

Jones Lang LaSalle

Heritage Statement

Former Waitrose, Avon Road, Littlehampton, BN17 6AT

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1 Introduction

- 1.1 This Heritage Statement has been prepared by JLL Heritage on behalf of Ropemaker Properties Limited in support of the proposed redevelopment of the former Waitrose supermarket and its associated private carpark at Avon Road, Littlehampton, West Sussex, BN17 6AT (hereafter referred to the Site/Application Site). The proposals comprise the following:

“Full planning application for redevelopment comprising residential units and flexible retail floorspace, together with the provision of car and cycle parking, landscaping and associated works (including demolition of existing building”.

- 1.2 The application proposals present a revised scheme for the site following the refusal of application proposals by Arun District Council (application reference: LU/3/19/PL). This was subsequently dismissed at appeal with one of the reasons relating to the impact on the conservation area and surrounding heritage assets. The proposals have sought to address all the previous concerns raised by the Local Authority and Planning Inspector as demonstrated in this Heritage Statement and in the accompanying Design and Access Statement produced by Urban Symbiotics.
- 1.3 The Site is located within the Arun District, on a plot bounded by Franciscan Way to the north, East Street to the east, Anchor Springs to the south and industrial/commercial buildings to the west. The Site comprises an early-21st century commercial property and a large area of hardstanding formerly used as a car park within its northern part. There are no designated or non-designated heritage assets within the site boundary and it is not located within a conservation area. There are, however, several heritage assets located within the close vicinity which have the potential to be affected by the redevelopment proposals. This includes the Littlehampton East Street Conservation Area which abuts the eastern boundary of the Site.

- 1.4 Paragraph 189 of the National Planning Policy Framework (NPPF) 2018 sets out the information requirements for determining application and states 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’.¹

- 1.5 This Heritage Statement is a standalone document prepared to satisfy paragraph 189 of the NPPF. In response to these policy requirements, Section 2 of this Heritage Statement identifies the heritage assets which may be affected by the application proposals. A Heritage Asset Plan is included in this section for reference of their location in relation to the Site. Section 3 provides proportionate statements of significance of the identified heritage assets set out in Section 2, including an assessment of the contribution made by setting on their significance. These are relative to scale, nature and effect of the proposals.
- 1.6 Section 4 provides an assessment of the application proposals on the significance of the identified heritage assets based on national, regional and local planning policy and guidance. The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix 1. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2018), and local planning policy.
- 1.7 Appendix 2 contains the Statutory List Descriptions of the listed buildings identified within this Heritage Statement. Appendix 3 contains a map of the East Street Littlehampton Conservation Area whilst a series of historic maps of the surrounding area are located within Appendix 4 of this report for reference.

¹ NPPF 2018

2 The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in the planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing').²

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'³

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Listed Buildings

2.4 There are no statutory listed buildings located within the site boundary, however a number of listed buildings are situated within its immediate vicinity, which may be affected by the application proposals. These are set out in *Table 2.1*, along with a plan of their location in relation to the Site in Figure 2.1. Statutory List Descriptions for each designated heritage asset identified can be found in Appendix 2 of this report.

Table 2.1 – Listed buildings within the vicinity of the Site

Key	Name, Address	Grade
1	Avon House	II
2	Garden Wall fronting Avon House	II
3	The Old House	II
4	East Street School (Youth Centre)	II
5	Low Wall in front of East Street School	II
6	39, East Street	II
7	Farm Buildings to West of Rear of No. 39 East Street	II
8	Vine House	II

Conservation Areas

2.5 The Site is situated immediately adjacent to the Littlehampton East Street Conservation Area and shares the majority of its eastern boundary with the western edge of the conservation area. Littlehampton East Street Conservation Area was designated by Arun District Council in July 1994. A detailed assessment of the character and appearance of the conservation area is located within Section 3 of this report, and a map of its location in relation to the Site is at Figure 2.1 overleaf.

² NPPF (2018) Annex 2: Glossary (p.67)

³ NPPF (2018) Annex 2: Glossary (p.66)

Non-Designated Heritage Assets

- 2.6 The NPPF identifies that heritage assets not only includes those which are designated (often with statutory protection) but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.
- 2.7 Arun District Council maintains a list of 'Buildings and Structures of Character', which the council have deemed to be of some historical and/or architectural interest. Included in this list is the former Gratwick Arms Public House, which is situated directly opposite the Site to the east. Its setting has the potential to be affected by the redevelopment proposals and therefore it has been included within this Heritage Statement as a non-designated heritage asset.

Identified Heritage Assets Location Plan



Figure 2.1 – Asset Location Plan – Listed Buildings (numbered), Conservation Areas (pink), Non-Designated Heritage Assets (green)

3 Significance

Significance and Special Interest

- 3.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

*'The Value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*⁴

- 3.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, building must hold special architectural and/or historic interest. The Department of Culture, Media and Sport publish the 'Principles of Selection for Listed Buildings (2010)' which is supported by thematic papers, 'Listing Selection Guides', based on building type, which give more detailed guidance.
- 3.3 Conservation areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of conservation areas which provides a framework for identification of those features that from the character and appearance.
- 3.4 The identification of a site as a non-designated heritage asset does not provide any statutory or legal protection, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.
- 3.5 Historic England has published 'Conservation Principles' (2008) which identifies four types of heritage values that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Conservation Principles (2008) is currently being updated by Historic England after a Consultation Draft was published on 10th November, closing on 2nd February 2018. Historic England has also published a Good Practice Advice Note on the 'Setting of Heritage Assets' (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to its significance.

Assessment

- 3.6 The following statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of the asset and also the likely impacts of the proposals.

