



PLANNING STATEMENT
including
STATEMENT of SIGNIFICANCE

Proposed Alterations

at

Flat 2
33 South Terrace
Littlehampton
West Sussex
BN17 5NU

Prepared for

Ms Gill Molecey
May 2018

Ref: 18-7024

Prepared by

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Appendix 1 - New Ceiling Section Detail

Appendix 2 - Historic England Entry

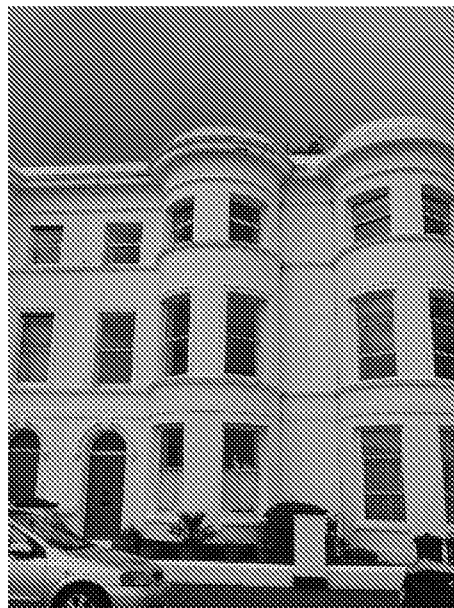
Images of England Entry

1.0 Introduction

- 1.1 This Planning Statement and Statement of Significance will consider the proposed alterations to install a new ceiling within Flat 2, 33 South Terrace, Littlehampton.

2.0 Site

- 2.1 The property, Flat 2, 33 South Terrace, Littlehampton is part of a parade of similar properties. The property is Grade II Listed building and is also within a conservation area.
- 2.2 The property is close to the seafront and was built by a local builder Robert Bushby in the 1860's. The houses built by him are all of a very design with different heights although they are covered in stucco.



Front Elevation



3.0 Planning Policy

- 3.1 The National Planning Policy Framework requires in paragraph 128 of Section 12, Conserving and enhancing the historic environment, that in describing the significance of a Heritage Asset affected, 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.
- 3.2 It is important to note that as with any listed building, the long-term viability is to be considered.
- 3.3 There is previous planning history within the building. The property was originally converted into self-contained flats in the early 1960s (application reference LU/165/60). Since then there have been a few applications including some alterations to the ground floor flat in 2003 (application reference LU/85/03/L), with the remaining applications since then relating to flat 2 including replacement of the windows in 2007 and more recently some reconfiguration and modernisation works which included relocating the kitchen and replacing of the existing windows with traditional single glazed timber sash units.

4.0 Design and Access

- 4.1 The proposals include the installation of a new ceiling below the recently replaced lath and plaster ceiling. The existing ceiling within the property was constructed of traditional lath and plaster and was in a poor and dilapidated condition, which is compromising both the fire and sound protection between the self-contained flats.
- 4.2 The existing lath and plaster ceiling was removed as part of the recent refurbishment due to its poor condition and integrity.



Existing Dilapidated Ceiling

- 4.3 The ceilings within the flat were replaced with a new plasterboard ceiling with a painted skim finish including new inset downlighters throughout.

It was hoped that at the same time as eliminating the safety risk from the existing ceilings, the new ceiling would provide improved sound resistance. However, it appears that these works have not improved the sound resistance between flat 2 and the self-contained flat above as concerns have been raised by the occupier of this flat that noise is easily transmitted through the structure.

