

HERITAGE STATEMENT

FOR

PHAROS QUAY, RIVER ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 5BF

PROPOSAL

- (i). Replacement of existing timber casements windows with white PVCu of a similar style.
- (ii). Replacement of all entrance doors and glazed side screens with white PVCu frame and composite doors.
- (iii). Replacement of aluminium sliding patio doors with new white PVCu sliding patio doors.
- (iv). Existing timber roof bargeboards/soffit/fascias and exposed rafter feet to be replaced in white PVCu plastic.
- (v). Replacement of timber doors and cladding to external bin stores with white PVCu doors and shiplap cladding.



1.0 Introduction

The proposal comes about as a desire by the applicant to reduce overall maintenance charges attributed to the site due to costly ongoing renovation costs to regularly maintain the painted timber windows, doors, soffits and fascias, all of which are significantly affected by the proximity of the River Arun and the coastal seafront location.

Many adjoining, more recent developments, have PVCu windows and doors.

2.0 The Site

2.1 Description

The site is located in the heart of Littlehampton, West Sussex located within a short distance from the River Arun with River Road itself comprising of a part single traffic/dual traffic access linking the centre of the town (Surrey Street) with the more central locations of Gloucester Road adjacent to the train station and the A259 ring road next to the retail area where the main road passes over the River Arun.

The site lies within a conservation area.

2.2 Existing buildings

The existing buildings are not Listed.

The development scheme was approved on appeal in 1991.

It comprises two blocks, 1-23 & 24-41, with varying form of 2 and 3 storey both fronting onto River Road and Terminus Road. Mainly brickwork facades with tiled pitched roofs and timber doors/windows.

2.3 History

The property appears to have been retained in pretty much its original condition with the main elements of the external façade remaining to this day, in place.

From investigations with the local authority, the planning history is attached as an addendum.

3.0 Context

3.1 Urban Environment

The neighbouring properties on both sides of River Road are a mixture of both old and new, traditional and ultra modern and contemporary.

Most new developments in River Road have used PVCu windows and doors.

Many of the older character properties, of which most are of a terraced nature, exist predominantly to the north side at the east end of River Road.

On the southern side of River Road, you have the numerous newly completed waterside development probably carried out over the last 10-15 years. This is a vast array of many flats, houses and townhouse over 2 and 3 storeys and in some instances even more storeys. This development ties in with commercial uses directly alongside the river including restaurants, cafes, the 'Look and See' observation tower and the Lifeboat station.

The majority of the building roofs in the surrounding area are pitched reflecting the traditional building techniques of the times when they were constructed.

On-street parking is provided on the north side of the road for the older properties whilst predominantly off-street parking is provided on the south side to coincide with the new waterside development,

The urban environment will not be affected by the proposed works.

3.2 Character Study

Pharos Quay is one of the more striking developments to the west end of River Road as quite a large complex.

The overall streetscape remains to this day an excellent example of both modern and period property of its day. It is important to keep on top of any maintenance issues associated with a property but in particular to a large development such as Pharos Quay.

4.0 Design Approach

The development immediately to the east of Pharos Quay is Smallcroft Close and is very new. Using similar design styles and materials although most notably using PVCu window with mock upper casements to give a nod to the traditional vertical sliding sashes. This is in effect what the proposal subject to this planning application is seeking to replicate with like-for-like casements but finished in PVCu although better site lines and more stylish design aesthetics can be reproduced than adjoining properties.

The replacement doors, whether main entrance doors or sliding patio doors, will be renewed on an exact like-for-like basis but will comprise of no maintenance wood grain effect PVCu composite doors.

The plastic soffits and fascias will enclose the eaves and leave no future maintenance as will the works to the external bin stores.

5.0 Conclusion

The proposed works are considered sympathetic to the building and its street context with the least amount of effect on its urban environment whilst enhancing the thermal benefits that new modern double glazed windows bring as well as improving its maintenance longevity at the same time.