Listed Buildings

Avon House (Grade II) & Garden Wall of Avon House (Grade II)

- 3.7 Although comprising separate listings, Avon House and its associated Garden Wall are grouped together for the purposes of this Heritage Statement. This grouping is based on their inter-relationship with one another, shared homogeneity of character and setting.
- 3.8 Avon House and its Garden Wall were first included on the statutory list of buildings of special architectural and/or historic interest on 21st August 1975, both at grade II. Their list descriptions state:

'Early C19. Sometime 'Priest's House' and latterly an inn. 2 storeys. 2 windows. Cobble with brick dressings and quoins. Painted over. Glazing bars intact. Doorway with pediment over supported on brackets. Blind panel over. Tiled

⁴ NPPF (2018) Annex 2: Glossary (p.71).

roof, 1 storey single window slate roof extension to left.'

'Cobble wall in front of Avon House and extending 40 yds westwards. 3 to 5 ft high. Cement finish. Later patching and repairs especially to upper courses (including some modern brick).'



Figure 3.1 – Avon House and Garden Wall Fronting Avon House (wall located to the right of image)

Architectural Interest

- 3.9 Avon House's architectural interest derives from it being a good example of an early-19th century vernacular residential property, located within the historic core of Littlehampton. Constructed of cobbles with brick dressings and quoins, Avon House demonstrates the historic and vernacular construction methods of the local area. The painting of the external facades of the building has however, served to dilute its original appearance, masking details such as the contrasting uses of local materials.
- 3.10 The building is of a simple symmetrical vernacular character, being constructed of two storeys and formed of three regularly spaced bays, the central bay retaining a pedimented entrance and blind opening above. The main doorway is thought to be original although it is elevated from the street level, indicating that an external staircase accessing the building has since been removed, possibly when Avon Road was widened and opened for vehicular traffic. Four 6 over 6 sash windows are located either side of the central bay (2 on both sides), each housing original early-19th century glazing bars. The building has a pitched tiled roof with a chimney at either end. Attached to the west is a modest single storey pitched roof addition of the same materiality and thus potentially contemporaneous with the main building. It features a simple timber casement window to the south elevation. The simplicity of the building's character and design demonstrates its original function as a modest vernacular building situated within the historic seaside village. The building is also of architectural interest as a good example of local craftsmanship and traditional vernacular materials prior to the transitional period towards the polite architecture of the Georgian period. Despite the painting of the facades, the building has been subject to minimal alteration.
- 3.11 The garden wall is situated along the south and eastern boundary of Avon House and surrounds a small garden which formerly featured an outbuilding until the late-20th century (see Figures A.1-A.5). It is of a similar materiality to Avon House, being formed of cobbles, although these are set in cement and feature some modern brickwork, likely introduced as part of later piecemeal repairs. The wall is roughly between 3 and 5 feet high and its special interest is principally derived from its group value with Avon House, representing local craftsmanship and the use of local vernacular materials. It forms a relatively rare surviving vernacular boundary feature within the historic

part of Littlehampton.

Historic Interest

- 3.12 The historic interest of Avon House derives from its age, being constructed in the early-19th century as a Priest's House, later being converted to an inn. The building forms part of a key period of rapid expansion of the former small village of Littlehampton into a large seaside resort, following the growing interest in the health benefits of sea air and bathing. The expansion of the town was also catalysed by the opening of the Wey and Arun Canal in the early-19th century, which allowed better access to the town from London. Avon House was likely constructed to cater for this growing population and forms part of a small group of surviving 18th and early-19th century buildings which illustrate this key historic development phase. The survival of original or early internal features and plan form are also of some historic interest due to their potential to yield further information regarding the living conditions and aspirations of the building's early occupiers. The historic interest of the garden wall is more limited due to its level of alteration; however it stands as an important illustrator of the boundary treatments that were originally commonly used in the 18th and 19th centuries within the local area.

Setting

- 3.13 Avon House is located along the north side of Avon Road, to the west of East Street and south of Franciscan Way. The property is situated to the north of the modern town centre of Littlehampton and is located within the western part of East Street Littlehampton Conservation Area. The building is positioned facing the former Waitrose Store, with views south obscured by the store's blank elevation and service entrances.
- 3.14 Both the immediate and wider setting of Avon House has been subject to significant change which has affected its special interest. As found today, the immediate setting of Avon House is primarily formed by its own domestic garden, located to the east and west of the building and defined by the historic listed boundary wall and modern fencing and brick walls. Historically, the building was situated within a much larger plot which stretched westwards, forming a spacious rear garden (see Figure A1). The long western garden remained part of the building's immediate setting until as late as the 1980s when a large part of the rear garden was sold and formed as a large car park with hardstanding. This heavily truncated and visually altered the historic surroundings of the listed group to the extent that any sense of the former narrow plot has been lost (Figure A6). This large area of hardstanding, which stretches northwards, detracts from the special interest of the listed building due to its lack of visual activity, rundown back land appearance and lack of boundary definition.
- 3.15 The immediate setting of the building and the boundary wall to the east is formed of a small garden area which provides a small level of relief and enclosure within the wider area, which is dominated by traffic running along East Street. The garden wall of Avon House defines the southern boundary of the grade II listed property and its garden space. This immediate setting also comprises Avon Road, running laterally to the south. Avon Road is currently a quiet road, with limited traffic due to the abandoned carpark to the north-west of Avon House. Historically, Avon House was visually separated from East Street by a modest residential property situated within its eastern garden, bounding the junction of East Street and Avon Road. Removal of this property has increased the visual prominence of the listed building, opening up views towards its principal frontage from East Street looking northwards, thus heightening its architectural interest.
- 3.16 To the north, the setting is formed of a row of 19th century terraced properties with modest narrow rear gardens backing onto the large redundant car park with the grade II listed Old House (the significance of which is set out later) further north. Whilst of a later construction date, these buildings form contributing features of the setting of the listed building, being of a similar domestic form and height and illustrating the continued expansion of the town into the late-19th century.
- 3.17 The setting of Avon House to the south includes a mass of 21st century commercial development, located on the opposite side of Avon Road. Avon House directly fronts the Site which features a large red brick building constructed in the 1980s with the service entrance situated directly opposite. The building replaced a former large garden and later a bus station which resided on the Site in the mid-20th century, as illustrated in the historic maps of Appendix 4. The lack of activity and notably blank facades of the present building on the Site detract from the significance of the listed building, providing a rather hostile context and visually divorces it from the historic core of the town to the south. Furthermore, the former Waitrose building on the Site forms an overly dominating feature