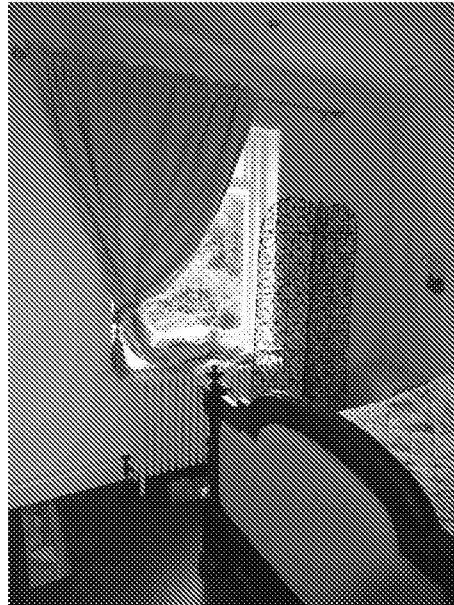


New Ceiling to Living Room

- 4.4 It is now therefore proposed to install a new ceiling beneath the existing ceiling to improve the sound resistance to this element of structure.
- 4.5 The new ceiling will consist of and acoustic Gyproc Casoline MF suspended ceiling below the existing ceiling. The existing down lighters would be relocated in the new ceiling with the holes formed in the existing ceiling in the original location being sealed. In addition, it is proposed to install 100mm Isover Spacesaver Ready Cut insulation within the void. The void should ideally be at least 200mm on the underside of the existing plasterboard ceiling to the top side of the new ceiling, but the final distance will be determined by the existing features including for example the head of existing windows and picture rails (see pictures below). A typical floor detail can be found in Appendix 1.



Curved Bay to the Front



Window to Rear

- 4.6 The proposed alterations will not change the existing ceiling or wall structure already in position. In addition, the majority of the existing finishes and features within the property will remain unaffected by the works.

5.0 Landscaping

- 5.1 There are no landscaping proposals within this application.

6.0 Statement of Significance

- 6.1 The property is Grade II Listed building and is also within a conservation area. The Historic England and Images of England entries can be found at the back of this statement in Appendix 2.
- 6.2 As there are no major intrusive alterations proposed with this application and the external appearance of the property will remain unaltered. It is therefore considered that its effect on the heritage asset and immediate surrounding environment will be minimal.



7.0 Summary and Conclusion

- 7.1 The proposals include the installation of a new suspended ceiling below the existing plasterboard ceiling within the self-contained flat known as flat 2, 33 South Terrace, Littlehampton.
- 7.2 The alterations are considered to be minor and will have no detrimental effect on the heritage asset and immediate environment.
- 7.3 We trust this is sufficient for your immediate purposes but please do not hesitate to contact the writer if you have any queries whatsoever.

