

STUDIO ASTRAGAL

STATEMENT OF HERITAGE SIGNIFICANCE

WELLESLEY COURT, FITZALAN ROAD, LITTLEHAMPTON



For

Premier Property Business Ventures Ltd

May 2022

Revision 1

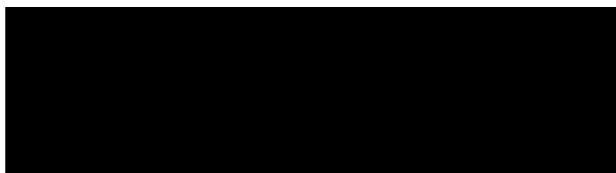
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1. Introduction

- 1.1 This Statement of Heritage Significance has been produced in respect of a proposal for a new building comprising three dwellings on its north side and an extension to its east wing to form a new dwelling with associated parking, bin store and cycle shelter. Its purpose to guide the design process and to provide a basis for assessing the impacts of the proposals on the heritage significance of the building and its setting. It is not intended to evaluate the impact of the proposals.

- 1.2 Section 194 of the Government's National Planning Policy Framework (1) requires that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Moreover, Section 205 states:

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

- 1.3 The British Standards Institute's BS7913:2013 Guide to the Conservation of Historic Buildings, Section 4, (2) gives guidance on the assessment of a heritage asset's value and significance. It makes the point that *"understanding the contribution of a particular historic building to the wider historic environment allows significance to be taken into account when making decisions."* It goes on to state that: *"A thorough understanding of the significance of the historic building is important prior to reconciling work proposals with the existing built fabric and archaeological resource."*

- 1.4 The methodology used is based on BS7913:2013 which in turn is based on that of ICOMOS for use on World Heritage properties. (3) This is the only nationally and internationally recognised methodology. It tends to understate the values of heritage assets in the local context, as it is designed to evaluate a wide range of heritage assets, from World Heritage Sites of international importance to "buildings or urban landscapes of no architectural or historical merit", and "buildings of an intrusive character". General guidance is given in the IHBC / CifA / IEMA practice note Principles of Cultural Heritage Impact Assessment in the UK July 2021 (4). This assessment also takes into account the guidance of the aforementioned British Standard and Historic England's document - Conservation Principles (5) and other HE guidance in its scope and methodology.

- 1.5 Aspects of a building's heritage significance can include, *inter alia*, its cultural, social, historic, architectural and technological heritage and association with important historical events or people. The relative heritage significance of the building as a whole and its individual elements including its fabric, spaces and features have been assessed and ranked on a range of:

Very High Significance

High Significance

Medium Significance

Low Significance

Negligible Significance

No Significance.

- 1.6 This is not an exact science and is a matter of objective professional judgment based on the available evidence. BS 7913:2013 gives no guidance on this. ICOMOS does give guidance, although this is general and at a macro-level and is not detailed (Appendix 1).

- 1.7 Where an element or feature has been assessed as being of Low, Negligible or No Heritage Significance, it does not necessarily mean that its design, materials or workmanship are of poor quality. It is quite possible for modern features to be of high architectural quality in themselves and be worthy of retention, whilst having no heritage significance. Modern reinstated walls or accurate replica features may not have intrinsic significance in themselves but can have significance in terms of the restoration and presentation of a building or sites original character and significance and thus be worthy of retention. Being of Low Heritage Significance does not of itself justify demolition of a building or fabric, features or other historic elements being altered or removed.
- 1.8 The building falls within the Littlehampton Seafront Conservation Area (6) ([Link to Map](#)) The site adjoins the Fitzalan Road, St Catherine's Road etc, Littlehampton Area of Character on its north side (7) ([Link to Map](#)). It is not Statutorily Listed (8), nor Locally Listed (9). However, it is considered by the Local Planning Authority, Arun District Council (LPA) to be a building of architectural interest in the street scene. In a recent pre-application consultation, the Council's planning officers opposed its demolition. However, not all parts of the building are necessarily of the same significance.