in the setting of Avon House by virtue of its bulk, mass and scale and the use of half hips and large fascias at roof level is at odds with the simple vernacular character of the listed building.

- 3.18 This wider and extended setting of Avon House is formed of a varied townscape, comprising a mixture of residential and commercial properties. The use of flint in some of the surrounding properties, especially to the east and north, is characteristic of the historic settlement within Littlehampton, amplifying the special interest of the listed building by virtue of their shared age, materiality, character and historic development. However, late-20th century and early-21st century development within the wider area, namely to the south and west, does not contribute to this significance and detracts from the special interest of the listed building.
- 3.19 Forming part of the historic fishing village of Littlehampton, Avon House has an associative relationship with a number of other historic buildings within the surrounding area. These include The Old House (grade II) and Vine House (grade II), located to the north and east of the listed building respectively. Their shared vernacular architectural qualities, period of construction and domestic scale contribute to this associative relationship.

The Old House (Grade II)

- 3.20 The Old House was first included on the statutory list of buildings of special architectural and/or historic interest at grade II on 21st August 1975. The list entry states:

'C18, restored. 2 storeys and attic. 5 windows, 2 hipped dormers in tiled roof. Faced with knapped flints. Red brick dressings, sill band, band and quoins. Moulded wooden eaves cornice. Central entrance with 4-centred arch (modern) over. North side has 1 window and modillion eaves cornice. Modern porch.'



Figure 3.2 – The Old House

Architectural Interest

- 3.21 The Old House is of architectural interest as a good example of an 18th century large residential property of high quality local craftsmanship. The listed building comprises a relatively simple symmetrical composition with external detailing creating an attractive vernacular frontage, constructed of local materials. The building is a rare surviving example of the large upper-class residences that were constructed in the local area to cater for the growing population of Littlehampton which transformed it to an important seaside resort. Despite its grand scale,

being two storeys with an attic making a third internal floor, and five bays wide, the building is notably simple in its appearance, reflecting the vernacular styles of the period, being faced with knapped flints and red brick dressings and quoins. The large arched window openings feature timber leaded casements, likely to be replacements but replicating the originals in style and form. The central doorway in the east façade has a Gothic appearance, with a Tudor arch and large timber door. To the north is a secondary entrance, with a modern porch which is in keeping with the character of the property.

- 3.22 Since its initial construction, the building has undergone significant restoration, yet it retains many of its original architectural features which contribute to its special interest. Of particular interest is the substantial central brick chimney stack which likely serves a large inglenook fireplace in the centre of the property and forms a feature in the local street scene. The size and prominence of this feature in part reflects the high social standing of the occupier at the time of its construction.
- 3.23 The building is a typical example of how the vernacular style was applied to domestic properties within the region during the 18th century. It is illustrative of local building techniques and the application/evolution of vernacular building typologies to more urban contexts. Its use of gothic and some classical features also demonstrates the changing influences of architectural treatments and styles, prior to the transition period of the 19th century.

Historic Interest

- 3.24 The historic interest of the Old House primarily derives from its age, being constructed during the 18th century originally as a large house with a number of associated outbuildings within its immediate surroundings. The building forms an important early survival of the early development and growth of Littlehampton from a small fishing village to a thriving seaside resort in the late 18th century.
- 3.25 Its substantial scale and form also illustrates the prosperity and affluence of its original occupiers and any surviving interior features and plan form have the potential to provide further evidence regarding 18th century living conditions and the aspirations of its occupiers/owners

Setting

- 3.26 The Old House is located on the busy corner of East Street and Franciscan Way, to the north of the grade II listed Avon House and opposite the grade II listed East Street School (Youth Centre). The building faces east towards East Street School and is surrounded by many historic buildings which form a strong townscape composition as defined by the conservation area boundary. These are intersected by Franciscan Way which forms a wide thoroughfare directly to the north, introduced in the 1980s to manage traffic levels within the historic town.
- 3.27 The immediate setting of the Old House comprises its own large front and rear domestic garden. The two large gardens form attractive green spaces and a strong sense of enclosure in which to experience the listed building. The property is set back from the pavement edge and its east and north boundaries are strongly defined by a flint and brick boundary wall which runs westwards and continues along the northern boundary of the Site. These walls are in keeping with the materials of the listed building, however they form later features of the building's setting, introduced following the construction of Franciscan Way in the 1980s, resulting in the partial truncation of the building's historic boundary. Prior to this date, the immediate setting of the listed building extended northwards and included a small collection of outbuildings located between the Old House and the farm buildings to the north as illustrated in the historic map contained within Appendix 4. The original garden setting was also further partially truncated to the west in the late 20th century, with part of the rear garden being formed of the present rear car park on the Site. The western extent of the brick and flint wall however appears to delineate the original garden setting of the building and thus contributes to its special interest, despite its later construction date.
- 3.28 The wider and extended setting is formed of two busy thoroughfares of East Street and Franciscan Way and their associated roundabout junction immediately to the east of the listed building. Franciscan Way forms a notably wide road of three lanes which cuts through the former historic setting of the listed building, visually severing it from the collection of 18th century farm buildings further north. This heavily urbanising feature detracts from the special interest of the listed building, the constant traffic and associated noise interrupting how the asset is

experienced within what remains of its historical context.

