intumescent paints should be used. At the rear of the door, insulation and fire protection can be more substantial with the door being over-boarded.
- 6.14. **Internal walls:** the existing sub-division of rooms on the first floor works very well in the southern half with a small loss of historic fabric. A new stud wall is being proposed in the front bedroom which allows the bedroom behind to be accessed independently. This does result in a small breach from the landing. The new wall here should replicate skirtings on this floor.
- 6.15. In the northern half of the building there are three breaches and the formation of a corridor with new studwork. One breach is made between the newly formed corridor in the eastern range and the bedroom in the western range. Due to its 'northern' location the fabric on the side of the western range is expected to be 19th century, though might be 18th century. The fabric between this bedroom and the en-suite bathroom where a further breach is made is likely to be 19th century due to it being a later addition. The last opening at this level is between the newly formed corridor and the landing of the new staircase. The fabric here is likely to be 18th century masonry. The proposal to block the existing doorway should involve leaving an impression in the wall to express the former opening. The 18th century door should be re-used in the new

adjacent doorway as this is an important feature and should not be lost or concealed. The step up to the new doorway should replicate the existing, which should also be retained.

- 6.16. The line of separation at first floor allows for soundproofing and fire insulation to be added to the bathroom walls and to the bedroom to the north of the main stair. This room does include an historic tie beam which should remain exposed and again can be fire protected with intumescent paints. The walls can take a certain level of insulation though this should not conceal the timber or protrude too much. Where historic skirting boards exist, these should be retained in-situ and copies applied over any new wall build out. This approach should be kept to a minimum however, ie to the bedroom and bathroom. The bedroom here is in the earliest phase of the house (though modified in the 18th century) and therefore its internal character must be preserved.
- 6.17. **Floors:** the floors on the first floor are all timber planks. Where these are left exposed, they should not be machine sanded.
- 6.18. The inclusion of the bathroom does result in a situation where the room is partly over the downstairs kitchen and will require sound and fireproofing. Much of this should be achievable within the floor void, or even by over-boarding the bathroom floor. It is important that the timber beams remain exposed on the ground floor and again can be protected with intumescent paints. If required, additional fire proofing could be inserted between the timbers to protect the floor structure.

WINDOWS

- 6.19. The windows are largely unaffected by the proposals, though where more characterful windows are being removed and replaced by doors, the opportunity to re-use them and replace modern Crittall windows should be embraced. This will remove unsympathetic windows and help to enhance the character of the listed building.

7. Landscaping

- 7.1. The proposals have no impact on landscaping.

8. Access

- 8.1. The proposals have no impact on vehicular access. Access to the building has been increased with two new entrances being formed.

9. Conclusion

- 9.1. The Farm is a rare survival of early Littlehampton that despite the surrounding encroachment of modern development, maintains an important role in the character of the town's heritage. This is reflected in its inclusion in Littlehampton East Street Conservation Area, where it is clearly visible and contributes greatly to the appreciation of the town's historic fabric and especially its flintwork.
- 9.2. The proposed change of use from a single dwelling to two, secures the ongoing occupancy of the family who have farmed from here for much of the 20th century and have a continuing care for the building as a family home.

- 9.3. The form and internal layout of the building allows for such a change with little alteration on the ground floor. The northern section of the building at first floor level requires a greater level of intervention, which does result in some harm to 18th century fabric where a new doorway is formed. This does result in another being closed off, however the 18th century door can be re-used to maintain the internal character.
- 9.4. Success of the proposal is partially reliant on impacts being tempered by a relaxation of building regulations where appropriate. Whilst fire protection should not be compromised, sound and damp insulation should be achieved only where the building allows and should not contribute to harm of the building's fabric or special character. This is especially important where timber frame is evident, as well as historic flooring.
- 9.5. Similarly, new doorways and the re-used 18th century door may not meet current standards, however this should not prevent door heights being lower. The door height and its proportion is important to historic interiors and should be maintained wherever possible.
- 9.6. Externally there is very little impact on the building. An additional porch is being added to the west elevation, however modern windows should be removed providing an enhancement to the building. Whilst an additional door is being inserted into the east elevation this will not be visible from the Conservation Area and even if it was, it would not harm the appreciation or character of the historic building.
- 9.7. On the basis of the above, the proposals should meet the requirements for Listed Building Consent. Some harm is incurred where small breaches are being made, however there are also improvements to the heritage asset, such as some windows) which will enhance the building and its appreciation within the Conservation Area. Most importantly the asset is receiving a vital degree of investment from owners who are both familiar with and sensitive to the building and which is necessary to sustain the farmhouse well into the future.