2. The Building's Social and Historical Context

- 2.1 There is evidence of settlement in Littlehampton dating back to prehistoric and Roman times. It is believed that a small fishing and farming community existed on the east bank of the Arun in the 10th and 11th Centuries. It appears on a French map dated circa 1100 as "Hanton" (10). A small Saxon farming community is recorded in the Domesday Book (Domesday) in 1086 as "Hantone" a Norman French English interpretation of the Anglo-Saxon Ham Tun, which evolved into "Hampton" (11). It is listed under the land of Earl Roger de Montgomery, feudal lord of the Chichester and Arundel Rapes. It was located in the Hundred of Risberg, later renamed Poling Hundred, in the Rape of Arundel. (Chichester and Arundel were one Rape until the mid-13th C. (12). The translated Domesday Book record states:
"In Littlehampton William holds 1 hide from the Earl. Countess Goda held it. It answered for 1 hide, Land for 1 plough. It is there, in Lordship, with 2 cottagers. Meadow, 1 acre. The value is and always was 10s." (12)
- 2.2 It is thought that subsequently ownership was granted to the Abbey of St Martin de Seez in Normandy and remained in their possession until about 1400. It was then returned to the ownership of successive Earls of Arundel and Dukes of Norfolk, possibly as a result of the suppression of alien priories by the English Crown due to the wars with France. (Wiki). There is evidence that Littlehampton had its own church by the late 11th or early 12th century. Rectors are recorded from 1294 to 1353. (13) The original village was to the north of the site and centred on The High Street.
- 2.3 There is no evidence that Littlehampton was a significant port in the medieval period. (13) Upstream, Arundel was an important port with commercial links with various parts of the Continent. Between 1610 and 1695 Hampton became known as Littlehampton, possibly to distinguish it from Southampton. (14) In the 16th century and early 17th Littlehampton counted as part of Arundel for customs purposes and was generally described as Arundel with Littlehampton (15). The Arun was prone to silting and marine deposition resulting in the growth of a shingle spit eastwards across its mouth. A new river mouth had to be cut through periodically in c.1600, c.1630, 1657 and 1735. (13) (10) Littlehampton became a significant port following the improvement of the navigation upriver of Arundel from c.1790 and the opening of the Wey & Arun navigation in 1816 which provided a through route to London for barges. (13) Harbour activity expanded at Littlehampton and in the 18th C it was also called Arundel Port. In the 19th C Arundel declined in favour of Littlehampton due to its continual silting up. (12)
- 2.4 As an important port, the Crown looked to its defences. Whilst a gun battery was planned around 1527, but there is no evidence that one was ever built. However, by the early 18th C it had a battery of five guns protecting the harbour entrance and this was replaced in 1760 by a seven-gun battery on the east side of the river covering the seafront and harbour entrance. Its ramparts still survive and have been incorporated into the Harbour Park amusement park. (16) Due to tensions with France a new fortification was built in 1854 on the west side of the river by the harbour mouth. It is known as The Redoubt or Littlehampton Fort. However, the fort was taken out of action in 1873. (16) The fort was partially dismantled, and its guns removed in 1891. (17) It

was probably re-fortified during the Second World War and an observation post was built nearby between 1940 and 1941. (16)

- 2.5 With the growing fashion in sea bathing, promoted by Dr Russell, many small seaside villages and towns became popular spa resorts during the late 18th C. Littlehampton began developing as a holiday resort. It is believed that celebrities including Constable Lord Byron, Coleridge, Shelley all visited. (10)
- 2.6 Nevertheless, in 1801, Littlehampton still only had 584 inhabitants. During the 19th C, the town grew as both a commercial port and a seaside holiday resort, assisted by the coming of the railway to the town in 1863 (13) and a cross-channel ferry to Honfleur. Shipbuilding developed along with the port and by 1804 there were two shipyards. Shipyards were initially concentrated on the east bank, but after the opening of the chain ferry in 1825, they focused on the west bank. (13) By 1901 the population had grown to 5,954. (10)
- 2.7 Littlehampton continued to develop as a popular seaside holiday destination in the 20th C. After WWII the town expanded absorbing the surrounding villages of Lyminster, Toddington and Wick. As the fishing industry declined it increasingly became a leisure boat harbour and a marina was constructed in 1972 on the west side of the river. Leisure yacht building was an important local industry from 1920 to 2009. Commercial trade continued on the west side of the river. Cargos include marine aggregates, stone, marble chippings and timber with between 50 – 60 ships a year using the harbour. (10)

3. The Building's Physical Context

- 3.1 Wellesley Court is situated on the corner of Fitzalan Road and Irvine Road and its site backs onto Selborne Road to the north. The building is situated in the Littlehampton Seafront Conservation Area. Its character is described in the Statements of Character in Arun DC's Conservation Areas Supplementary Planning Guidance, 2000. This states:-

"The area includes on the north side of Irvine Road two groups of substantial and imposing Victorian and Edwardian/early 20th Century, mostly three-storey buildings. These were no doubt originally substantial houses, reflecting the growing economic prosperity of the town as a harbour and resort during this period. ...

...

The two groups of buildings on the north side of Irvine Road are set back from the road frontages, providing a spacious suburban character in contrast to the tightly knit street fronted development to the east. Mature landscaping and gardens contribute to their setting. A line of mature trees on the south side of Irvine Road and an attractive feature in the street scene strengthens the leafy, suburban character of the area. It will be important to retain this character, and links between the semi-detached properties should be avoided.

Original boundary walling, including clay honeycomb walling, along the road frontages, as some of the garden walling, are important features of the Conservation Area." (6)

- 3.2 Using the ICOMOS assessment methodology (see Appendix 1) the Conservation Area is considered to be of Medium Heritage Significance (Conservation Areas containing buildings that contribute significantly to its historic character).
- 3.3 To the east of Wellesley Court are two pairs of semi-detached late Victorian houses, Nos 3 & 5 and 7 & 9. Beyond this is a large late Victorian detached house on the corner, 11 Granville Road. These are situated in the Seafront Conservation Area. They have large gabled bays with decorative barge boards and open eaves with exposed rafters.
- 3.4 According to an email dated 2nd September 2021 from Ms A Gardner, Principal Planner, Arun DC to Ms D Marriage, Planning Consultant, Nos. 3 and 5 Irvine Road, are Locally Listed, and so are local non-statutory heritage assets. The Council's website defines these as:-

"buildings which, while not satisfying the national criteria, have strong local interest or appearance and contribute significantly to the distinctive character of their area or are very good examples of their type or style.