- 3.29 Located to the south and east are the small collection of historic buildings which include the 19th century terrace immediately adjacent, and the East Street School. These buildings, along with Avon House further south, contribute positively to the special interest of the heritage asset, forming part of a collection which illustrate the early development of this part of Littlehampton and sharing a commonality of materials, scale and form. Despite its visual isolation due to the modern road network, the listed farm complex to the north also contributes to the special interest of the listed building, being of a commensurate date to the heritage asset and sharing a commonality of materials, vernacular character and appearance.
- 3.30 The Old House does not directly face the Site however, its rear boundary immediately adjoins the car park within the northern extent of the Site. This large area of hardstanding forms part of the building's extended setting and detracts from the special interest of the listed building, partially truncating its historic setting and presenting a back land appearance due to its lack of visual activity and rundown condition. As such, there lies an opportunity to improve its contribution to the setting of the listed building, introducing contextual built form which preserves its architectural qualities and form.
- 3.31 The former supermarket building on the Site is located a fair distance from the listed building yet it also forms part of its wider and extended setting which comprises a mixed townscape of modern and historic residential and commercial properties. This large footprint building does not contribute to the significance of the heritage asset being at odds with the character, scale and massing of the historic buildings which separate it from this part of the Site and form complimentary, historic elements of its setting.
- 3.32 The Old House forms part of the historic fishing village of Littlehampton, and thus has an associative relationship with a number of other historic buildings within the surrounding area, most notably Avon House (grade II) to the south and Vine House (grade II) situated to the south east. Their shared vernacular architectural qualities, period of construction and domestic scale contribute to this associative relationship.

East Street School (Youth Centre) (Grade II) & Low Wall in front of East Street School (Grade II)

- 3.33 Although comprising separate listings, East Street School (Youth Centre) and its associated boundary wall, the low wall, are grouped together for the purposes of this Heritage Statement. This grouping stems from their association and inter-relationship with one another.
- 3.34 East Street School and The Low Wall were first included on the statutory list of buildings of special architectural or historic interest on 21st August 1975, both at grade II. Their list descriptions state:

'Circa 1878. Single storey in traditional materials - cobbles with brick dressings, plinth band, toothed eaves band, quoins and gable edges. Five pointed windows wider gables; flanked by two projecting wings with wide windows which have multiple brick coggling in pointed heads. Ornamental openwork terracotta panels in gables over these wings. Tall decorated chimney at rear.'

'Low wall of cobble with brick quoins, base and upper courses. Low contemporary ironwork between merlons.'

Architectural Interest

- 3.35 East Street School is a good example of a late-19th century school building constructed of local building materials and forming a strong architectural composition fronting East Street. The



Figure 3.3 – East Street School (Youth Centre) and The Low Wall

single storey building is formed of an H shaped arrangement with the central block of five equally spaced bays each featuring large pointed arched windows set within projecting gables. This block is terminated at either end by wide gabled wings featuring large timber windows set within red brick pointed arches with decorative brick coggings above. The north wing features a pointed arch entrance door set within the gable which somewhat disrupts the symmetry of the principal elevation.

- 3.36 The architectural interest of the building derives from its fine detailing and craftsmanship, forming a high-quality example of the seaside Gothic style which became popular in the late 19th century. The building's gothic style and complimentary use of traditional local materials including flint and red brick illustrate the influence of vernacular traditions during this period of transition on building construction and forms a particularly intact example of this.
- 3.37 The building is also an important example of the period of transition in construction, retaining a degree of local vernacular character with its use of flint and red brick detailing that was prevalent in Littlehampton and the surrounding area
- 3.38 The associated low wall running parallel to the listed building is also of architectural interest, forming an attractive boundary feature constructed at the same time as the former school and complimenting its character and gothic qualities. The wall is constructed of flint set in cement and surmounted by red brick capping and featuring cast iron balusters set between regularly spaced merlons. It has been subject to little alteration and forms an important high-quality feature in the local townscape of Littlehampton East Street Conservation Area.

Historic Interest

- 3.39 The historic interest of the East Street School derives from its age, forming part of a group which illustrates the important historical development of Littlehampton during the late-19th century. As the population of the town grew larger due to its increased popularity as a seaside resort, additional facilities were needed to accommodate this growth. The building was originally constructed as an infant's school in 1871, as part of a larger Girls School on a nearby plot. The historic interest of the school building also derives from its continued use as an educational centre. The historic interest of the listed school and its associated boundary wall to the west is largely secondary to its architectural interest, particularly the wall which is principally listed for its group value.

