

Design and Access Statement

Prepared by

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for

Listed Building Consent

20

Western Road

Littlehampton

BN17 5PG



Design and Access Statement

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

The proposed alterations for the house are:

1. The pointing to the flint work on the front elevation is to be replaced due to a number of cracks evident on the external skin. The intention is to stitch the brickwork surrounding the cracks and repointing. A sample of the mortar used for the original construction would then be analysed to ensure that the same one is used for the repointing.

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

2. Replacement of doors to the rear – They have now reached the end of their useful life and replacement will produce a better finish and lifespan than a repair. It will also allow the glazing to be upgraded.

It is likely that the repointing works will begin in earnest, due to the current favourable weather and ensuring that the property is watertight. Prior to commencing on the whole elevation a small area will be completed in line with the previous application, photographs will be taken and confirmation sought from the Conservation Officer that the work is satisfactory, before commencing on the remainder.

Pre-application advice

Consent was granted under application LU/131/19/PL for partial repointing of the front elevation. Following further investigation, the whole front elevation now requires repointing. This will also prevent a patch appearance occurring.

Following a phone call with Martyn White, an application for Listed Building Consent was advised.

Planning Policies

In accordance with the Arun Local Plan, the relevant planning policies to Listed Buildings and Heritage Assets are stated below in addition with how the proposal aims to comply with the said policy.

16.2.4 The integrity and authenticity of a Listed Building can easily be undermined by ad hoc or piecemeal alteration. Inappropriate proposals affecting the fabric, character and appearance of Listed Buildings can not only erode the significance and special interest of the Listed Building but could also erode the broader, cohesive character of the locality.

Inappropriate changes that could be detrimental to the significance of the heritage asset have been avoided. Likewise, the alterations that have been put forward have considered the impact on the wider area surrounding the building by using local materials that also match the original.

16.2.5 Control over changes to Listed Buildings is not intended to prevent all alterations but rather to protect the buildings from unnecessary and unsuitable alterations which would be detrimental to the historical significance of the building.

The proposal aims to only make replacements and alterations where it is absolutely required. If the element or material is in a condition where it could still be repaired, measures will be taken to restore it to a good standard.

16.2.6 With care and thoughtful design, historic buildings can adapt to modern ways of life, whilst people can still enjoy them and their original character in appropriate settings.

The alterations to the dwelling intends to preserve the history and character of the Listed Building by ensuring that its current condition has reached a standard where it can again be lived in and enjoyed.

16.2.7 The Local Planning Authority will operate on the basis of maintaining and managing change to heritage assets in a way that sustains and, where appropriate, enhances their significance.

By making the proposed alterations, the dwelling itself will be restored and enhanced without having a profound effect on its significance and historical value by making the necessary repairs where it is needed.

16.2.8 When repair, alterations or extension works are deemed appropriate in principle, they must relate sensitively to the original buildings and will normally require craftsmanship and professional skill of a high standard. In almost all cases, the materials used for alterations, extensions or repairs should match the original. The use of non-traditional materials such as PVCu will not normally be acceptable unless there is sound justification to do so. In sensitive interiors, alterations may need to be restricted to a minimum.

The proposed alterations will use like for like materials on any elements that are to be replaced or repaired. Modern materials will not be utilised for the alterations in order to not induce harm to the significance of the Listed Building.