Although not protected by the legislation; the properties enjoy their full Permitted Development Rights (unless individually removed), the council will use its planning policies, as far as possible, to protect the external appearance of the property.” (9)

- 3.5 However, they do not appear on the Council’s List of Locally Listed Buildings (9) on their website and so their status is unclear.
- 3.6 The Littlehampton Historic Character Assessment Report April 2009 (13) has identified a number of Historic Urban Character Areas (HUCAs) in the town. The site lies in HUCA 08 - St Catherine’s. (Map 11) ([Link to Report](#)). This is described as:-

“HUCA 8 lies entirely outside the pre-1840 town, and comprises late Victorian and Edwardian suburbs lying between Beach Town and the earlier village/town. The suburb combines a gridded plan, which is the westwards extension of Beach Town along the north side of the Green, with the sinuous plan of St Catherine’s Road. The area remains largely residential.”

It is described as comprising Suburb, Park and Informal Parkland Historic Character Types (HCTs), with Limited Archaeological Potential. It was assessed as having a Historic Environment (HEV) Value of 1 (Low) on an ascending scale of 1 (Low) to 5 (High) (Map 12), and having a “Medium Vulnerability”. Wellesley Court falls within the “Suburb” Historic Character Type area - (Map 9).

- 3.7 The surrounding area and its buildings and views have been assessed using the ICOMOS methodology (Appendix1). Opposite Wellesley Court on the west side of Fitzalan Road is a modern three-storey block of flat. Its building lines on the south-west corner of Fitzalan Road and Selborne Road are set well back from the boundaries, but is close to the boundary on the Irvine Road. It has Negligible Heritage Significance (Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character). On the south-east corner of Fitzalan Road and Irvine Road is a terrace of late Victorian townhouses, Nos. 2-5 Fitzalan Road; Nos. 2-4 are Locally Listed (9). They are not in the Conservation Area or in an Area of Character and are considered to be of Low Heritage Significance. Nevertheless, we consider that they are worthy of inclusion in the Conservation Area or an Area of Character.
- 3.8 The large 19th Century houses in Irvine Road back onto Selborne Road to the north. Their rear gardens are enclosed by high flint walls, but these have been punctured in many places by wide vehicular openings and their gardens have single-storey coach house / garages and outbuildings or have been paved over. The rear elevations of these properties have been compromised by unsympathetic alterations. On the south-west corner of Selborne Road and Granville Road, in what was originally the rear garden of 11 Irvine Road, is a 20th Century (circa 1950s - 1960s) two-storey detached house. Overall, the character and appearance of this street frontage has been compromised.
- 3.9 Wellesley Court backs onto Selborne Road on its northern side. The area to the north is in the Fitzalan Road, St Catherine’s Road etc, Littlehampton Area of Character, which is a local non-statutory heritage asset. Areas of Character are described on the Council’s website as being:-

“those areas within the Arun District which are considered to be of distinctive character or quality, and therefore worthy of protection through rigorous control of new development.” (7)

Overall, this area is considered to be of Medium Heritage Significance (Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings). However, individual buildings are mainly of a lower significance.

- 3.10 On the north side of Selborne Road is a triangular open space covered in large trees called Lobb’s Wood, which is of Negligible Heritage Significance (Landscapes of little or no significant historical interest - Appendix 1). On its west side on the north-west corner of Fitzalan Road and Selborne Road diagonally opposite Wellesley Court is a modern block of flats. This has Negligible Heritage Significance. North of this are pairs of late Victorian semi-detached townhouses, which are Locally Listed and are of Low Heritage Significance (Appendix 1). These are smaller than the houses in Irvine Road, with much smaller gardens and are a denser development. On the north-east side of Lobb’s Wood in Granville Road are two pairs of late Victorian semi-detached houses in the same style as on the west side of Lobb’s Wood. These are also Locally Listed and are of Low Heritage Significance (Appendix 1). South of these are three large early and mid-20th Century

detached two-storey houses which are of Negligible Heritage Significance. Thus, the west and north-east sides of this open space are more enclosed by a denser form of development compared to the more open character of the south side with its garden walls, rear gardens and single-storey outbuildings.

- 3.11 Overall, due to the modern blocks of flats in Fitzalan Road and the modern house on the corner of Selborne Road and Granville Road and the many openings in the flint walls in Selborne Road fronting Lobb's Wood, the immediate surrounding area to the west and North of Wellesley Court is considered to be of Low Heritage Significance (Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings). Most of the area to the south with its late Victorian terrace in Fitzalan Road on its east side and late Victorian seafront buildings is not in a Conservation Area, or a locally designated Area of Character, surprisingly. However, they are considered to be of Medium Heritage Significance (Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings). The area to the east of Wellesley Court also is considered to be of Medium Heritage Significance (Conservation Areas containing buildings that contribute significantly to its historic character).
- 3.12 In terms of urban design, whilst the styles, materials and plan forms of the modern developments are not sympathetic to the character of the Conservation Area, or the Area of Character, their heights, building lines and relationships to the layout of the surrounding historic development are considered to be broadly sympathetic. Together with the historic buildings in Fitzalan Road and Granville Road, they help define the streets and open spaces. By contrast the backs of the historic houses in Irvine Road and the rear of Wellesley Court on the south side of Selborne Road present a very weak frontage and do not define or enclose the street and the open space.



South elevation of Wellesley Court facing Irvine Road, with 3-5 Irvine Road to the east - Low Heritage Significance.



3-5 Irvine Road. Three-storey late Victorian townhouses, converted to flats - Low Heritage Significance. Brickwork painted and balustrading - unsympathetic modern alterations.



7-9 Irvine Road. Three-storey late Victorian townhouses, converted to flats - Low Heritage Significance. Brickwork painted and first floor balustrading - unsympathetic modern alterations. In the Seafront Conservation Area.