Setting

- 3.40 The East Street School and associated low wall are located on the eastern side of East Street, to the north of Littlehampton town centre, within the East Street Conservation Area. The building faces west, towards a range of historic buildings dating from the 18th and 19th centuries.
- 3.41 The immediate setting of the school building is made up of the green space to its west, bounded and defined by the boundary wall. This space forms an original element of its setting and allows the architectural qualities of its principal façade to be best appreciated, contributing to its special interest. Historically, the building was constructed within a fairly small plot which has been subject to only minor change, with areas of hardstanding to the east. To the north, the area of hardstanding has been enclosed by fencing to form a small football pitch associated with the school.
- 3.42 The extended setting of the school is principally formed of the collection of historic buildings which surround it and form integral elements of the Littlehampton East Street Conservation Area. Whilst of a variety of ages ranging from the 18th century cottages, farms and houses to the west and south and the 19th century terraces directly adjacent, these buildings contribute to the special interest of the listed former school, due to their use of local materials and modest scale and form which compliments its architectural qualities and provides a strong sense of place.
- 3.43 Within its wider townscape setting, the built form is more varied with a mixture of historic and modern buildings of a differing quality. This includes the Site which is located to the west and south-west and separated by the 18th and 19th century buildings fronting East Street, limiting views from the Site to the heritage asset. The Site does not contribute to the special interest of the listed building as an element of its wider setting, the current building and associated car park, being constructed in the 1980s and exhibiting an experience of redundancy and deterioration

and being of an overly prominent scale and form.

39, East Street & Farm Buildings to the west of rear of No. 39 East Street

3.44 Although listed separately, No.39, East Street and the Farm Buildings to the west of the Rear of No. 39 East Street form part of the same historic plot and share an association within one another and are therefore grouped together for the purposes of this Heritage Statement.

3.45 No. 39 East Street and the Farm Building located to its west were first included on the statutory list of architectural or historic interest as two separate listing at grade II on 21st August 1975. The list entries state:

'Date stone J J over 1722 2 storey farmhouse. 1-2-1-1 windows. Still in use, as also sheds and stables at rear. Tiled roof. Knapped flints, squared in central J bays with red brick, and occasional grey headers, for dressings quoins and interval strips. Former cottage at North end pebble faced. Casement windows under cambered arches. 4 on ground floor, 3 on 1st floor. Central entrance with recent timber porch; blind brick dressings over.'

'C18 or C19 farm buildings at rear. One long range, and a short shed at right angles. 1 storey. Pebble with brick dressings and quoins. Tiled roof.'



Figure 3.4 & 3.5 – No. 39 East Street (left). Farm Buildings to the west of rear of No. 39 East Street

Architectural Interest

3.46 No 39 East Street and the associated farm buildings are of architectural interest as an early 18th century farm complex of a strong vernacular character and form. The farm house is of two storeys with a tiled pitched roof featuring a number of chimney stacks of varying age and styles. The farm buildings to the west are single storey in height reflecting their lower status relative to the farm house and include a long range running north-south with a further smaller range located at right angles at the north end. The buildings are of a traditional construction of knapped flints and red brick dressings and the farm house features a series of leaded three light casement windows set within cambered arched openings. The principal elevation of the farm house is eastward facing with collections of outbuildings located to the rear and associated with the building's use as part of a small farm.

3.47 Both the farm buildings and no. 39 East Street appear to have been subject to some alterations. The farm house features some extensions to the south with the original element of the farm house now forming a partially projecting central block with central timber porch and entrance door. Attached to the north is believed to be a former cottage which was later amalgamated into the farm and forms a further extension of the farm house. The buildings are particularly good, substantially complete examples of high-quality vernacular farm buildings situated within their original farm complex whose function stills remains fully evident in the historic fabric and form. The lack of substantial alteration to the farm house heightens its architectural interest with many early features surviving internally and externally.

3.48 The buildings have strong group value, sharing a consistency of the materials, scale and character and illustrating the character and development of early farming traditions within the area prior to the evolution of the town to a

popular resort.

Historic Interest

- 3.49 The historic interest of the building group derives from its early date, being constructed in the early 18th century and thus forming a key part of the development of the town. The group forms part of a small collection of historic buildings which illustrate the town's origins as a small port up until the later 18th century. The survival of the buildings in their original form as a small farm complex adds to their historic interest. The buildings collectively illustrate the character and development of regional farming traditions within the context of the overall national patterns in farming history. The farm was constructed at the height of the agricultural revolution which saw a significant increase in the productivity of farms due to introductions in standard layouts and arrangements which improved farm functionality.

Setting

- 3.50 Located on the north side of Franciscan Way and west of East Street, the farm complex is situated to the north-east of Littlehampton, within Littlehampton East Street Conservation Area. The immediate setting of the farm is formed of a complex of buildings which are laid out in an informal open courtyard arrangement with a central yard and farm house to the east and outbuildings to the west. This original element of the setting of the buildings contributes to their special interest, providing an experience of enclosure and allowing one to appreciate the historic interrelating functions of the farm complex. The immediate setting of the farm house is also formed of the area of garden directly in front of its principal east frontage which allows uninterrupted views towards the façade and provides some semblance of the building's former open rural landscape setting prior to the expansion of the town in the late 18th century into the rural outskirts which surrounded the farm to the north and east.
- 3.51 The extended setting of the listed complex has been subject to significant change to the extent that little of its original form remains except for some historic buildings to the south. As found today, the southern boundary of the complex is defined by a flint and brick wall which forms a modern addition to its setting. This boundary feature, whilst in keeping with the character of the farm buildings by virtue of its materials and form, was introduced in the 1980s as part of the construction of the Franciscan Way which cut through the farm, removing historic buildings and visually severing the remaining complex from the historic town to the south (Figure A6, Appendix 4). There remains a historic connection with the Old House to the south which was also constructed in the 18th century and shares a consistency of materials and character. The busy traffic from the wide thoroughfare however greatly detracts from one's appreciation and experience of the building's special interest and its former historic relationship with the Old House, providing a heavily urban character to the building's context.
- 3.52 The wider setting of the listed buildings is highly varied with some fragmentary groups of historic buildings further south and east, forming part of the Littlehampton East Street Conservation Area interspersed with modern built form and spaces. To the south of the complex is the large open car park of the Site which forms a modern element of the setting and detracts from the special interest of the listed buildings due to its redundant appearance, lack of visual interest and activity. The car park was formed in the late-20th century on former rear gardens and open plots and thus does not share any historic or functional connection with the complex. Further south, the large former supermarket building forms part of the highly varied urban context of the farm and fails to contribute to the listed complex, by virtue of its scale, bulk and character.