Signed



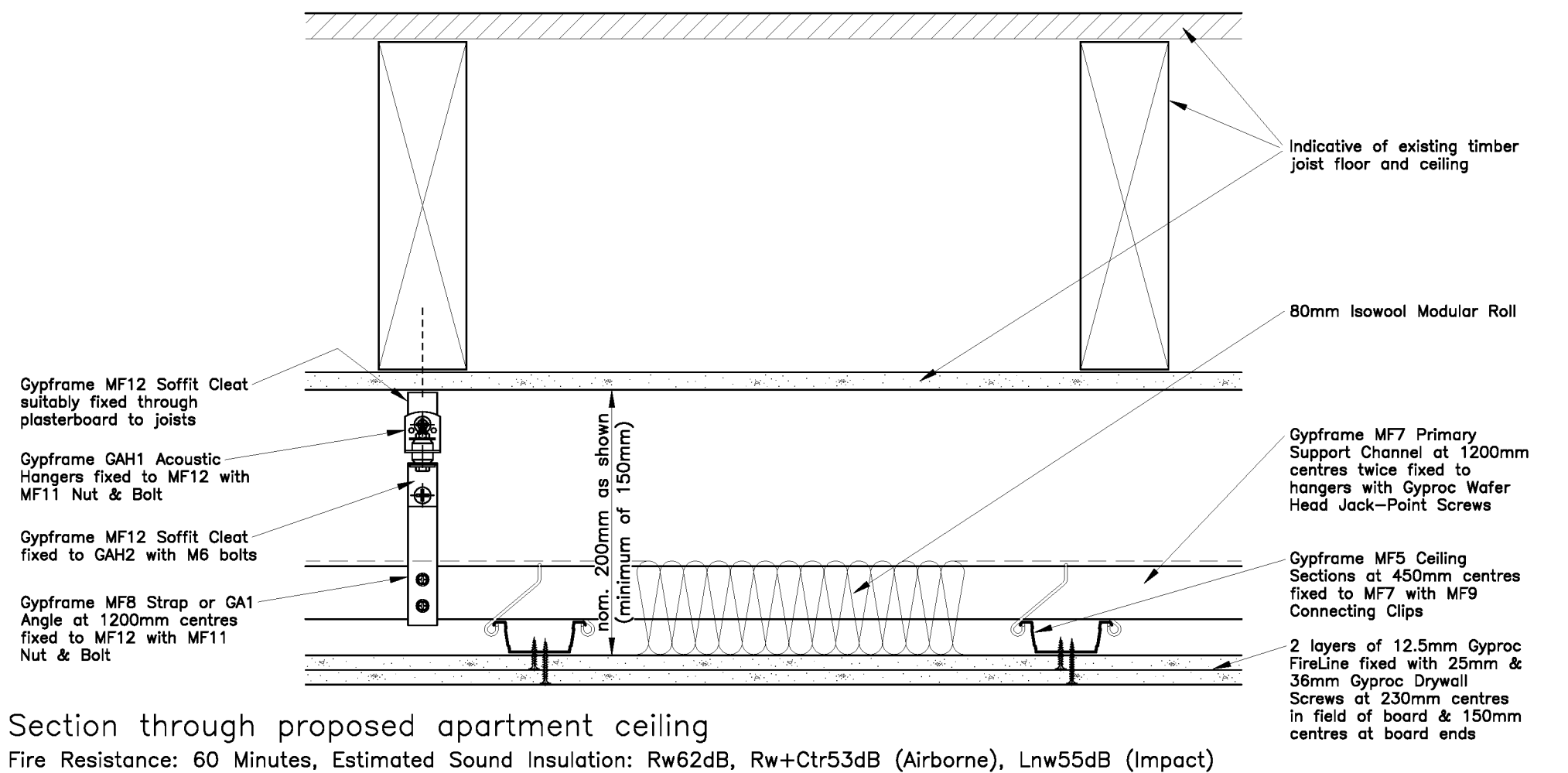
Matthew Goddard BSc (Hons) MRICS

**For and on Behalf of Asset Construction Consultants
Chartered Building Surveyors**

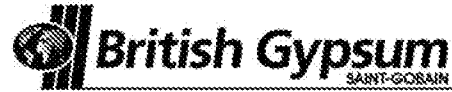
31 May 2018

Appendix 1

The exact construction depicted on this drawing has not been tested and any performance characteristics, stated or inferred, are estimated based on other relevant data The approval of the relevant controlling authority should therefore be obtained prior to construction



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Appendix 2



Historic England

30-38, SOUTH TERRACE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 30-38, SOUTH TERRACE

List entry Number: 1191059

Location

30-38, SOUTH TERRACE

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District Authority

Parish: Littlehampton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Aug-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 297502

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5401 SOUTH TERRACE Nos 30 to 33 (consec) TQ 0301 2/10

II GV

2. 1860s (built by Robert Bushby, a local builder). Reflected pairs. 3 storeys stuccoed. 3 sash windows each, 2 contained in semi-circular full height bows. String course above each floor and sill course on 1st floor. Bedmould to cornice parapet. Round headed doorways with semi-circular fanlights, keystones and dripstones over. Nos 35 to 38 faced in cement.

Nos 30 to 47 (consec) form a group.

Listing NGR: TQ0346801531

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 03468 01531

Map



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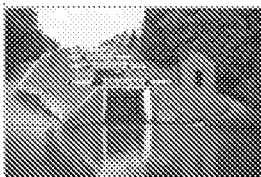
The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1191059.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/372197/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/372197/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 31-May-2018 at 12:24:24.

End of official listing

You are here: [Home](#) > Details for IoE Number: 297502[Update Details](#) [Log Out](#)[Print Page](#)[Home](#)[Basic Search](#)[Advanced Search](#)[About Searching](#)[Learning Zone](#)[Links](#)[Cookies](#)[FAQ](#)[Contact Us](#)

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IoE Number: 297502
 Location: 30-38 SOUTH TERRACE
 LITTLEHAMPTON, ARUN, WEST SUSSEX
 Photographer: Mr Robin Earl LRPS
 Date Photographed: 24 June 2001
 Date listed: 21 August 1975
 Date of last amendment: 21 August 1975
 Grade II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

5401

SOUTH TERRACE
Nos 30 to 33 (consec)

TQ 0301 2/10

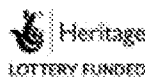
II

GV

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Historic England



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