11 Granville Road. Three-storey late Victorian townhouse - Medium Heritage Significance. This house has brickwork with lattice patterns in dark brick and sandstone lintels, cills and mullions like those of Wellesley Court. In the Seafront Conservation Area.



North-west corner of Irvine Road and Fitzalan Road, with late 20th Century block of flats. High density development situated close to the street frontages boundaries of the site - Negligible Heritage Significance. Not in a Conservation Area.



North-east corner of Irvine Road and Fitzalan Road with Wellesley Court set well back from the Irvine Road frontage and screened by trees - Low Heritage Significance, but important in the local context.



South-east corner of Irvine Road and Fitzalan Road, with short terrace of four-storey late Victorian houses 2 - 5 Fitzalan Road, - Low Heritage Significance. A high-density development. Not in a Conservation Area. Nos. 2-4 Locally Listed. Balconies altered.



South-west corner of Irvine Road and Fitzalan Road with two-storey 1930s semi-detached houses - Negligible Heritage Significance. A low-density development. Not in a Conservation Area.



The south-east corner of Fitzalan Road and Selborne road with the north and west

The south-west corner of Fitzalan Road and Selborne Road, with a late 20th C block of flats,

elevations of Wellesley Court – Low Heritage Significance. In the Seafront Conservation Area.



Oakland Court – Negligible Heritage Significance. Not in a Conservation Area



The north-west corner of Fitzalan Road and Selborne Road with a late 20th Century block of flats – Negligible Heritage Significance. In an Area of Character.



The north-east corner of Fitzalan Road and Selborne Road with Lobb's Wood open space – Low Heritage Significance. In an Area of Character.



The south-west corner of Selborne Road and Granville Road, with Granville Lodge a circa 1950s – 1960s house on corner in former rear garden of 11 Irvine Road – Negligible Heritage Significance. In the Seafront Conservation Area.



The rear boundary of Wellesley Court backing onto Selborne Road with high flint wall showing former coach house at rear of 3 Irvine Road. The flint wall is an important local feature and is considered to be of Low Heritage Significance.

View east along Selborne Road with Lobb's Wood open space on the left (north) and Wellesley Court on the Right (south). Unsympathetic modern buildings on north and south sides of corners - Negligible Heritage Significance. Overall, this view is of Low Heritage Significance.



View south along Fitzalan Road towards the seafront with Lobb's Wood open space on the left (east). Overall, this view is of Low Heritage Significance.



View East along Irvine Road. Overall, this view is of Medium Heritage Significance.



View West along Irvine Road. Overall, this view is of Medium Heritage Significance.

The Grounds of Wellesley Court

- 3.13 The extensive grounds of the house are enclosed by flint walls with brick dressings and gate piers and iron gates. These are taller around its rear garden and lower in front of its principal (west) façade and its south garden. These walls make an important contribution to the character of the street. A wide vehicular entrance has been formed in the rear (north) boundary wall. On the north side, the garden has been paved over and two rows of unattractive garages with fibre cement corrugated roofs have been erected. These are visible above the flint walls and detract from the setting of the house and from the street scene. There is a tree in the north garden which relieves this dreary prospect. The main garden area is to the south of the house and is mostly laid to lawn, as is the narrow west garden area. There are several large trees and many shrubs around the southern and western sides of the garden. These west and south garden areas make an important positive contribution to the setting of the house and to the street scene.