Vine House (Grade II)

- 3.53 Vine House was first included on the statutory list of buildings of special architectural or historic interest at grade II on 11th May 1949. The listed entry states:

'Date stone S H it over 1727. 2 storeys. 3 windows and 3 blind window spaces. Squared knapped flints with red brick dressings, quoins, stringcourse and modillion eaves cornice. Tiled roof. Glazing bars missing. Early C19 trellised wooden porch with pointed canopy. Pebble walling at sides. Later 2 storey wing at rear, rubble with brick dressings.'



Figure 3.6 – Vine House

Architectural Interest

- 3.54 The Vine House is of architectural interest as a good quality example of an early-18th century vernacular house which retains much of its original character and features. The building was constructed in 1727 as part of the early development of Littlehampton and forms a fairly substantial house, being two storeys in height with a tiled pitched roof and two brick side stacks. The building is of three bays with the central bay featuring a later, yet attractive projecting pointed porch enclosing the main entrance. Constructed in traditional materials with knapped flint and red brick, the building is of simple character, reflecting its age and domestic function with sash windows to the ground and first floors set within flush timber frames. These appear to be later openings with some remains of earlier openings existing within the outer bays, infilled with knapped flint. The building presents some later Gothic features representing the increased popularity of this style in its application to domestic buildings.

Historic Interest

- 3.55 The historic interest of the building principally stems from its age, being constructed in the early-18th century and representing an important element of the early development of Littlehampton. The building was constructed when the town was a successful fishing port but later significantly expanded following the increase in popularity of the health benefits of sea bathing in the late-18th century, leading to the town's transformation to a seaside resort.
- 3.56 The survival of interior features and plan form is also of some historic interest for their potential to yield further information regarding the living arrangements and aspirations of its early occupiers.

Setting

- 3.57 The immediate setting of the Vine House is formed of its private front and rear gardens, forming highly enclosed spaces in which to experience the architectural qualities of the listed building. The building is set back from the street and situated behind a low flint and brick wall which compliments the vernacular character of the building and likely forms an original element of its setting. Low hedging and trees also define the south and east boundary and add to the picturesque qualities of the listed building.
- 3.58 The extended setting of the listed building is principally formed of the historic collection of buildings which comprise the Littlehampton East Street Conservation Area and line the north and part of the south sides of Church

Street. The buildings vary in construction date, ranging from the early 18th century church and cottages to the 19th and early 20th century villas and terraces, however they are of a commensurate scale and form and many share a commonality of materials, creating a high quality consistent historic townscape. The buildings also form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development.

- 3.59 It is this mixture of redeveloped plots and historic buildings which form the building's wider setting, including the Site which is situated to the west and appear as a background feature in views towards the building's principal façade from Church Street. The former supermarket which resides on the southern extent of the Site fails to contribute to the special interest of the listed building as an element of its setting. The building is overly bulky in appearance, featuring a large tiled roof with deep fascias. The expansion of brickwork and blank facades facing the corner of Avon Road and East Street create a somewhat hostile appearance to the former supermarket building and detract from the sense of vibrancy and activity of this part of the listed building's wider setting which is more commercially focused with properties generally featuring ground floor shop active frontages.
- 3.60 Owing to shared vernacular styles, age and townscape qualities, Vine House has an associative relationship with a number of historic buildings within the surrounding area. These include Avon House (grade II) and Vine House (grade II). Together, the buildings form a surviving element of the historic fishing village of Littlehampton that enhances each of their significance.

Conservation Area

Littlehampton East Street Conservation Area

Historical Development

- 3.61 Littlehampton developed from a Saxon settlement in the 5th century, suitable for its location close to the coast and key merchants shipping routes. The Saxons founded the small settlement by the mouth of the river Arun and named ‘hamm tun’, meaning farm or hamlet by the river meadow. The settlement remained as a small port through to the 11th century, appearing in the Domesday book of 1086 as the small hamlet of ‘Hantone’. At this time the town is believed to have consisted of a fishing community serving the larger settlement of Arundel, and commonly known as ‘Hanton’.
- 3.62 During the reign of Henry VIII, ship building as a common trade within Littlehampton and the town consisted of a small port that served the larger town of Arundel. This would continue throughout the 17th and 18th centuries, and it was not until the 19th century that Littlehampton grew in population and development.
- 3.63 At the time of the first census in 1801, Littlehampton had a population of 584 when it was a large village with a small port to the south. In the late 18th century through to the early 19th century, ship building became one of the main industries within the town.
- 3.64 During the late-18th century, Littlehampton also began to develop as a seaside holiday retreat following the increase in popularity of sea bathing due to its perceived health benefits. The town became ever popular during this period, with a bath house being built in 1802 and a theatre opening in 1807 to provide entertain to the increasing number of tourists flocking the town. As development continued into the 19th century, St. Marys Church was constructed to the north east of the town in 1826 to serve the new burgeoning population. The opening of the Wey and Arundel canal in 1816 further improved the fortunes of the town, making a link by boat between London and Littlehampton.
- 3.65 During the early-20th century, Littlehampton continued to flourish as a seaside resort with further public buildings being constructed including the library and an arcade. The popularity of seaside resorts however began to wane in the latter part of the 20th century due to the rise in package holidays abroad. The town however, continues to flourish with continuing public building construction such as the Littlehampton Academy, constructed in 2009.