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Reference	Location	Applicant	Accepted	Proposal	Type	Status
LU/152/13	Land adjacent to and adjoining the River Aron Littlehampton BN17	Mr Peter Bosberry	28-02-14	Application for a non-material amendment following a grant of planning permission LU/152/13 for design amendments and reduction in flood embankment height and bund footprint	Planning Non-Mat Minor Amend	Approved
LU/153/13	Land adjacent to and adjoining The River Aron Littlehampton BN17	Mx P Bosberry	04-11-13	Application for approval of details reserved by condition 15 of LU/152/13 - Tree planting schedule	Planning Approval Of Conds	DOC Approved
LU/154/13	Land adjacent to and adjoining The River Aron Littlehampton	Environment Agency	25-10-13	Application for approval of details reserved by conditions 6 (Construction Management Plan), 10 (vehicle wheel cleaning), 12 (temporary parking of vehicles) and 13 (Temporary contractors buildings) following a grant of planning application LU/152/13	Planning Approval Of Conds	DOC Approved
LU/155/13	Land adj & adjoining the River Aron Littlehampton	Environment Agency	15-10-13	Application for approval of details reserved by condition 9 following planning application LU/152-13 - Archaeological investigation	Planning Approval Of Conds	DOC Part Approved
LU/156/13	Land Adjacent to & Adjoining The River Aron Littlehampton	Environment Agency	05-10-13	Application for approval of details reserved by condition 14 of previously approved planning application LU/152/13 - detailed method statement for removing or the long-term management/control of Japanese Knotweed	Planning Approval Of Conds	DOC Approved
LU/157/13	Land adjacent to 1-8 Phoenix Quay Reach 4, River Road Littlehampton BN17	Environment Agency	26-05-13	Fall 3 No Acer Pseudoplatanus Sycamore trees within the Littlehampton River Road Conservation Area.	Planning Tree Cons Area	No Objection
LU/158/13	Land adj to & adjoining the River Aron Littlehampton BN17	Mr P Bosberry	05-07-13	Demolition of existing railings at Reach 4 Phoenix Quay to facilitate the construction of flood defence improvement works	Planning Consrv Area Co	Approved/Conditionally
LU/159/13	Land adjacent to and adjoining the River Aron Littlehampton	Environment Agency	04-05-13	The construction of flood defence improvement works along the River Aron frontage comprising steel sheet piling, concrete flood walls, embankments and siltar protection with managed realigned works to the northern section. This application is accompanied by an Environmental Statement	Planning Plan Application	Approved/Conditionally
LU/160/14	Dando Drilling Site River Road/Terminal Road Littlehampton	John Mowlem Homes	06-01-92	One non-illuminated board sign and 2 no flagpoles	Planning Advertisement	Approved/Conditionally
LU/161/14	Site of Former Dando Drilling Works River Road/Terminal Road	John Mowlem Homes Ltd	17-09-91	5 No. non-illuminated free-standing board signs and 1 No. non-illuminated free-standing directional sign	Planning Advertisement	Approved/Cons ADV
LU/162/91	Site of former Dando Drilling Works, River Road/Terminal Road	John Mowlem Homes Ltd	30-01-91	Construction of 49 no one bedroom flats and associated car parking (Duplicate Application with LU/168/91)	Planning Plan Application	App Cond with S166
LU/163/91	Site of former Dando Drilling Works River Road/Terminal Road	John Mowlem Homes	30-01-91	Construction of 49 No. one bedroom flats and associated car parking (Duplicate Application to LU/167/91)	Planning Plan Application	Appealed
LU/164/92	Site of former Dando Drilling Works River Road/Terminal Road	John Mowlem Homes	25-05-90	Construction of 40 X one bedroom flats, together with car parking and ancillary works (Duplicate application with LU/161/99)	Planning Plan Application	Refused
LU/165/92	Site former Dando Drilling River Road/Terminal Road Littlehampton	John Mowlem Homes	25-05-92	Construction of 40 X one bedroom flats together with car parking and ancillary works. (Duplicate application to LU/165/90)	Planning Plan Application	Appealed