4. The Building's History and Development

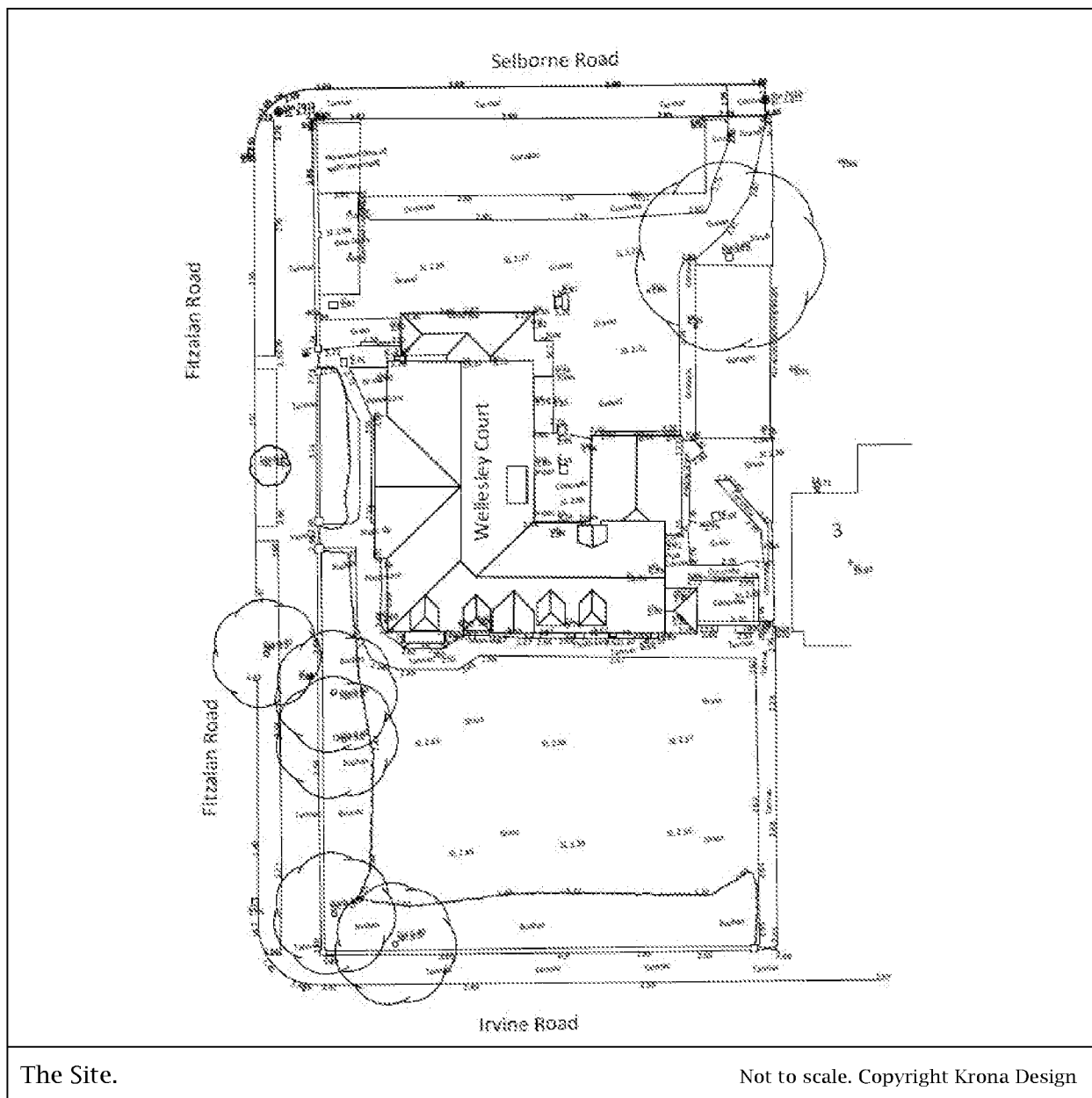
- 4.1 Wellesley Court was originally built as a large, detached house. A review of historic Ordnance Survey Maps indicate that it was built between 1882 and 1898. Its design is a late Victorian eclectic style, mixing forms and details of polite classical architecture with Tudor and Gothic elements. The building has been extended on its northern and eastern sides with several single-storey additions.
- 4.2 An online search of the planning and building regulation history of the site revealed a number of applications, which are listed in Appendix 2 below. Copies of the relevant documents were requested from Arun District Council which provided copies of the permissions and drawings for the 1949 and 1961 permissions, but we were unable to obtain documents or plans relating to the other applications.
- 4.3 Between 1898 and 1912 a large single-storey extension with a ridged roof was added to the north elevation of the east wing.
- 4.4 After 1912 but by 1938 an extension with wide windows was added to the rear (east) elevation of the west wing. A smaller lean-to extension was added at a later dates to the rear of the west wing. Window and door openings have been blocked up or reduced at various dates.
- 4.5 In August 1949 Planning Permission was granted for the use of premises as a private hotel, school, nursing home, flats or convalescent home and it was probably shortly after this that the building was converted into flats. The only drawings were a site plan.
- 4.6 The two pairs of dormers on the south elevation appear to have been constructed at different times and all or some of them may be later additions. This may have been carried out in association with the conversion to flats or afterwards.
- 4.7 The rear (east) elevation of the west wing has a flat-topped lead-clad dormer window, which also appears to be a later addition, as it does not match any other dormers on the

building. This also may have been carried out in association with the conversion to flats or afterwards.

- 4.8 In 1961 Planning Permission was granted for the erection of a block of five garages along the north edge of the site. A further row of garages along its eastern boundary was also erected at an unknown date.
- 4.9 At some point, an external fire escape stair and first floor fire doors instead of windows were added. This may have been carried out in association with the conversion to flats. Building Regulation Consent was granted for the removal of these stairs and replacement of the first-floor doors with windows on 6-11-16.
- 4.10 The gable of the central bay on the west elevation was reclad in red plain concrete tiles, which are modern replacements. It originally had red-brown plain clay roof tiles, but it has been reroofed with inappropriate and unattractive modern red corrugated concrete interlocking tiles. These are heavier than clay tiles and can potentially cause structural problems if the roof timbers have not been reinforced. The chimney stacks also have been removed, possibly when the roof was retiled. Originally the roof would have had open eaves with exposed rafters, but these have been boxed in and its barge boards have been replaced. Its windows and doors have been replaced with inappropriate and unattractive aluminium ones. There is much untidy and cluttered pipework as well as many satellite dishes at the rear and one on the window bay of the south elevation. All this took place at unknown dates, but probably in the late 20th C or early 21st Century.

5. Description of the Exterior of the Building

- 5.1 The plan form of the original building is “L” shaped with its principal frontage and main entrance facing onto Fitzalan Road. It has a long rear wing extending eastwards, the south elevation of which faces Irvine Road. The rear of the building faces onto Selborne Road and an open space, Lobb’s Wood, to the north. The site is bounded by high flint walls along the north end of the Fitzalan Road frontage and along the Selborne Road frontage and lower flint walls along the south end of the Fitzalan Road frontage and the Irvine Road frontage.