Summary of Character and Appearance

- 3.66 The Littlehampton East Street Conservation Area is located toward the eastern end of Littlehampton’s town centre and covers a large portion of land to the north- east and centred on the historic thoroughfare of East Street. The area contains many listed buildings and buildings of townscape merit, including St. Mary’s Church, Winterton Lodge and the Old House. The conservation area encompasses what remains of the historic core of the town with a mixture of 18th and 19th century buildings representing a key development phase relating to its transition from a small fishing village to a thriving seaside resort.
- 3.67 The character of the conservation area primarily stems from the variety in age, style, form and function of the buildings contained within it and the remains of the historic street pattern. The core of the conservation area is formed of an important collection of buildings centred on the junction of Church Street and High Street with the Church of St Mary and the former Manor House (now the museum) situated on raised ground and forming commanding features in the local street scene. To the north, the character of the conservation area is notably more modest with rows of two and three storey domestic style buildings situated close to the pavement edge and forming a strong enclosed experience and an attractive contrast in scale. The mixture of vernacular and classical styles illustrates the gradual development of the area and the increasing influence of architectural styles during the 19th century and adds to the variety of appearance.
- 3.68 The principal materials used within the conservation area are mainly stucco, brick and flint. The consistent use of flint as a building material throughout the area however provides a strong unifying feature to the street frontages and provides a strong sense of place. This unity is expanded further by the presence of a high volume of flint

walling, often encompassing the historic buildings within the conservation area and providing a degree of enclosure to the spaces. The presence of mature foliage and the attention to landscaping help to enhance and special character and appearance of the conservation area. Tall, often intricate chimney stacks also form a prominent feature within the conservation area, breaking the skyline and adding visual interest to roofscapes.

- 3.69 The surroundings of the conservation area are formed of the commercial town centre to the south and west and a mixture of residential and some commercial development to the north and east. These surroundings have been subject to significant change through the redevelopment and/or amalgamation of plots as well as the formation of new road networks which has caused a fragmentation of historic areas. This has caused a degree of isolation to the conservation area whose boundary has been tightly defined to encompass only those key surviving elements of the historic town. There remains some visual connection with other historic elements of the town, notably the high street to the south-west where there remains a consistency of character and modest form. This element the conservation areas surroundings make some contribution to its special interest, forming part of the 19th century development of the town, sharing a consistency of character and modest form to that found in the conservation area.
- 3.70 The Site forms part of the immediate area surrounding the conservation area, sharing part of its western boundary and consisting of a large area of hardstanding formerly used as a car park and the large supermarket building. The Site does not share a historic or functional relationship with the conservation area, forming modern features which have served to remove some vestiges of the historic layout of this part of Littlehampton. The former supermarket building is largely appropriate to its historic context in terms of height, however it does not relate positively in character and form to the surrounding buildings which characterise this part of the area. It forms a key marker at the junction between East Street, Church Street and Anchor Springs however the building is notably unresolved in its appearance, forming a blank brick façade running westwards with the former entrance being positioned to the south-west away from the conservation area. It detracts from the predominantly commercial character of this part of the conservation area which features active ground floor frontages or visually interesting facades. The overly large tiled roof and white painted fascias also appear visually jarring in the street scene and fail to address this important junction. Overall, there is an air of redundancy and lack of activity to the Site due to its lack of use and boarded up appearance which is exacerbated by the poor architecture of the building. Accordingly, the Site fails to contribute to the special character or appearance of the conservation area as an element of its immediate surroundings.

Non-Designated Heritage Assets

The Former Grafton Arms Public House, East Street

Summary of Local Architectural and Historic Interest

- 3.71 The former Grafton Arms Public House is of local architectural and historic interest as a good example of the use of traditional materials and style. The building was constructed in 1896 to cater for the burgeoning population of Littlehampton following its conversion as a seaside resort and replaced a former beer house known as the Spread Eagle. The building is two storeys and formed of a number of blocks which present a variety of architectural treatments and materials and a notably domestic character to its principal facades. The predominant materials are tile to the first floor and render to the ground floors. A key feature of the building is the varied roofscape which features a mixture of dormer gables and large projecting gables with exposed timber studs forming a decorative feature.
- 3.72 The ground floor features a series of arched sash windows and entrances, three of which also feature simple tiled porches. The small block to the east, fronting Church Street also features a small tiled loggia or canopy set on timber struts and set over the pavement.
- 3.73 The building is situated at the junction of East Street and Church Street and thus forms a prominent townscape feature in the streetscene and contributes to the character and appearance of the Littlehampton East Street Conservation Area. Its historic interest derives from its age, illustrating the development of the town in the late 19th century as a popular resort. Despite its recent conversion to offices, the historic character of the building has been retained with very little external alteration or extension.



Figure 3.7 – The Former Gratwick Arms

Setting

- 3.74 Due to its positioning on a corner plot bounded by a pedestrian footpath, the immediate setting of the former Gratwick Arms is primarily formed of the main thoroughfare of East Street and the quieter road of Church Street. The area is dominated by large volumes of traffic running along East Street, which detracts from the historical contextual setting of the locally listed building, which formed a key part of the historic core of Littlehampton. The building is bound to the north by modern residential development which also forms part of the buildings immediate setting. As seen in the historic maps within Appendix 4, development to the north of the Site did not historically form part of the buildings historic setting. Their addition to the streetscene detracts from the historic appreciation of the building's setting.
- 3.75 The wider setting of the Former Gratwick Arms includes a mass of 21st century commercial development, located on the opposite side of East Street to the west. The locally listed building faces towards the large areas of commercial 21st century development, which in turn makes up a large majority of the Application Site. The commercial building replaced a former large garden and later a bus station which resided on the Site in the mid-20th century, as illustrated in the historic maps of Appendix 4. The public facing elevation of the present building on the site detracts from the historical context of the former public house. Furthermore, the former Waitrose building on the Site forms an overly dominating feature in the buildings setting, by virtue of its bulk, mass and scale, negatively contributing to the interest of the former public house as an element of its setting.
- 3.76 The extended setting of the Former Gratwick Arms is made up of the historic collection of buildings which comprise

the Littlehampton East Street Conservation Area, situated to the north west, north and east of the locally listed building. These buildings vary in construction date, ranging from the early-18th century church and cottages to the 19th and early-20th century villas and terraces, with many sharing a commonality of materials which in turn creates a high quality consistent historic townscape. They form an important intact collection of historic buildings that helps illustrates a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development and thus contributes to the historical setting of the Former Gratwick Arms.

