DESIGN ACCESS & HERITAGE STATEMENT

For

DEMOLITION OF OUTBUILDING

at

NEW INN
5 NORFOLK ROAD
LITTLEHAMPTON
BN17 5PL

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Ref: GLS/5462/eg
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ARUN DISTRICT COUNCIL LU/204/13/L

CONTEXT ANALYSIS

The New Inn is on the eastern side of Norfolk Road, at its junction with Western Road. The Public House itself is Grade II Listed. The property is part of the terrace houses along Norfolk Road which return to Western Road, all of which are within the seafront conservation area. The construction and form of the housing and businesses in the area is similar, the majority have rendered elevations to the street, and the rear elevations are often un-rendered with a mixture of flint and brickwork.

The proposal seeks to remove the outbuilding / store due to considerable structural instability. The existing building is constructed of pebble / rubble / brickwork external walls. The roof is finished with Asbestos sheeting, we believe, but cannot be certain that the roof line has been altered, certainly the chimney has been taken down.

The construction is typical of buildings of this type and era and anticipated that the store itself was erected in approximately mid 1800.

The internal first floor storage area is collapsing in parts, we have not been able to fully access all areas due to concerns about structural instability and also stored goods.

AMOUNT

It is proposed that only this building will be taken down.

LAYOUT POSITION

Generally the position is chosen by the existing unit, it is anticipated that the site boundary walls to the East and West will be left in place.

The walls to the West where above neighbour's roofs will be reduced to a level consistent with the boundary wall to other properties to the West.

APPEARANCE

The removed building will leave boundary walls which will be repaired in matching materials at the same height as existing. The client's aim will be to use the area as an extension to the Beer Patio.

LANDSCAPING

All hard landscaping in matching materials.

ACCESS

Due to the difficulty with access, some work areas will necessitate scaffolding to enable the safe demolition of the building.

PLANNING HISTORY

An Application for repairs to the building (Ref: LU/9/08/L), was refused on the 1.4.2008. This Application entailed structural repairs to prolong the life of the building and enable it to be used

by the current tenant. Unfortunately, due to the refusal, the site has been propped and supported by scaffold since then. It is now becoming dangerous, which has entailed this Application.

HERITAGE STATEMENT

The town of Littlehampton has a rich and varied documented history dating back to Roman times. The expansion of coastal resort in the 1800's with the introduction of rail and boats brought about an expansion in the town population with houses and businesses built close to the coast to cater for tourism. The New Inn being one of these. The New Inn and its contemporary buildings have compatible architectural features to Norfolk Road, the elevations of the buildings are higher and grander than those to Western Road which take the form of smaller cottages. The New Inn's elevated size steps down Western Road and is in sympathy with its neighbour.

Whilst there may be further listed buildings in the vicinity and for that matter street scapes parks, gardens etc none of these are affected by the repair works.

The store within the Beer Garden does not benefit from the Architectural detailing seen to properties on the main road. However, the arch details visible in the side alley, will be repaired and retained as it is at a constant level with the neighbour's flat roof.

For reference we have included "a brief history of Littlehampton" – acknowledgements are on Page 7 of this.

INTENDED WORKS

The works comprise the demolition of a disused store outbuilding to the South of the site at the above Public House.

The store is no longer required for operation on the site, the building has also suffered a complete structural failure of the roof and parts of the wall; rendering it dangerous for usage. It is currently supported only by scaffold.

The store would be removed down to ground levels creating the boundary walls at the level they are currently.

HISTORY

We understand from Arun District Council that the listing for the Grade II Public House includes outbuildings as curtilage but does not specifically include or grade them. The listing at the site relates to the main Public House building.

USES

The outbuilding has for many years been used for storage associated with the operation of the Public House, over time this use has waned, the building use has been dormant for some time with debris and stored goods from previous tenants left in the building untouched. Enterprise Inns and their tenant have previously submitted repair applications under reference: LU/08/08 and LU/09/08/L, the applications included for structural repairs to the outbuilding and re-rendering which would have maintained the building and its structural integrity for years to

come, this application was refused which without an approval for the repairs the freeholder has no option but to demolish the building due to safety concerns.

Its sole use therefore remains a disused store, one that is now in a perilous condition and requires demolition.

PLANNING POLICY GUIDANCE

Planning policy guidance makes reference to demolition and alternative uses which we have noted above, a full measured survey has been completed – as far as safe and practical to do so, the details of the existing structure are shown on 5462/1. Materials will, as far as practically possible be salvaged for reuse and sale, the bricks in particular will be sorted and graded for reuse.

ACCESS

Access to the work area is unhindered for contractors, however, once the work is complete, access for users of the site will also be unhindered.

The area is served by public transport, however, the majority of visitors to the Public House use their own car, walk or cycle.

CONCLUSION

There are no alternative uses for the site and due to the structural instability, it requires demolition.

INFORMATION TO ACCOMPANY THE APPLICATION

Drawing No's: 5462/1
Site plan 1:500
OS Sitemap 1:1250
Application Forms
Photographs – on CD
Structural Report
Marketing Report

PHOTOGRAPHS ON CD

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