The West Wing

- 5.2 The main frontage on Fitzalan Road has a projecting central bay with a gable, which reflects the pediment of a classical building. This frontage is asymmetrical. The bay to the left (north) of the central bay is shorter than the right hand (south) bay and its roof is gable-ended, whereas the south bay's roof is hipped. There are paired windows in the gable, The side bays have single windows on the ground and first floors.
- 5.3 The wide recessed entrance door is positioned asymmetrically on the right-hand side of the central gabled bay. It has a stone lintel and wide stone arch above it with decorative toothed brickwork within the arch. There are four full-height windows above the entrance, divided vertically by a central mullion and horizontally by a stone spandrel. To the left of the entrance are three single windows on the ground and first floors.
- 5.4 Above the first floor of the central bay is a brick dentilled cornice. The gable is clad in red plain concrete tiles, which are modern replacements. Originally its tiling would have matched the surviving tiling on the north end gable.
- 5.5 The north end of the west wing has a hipped roofed single-storey projection, which appears to be original with later alterations. It has a central paired window at first floor level with a stone mullion and lintel with a brick arch above. Above the first floor is a dentilled brick cornice. The gable is clad in contrasting bands of red and brindle club ended clay tiles, which are original and has three single windows serving the third-floor attic.



The Front (West) Elevation.

Not to scale. Copyright Krona Design

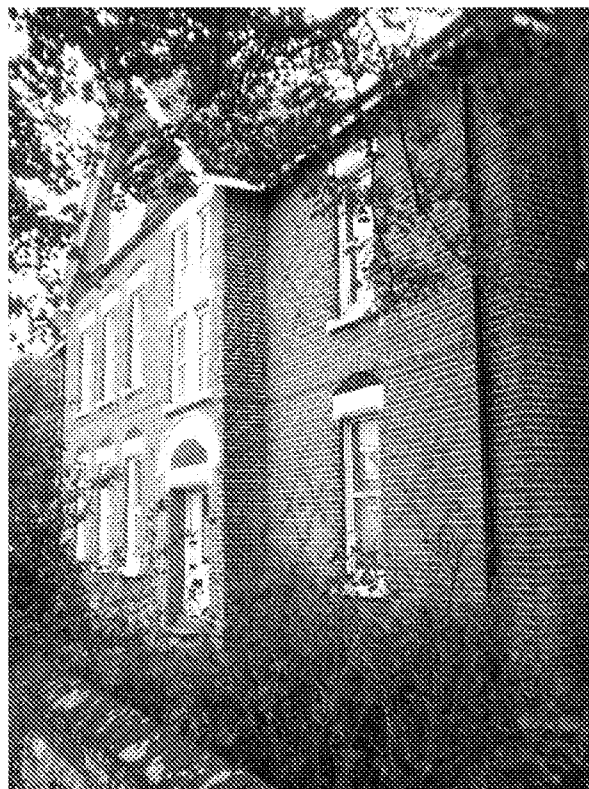
The Front West Elevation



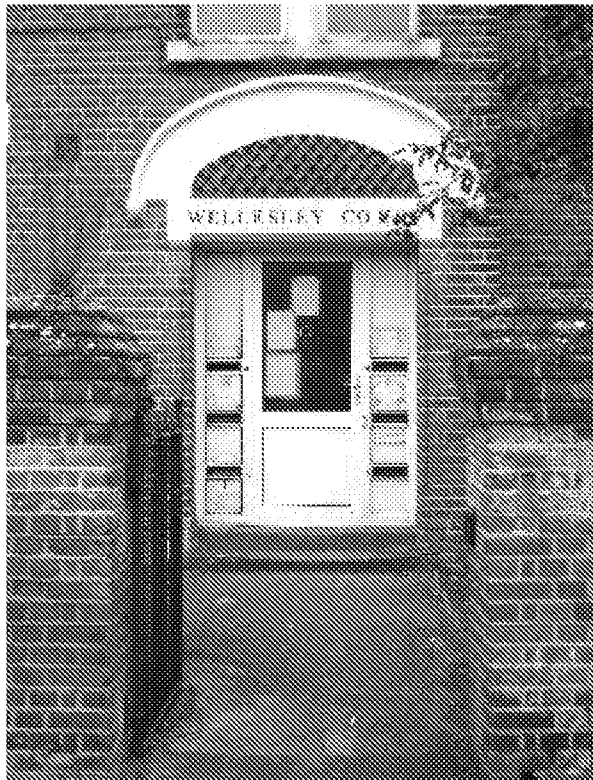
Front (West) Elevation of Wellesley Court with a central gabled projecting bay. The entrance door and main staircase compartment are offset. This is the principal elevation. Low Heritage Significance but important in the local context.



Front (West Elevation). Aluminium window frames – harmful modern alteration.



Front (West) Elevation. Lattice patterned brickwork.

	
Single-storey outbuilding with gap enclosed and UPVC door - harmful modern alterations.	Main entrance door. Modern UPVC door and screen- harmful modern alteration - No Heritage Significance. Door opening and arch - Low Heritage Significance.

The East Wing

- 5.6 The east wing's south elevation is divided into six bays. The western end bay has a Tudor style projecting bay window with a crenelated parapet. Eastwards from this is a wide bay with a pair of fully-glazed doors at ground level and first floor paired windows separated by stone mullions, then a narrow bay with single windows which rises to a second-floor brick gable, then three paired window bays separated by brick buttresses with stone caps at ground floor level. On the east end of this wing is a small, hipped roof porch with an arched doorway opening onto the south garden area and a rear door opening onto the east side of the garden which was probably a walled service yard area.
- 5.7 The south elevation's roof has four dormer windows with hipped roofs. The two easterly ones have deep fascia boards and heavy boxed eaves, whereas the two westerly ones have much slimmer fascias and are set lower on the roof. All have single-paned aluminium tilt opening windows. The two pairs appear to have been constructed at different times and all or some of them may be later additions.



The South Side Elevation.

Not to scale. Copyright Krona Design

The South Side Elevation



Low Heritage Significance but an important façade in the local context. The dormer window, particularly the pair on the right (east) may be later additions. The three ground floor windows on the right (east) appear to have lost their central stone mullions. Modern door and window frames – harmful modern alteration.



Projecting window bay with crenalated parapet. Satellite dish – harmful modern alteration.



East porch - harmful modern alterations to door.



Sandstone lintels painted over possible cause of spalling of stone.



French doors - Modern frames a harmful alteration.

	
Modern fascias and soffits boxing in eaves, and modern barge boards: harmful modern alteration. The building original had open eaves with exposed rafter feet and decorative carved barge boards.	Example of open eaves with exposed rafter feet and decorative barge boards at No. 11 Granville Road.

- 5.8 The rear (north) elevation of the east wing has a small brick gabled dormer. Above the rear door is a small high-level hatch with a boarded door, the purpose of which is unknown. Between 1898 and 1912 a large single-storey extension with a ridged roof was added to this elevation. Window and door openings have been blocked up or reduced at various dates. This elevation is of lesser heritage significance.



The North Side Elevation



The rear elevations are of lesser heritage significance and have many harmful modern alterations.



The rear (north) elevation. The 1898 - 1912 single-storey ridged roofed extension on the left (east) - Negligible Heritage Significance.

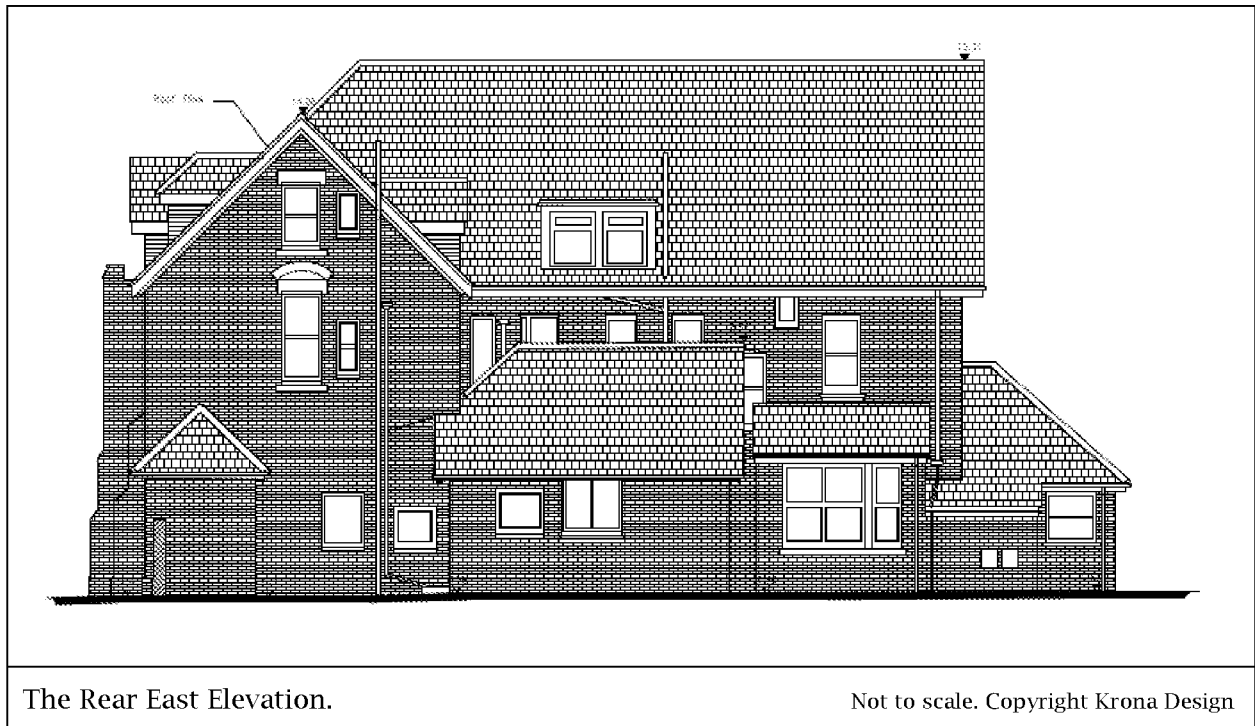


Hip roofed projection north end of west wing has been altered and extended on its east side with a small lean-to addition of Negligible Heritage Significance.

	
Door opening reduced in width. High level window to right (west) bricked up. Unusual hatch with boarded door above, unknown use.	Moulded brick cills on first floor at rear.
	
Moulded brick cill on ground floor partially rendered over and painted – harmful modern alteration.	

- 5.9 The rear (east) elevation of the west wing has a flat-topped lead-clad dormer window which appears to be a later addition of unknown date. By 1938 an extension with wide windows was added to the rear of the west wing. A smaller lean-to extension was added

at later date to its north. Other alterations to this elevation have occurred at various times over the years.



The Rear East Elevation



The rear (east) elevation of the west wing, showing the circa 1912 - 1938 lean-to extension with a wide window and a smaller, later lean-to extension to its north (right).



Modern cills and window frames – harmful modern alterations.



Position and height of door and side window altered and modern window frames – harmful modern alterations.



The east (rear) elevation of the west wing. Later (1912 – 1938) extension with wide windows. Aluminium window frames – harmful modern alteration.



Join in brickwork between the 1912 – 1938 leanto extension and the later smaller lean-to extension.

	
The east gable end of the east wing. Lattice brickwork patterns.	The east elevation of the east wing at ground floor level. Modern windows with concrete lintels and cills – harmful modern alterations: No Heritage Significance.

The Roof

- 5.10 In common with the other historic buildings between Fitzalan Road and Granville Road, Wellesley Court originally had red-brown plain clay roof tiles, but it has been reroofed with inappropriate and unattractive modern red corrugated concrete interlocking tiles. Originally the roof would have had open eaves with exposed rafter feet, but these have been boxed in and its decorative barge boards have been replaced. Its chimney stacks also have been removed. These alterations are also inappropriate and harmful to the building's character.

The Walls, Windows and Doors

- 5.11 The building's walls are of red brick and have diagonal cross and diamond lattice patterns formed of dark grey header bricks on the gabled end walls, the right-hand side bay of the west elevation and the east wing's rear elevation.
- 5.12 Its windows and doors have been replaced with inappropriate and unattractive aluminium ones. Originally, the windows would have been timber sliding sashes, but the replacements are inward opening bottom-hung/side-hung ones and outward opening top-hung ones. The ground and first floor windows of the west and south elevations have stone lintels and stone cills, and the paired windows have stone mullions, apart from the three eastern ground floor windows on the south elevation. The latter may have had stone mullions originally that they were subsequently removed. Above the ground floor windows' lintels are brick arches infilled with decorative toothed brickwork. Judging from nearby buildings of a similar period and style, the stonework appears to be natural sandstone rather than patent artificial stone such as Coade Stone. Unfortunately, the stonework has been painted white. This can potentially be harmful as it can lead to damp being trapped in the stone, leading to its decay. The original windows on its rear north and east elevations all have shallow segmental curved brick arch lintels.

- 5.13 There is much untidy and cluttered pipework as well as many satellite dishes at the rear and one on the window bay of the south elevation. All the extensions are of negligible heritage significance. The other alterations are all harmful to the character of the building. However, these extensions and alterations are reversible.

6. Summary and Conclusions

- 6.1 The building is a late Victorian large, detached house in an eclectic architectural style set in large grounds. Its most important elevations are the west and south ones. The rear elevations facing north and east are of lesser significance and have been significantly compromised by unsympathetic alterations. Taking into account the alterations to its principal facades, using the ICOMOS assessment methodology (See Appendix 1) the building is considered overall to be of Low Heritage Significance (Historic (unlisted) buildings of modest quality in their fabric or historical associations). This is in the international context. In the local context, the building still retains sufficient architectural interest to make an important contribution to this part of the Conservation Area and worthy of preservation. The harmful modern alterations are reversible.
- 6.2 According to the Littlehampton Historic Character Assessment Report April 2009 the area in which the site is located is assessed as having a Heritage Environment Value of 1 – Low. However, using the ICOMOS / BRE assessment methodology we consider the quality of the building's setting and context are considered to be of Medium Heritage Significance overall to its south and east, of Low Heritage Significance overall to its north and of Negligible Heritage Significance to its west in an international context.
- 6.3 In the local context, the Conservation Area to the east is of architectural and historic interest and worthy of preservation. The areas to the north and south are considered to be locally important as an area distinctive character and quality worthy of protection. The east side of Fitzalan Road opposite the site still has some importance as the setting of the Conservation Area, as is the area to the north and south.

APPENDIX 1

Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

A publication of the International Council on Monuments and Sites

January 2011

Appendix 3A: Example Guide for Assessing Value of Heritage Assets

HIAs for WH properties will need to consider their international heritage value and also other local or national values, and priorities or recommendations set out in national research agendas. They may also need to consider other international values which are reflected in, for example, international natural heritage designations.

Professional judgement (sic) is used to determine the importance of the resource. The value of the asset may be defined using the following grading scale:

- Very High
- High
- Medium
- Low
- Negligible
- Unknown potential.

The following table is not intended to be exhaustive.

Grading	Archaeology	Built heritage or Historic Urban Landscape	Historic landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised international importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, timed depth, or other critical factors.	Areas associated with Intangible Cultural Heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.	Nationally designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factors.	Nationally designated areas or activities associated with globally important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time depth or other critical factors.	Areas associated with Intangible Cultural Heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated	"Locally Listed" buildings.	Robust undesignated	Intangible Cultural heritage

	assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (i.e. inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area

Notes:

OUV = Outstanding Universal Value

HIA = Heritage Impact Assessment

WH = World Heritage

(3)

Appendix 2

Relevant Planning History for Wellesley Court, Fitzalan Road, Littlehampton

Ref. No.	Description	Application Type	Decision	Decision Date
LU/72/91	Outline Application for the erection of 3 no. 3-bedroomed houses with parking and the reprovision of parking to existing flats.	OP	Withdrawn	14-06-91
LU/150/61	Block of five garages (north block)	FP	Approve	14-07-61
LU/37/51	Change of use to offices	FP	Invalid	-
LU/90/49	Use of premises as a private hotel, school, nursing home, flats or convalescent home	FP	Approved	5-08-49
LU/321/16/BR	Replacement of first floor doors with windows and removal of fire escape	BR	Approved	6-11-16

Source: Arun District Council Website, Planning History Search Facility

Notes:

OP – Outline Planning

FP – Full Planning

BR – Building Regulations

Whilst every effort has been made to collate an accurate list of applications from the source available, no liability is accepted for any loss or damages resulting from any errors or omissions.

Appendix 2: References

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