4 Impact of Application Proposals

Background

- 4.1 The heritage legal and planning policy relevant to the consideration of the application proposals is set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 4.2 In accordance with paragraph 189 of the NPPF, the significance of the heritage assets that may be affected by the application proposals have been set out in Section 4 of this report.
- 4.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 4.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 192).
- 4.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 193 and 194) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 4.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 196), or substantial (paragraph 195). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 193 and 194). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 200, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 4.7 Paragraph 197 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

- 4.8 The application proposals comprise the demolition and redevelopment of the former Waitrose site and associated car park located to the south of Franciscan Way to provide a part two, part three storey mixed used complex with residential units and flexible retail floor space. The proposals also include the provision of car parking and cycle parking and associated landscaping works, particularly within the centre of the site, along Avon Road. The existing situation presents a break in the uniformity of the area, and the abandoned nature of the Site brings an unappealing and derelict character to the area. Consequently, there is an opportunity to redevelop the existing site to improve this existing situation.
- 4.9 The application proposals follow a recently refused application for re-development of the site (application reference: LU/3/19/PL) which was subject of an appeal in 2019. This was dismissed by the Planning Inspector on the 4th May 2020 in part due to the harmful impact of the proposals on the surrounding heritage assets. In setting out his decision, the Inspector acknowledged that the scheme would deliver a number of benefits however, *"in order to achieve these, the scheme would introduce a dominant and overwhelming development. The setting of the listed buildings, with particular regard to Avon House and East Street School, would be dwarfed by the size and*

overall height and massing of the proposal... I find the public benefits put forward would not outweigh the less than substantial harm”.

- 4.10 The proposals presented as part of this application have directly responded to the concerns raised by the Planning Inspector and Arun District Council to ensure the significance of the surrounding heritage assets are preserved. The following impact assessment will demonstrate that the proposals have been carefully designed in response to the particular characteristics and quality of its historic surrounding, making for a high-quality contextual development. This assessment should be read in conjunction with accompanying Design and Access Statement produced by Urban Symbiotics and the Planning Statement produced by Barton Willmore.

Assessment of Impacts

Indirect effects – Listed Buildings

- 4.11 The location of the listed buildings to be assessed are identified on the heritage assets plan located within Section 2 of this Heritage Statement. An assessment of the special interest of these designated heritage assets is set out in Section 3.
- 4.12 The Site is not an element that contributes to the significance of these identified heritage assets but does form part of the wider and extended setting of each listed building. In fact, the building detracts from their special interest by virtue of its excessive bulk and poor-quality design and thus the demolition of the building alone, would not have a harmful impact on the listed buildings as an element of their setting. The only consideration therefore should be the indirect effect that the proposed replacement development could have on the appreciation of the significance of the identified listed buildings.

Avon House & Garden Wall fronting Avon House (grade II)

- 4.13 Avon House, and its associated garden wall, are situated immediately to the north/east of the Site, along the northern side of Avon Road. They are of architectural and historic interest, forming relatively rare survivors of early-19th century vernacular architecture within Littlehampton. The buildings are situated within a transition point between the residential area to the north and the town centre to the south, allowing for a mixed townscape of historic and 20th/21st century buildings.
- 4.14 The immediate setting of Avon House has been severely truncated with the large carpark to the west, and the development of the Application Site. The listed building's wider setting is comprised of a small collection of historic residential properties to its north and east, fronting the western side of East Street and the northern side of Church Street, demonstrating Littlehampton's village like characteristics prior to the 20th century. These elements of the listed building's setting contribute positively to its significance. This wider setting is also comprised of late-20th/early 21st century development to the south and west, owing to the urban town centre character of the area (of which the Site forms part of). The blank elevations of the former supermarket store and the use of large fascia's detracts from the listed building and wall.
- 4.15 Significant changes have been made to the Proposed Development to ensure it is more in keeping with the character of the listed building and does not form an overbearing addition in its setting. The revised proposals take the form of three individual blocks, two situated to the south of the site, along Avon Road and a further, larger building to the north fronting Franciscan Way. A key positive change to the proposals is the separation of the development to the south into two buildings which serves to significantly reduce the sense of bulk. This also allows for greater movement through the site, and a greater appreciation of the listed building to the north. The extent of reduction of bulk is evident in figure 4.1 which shows the difference between the previous refused scheme and that presented as part of this application.
- 4.16 The design approach to the redevelopment of this southern element of the Site has also been greatly influenced by the form and character of Avon House and its surrounding historic buildings as illustrated in figure 4.2. The form of the buildings has been positively simplified, taking the form of a series of regularly spaced gables of a similar pitch to Avon House, in line with the general character of the area. These face the three streets allowing for a greater sense of visual interaction, a key concern raised in the previous refused proposals. The height of the

development within this southern part of the Site has also been greatly reduced to ensure that it does not harmfully dominate in the setting of Avon House. This reduction in height also serves to further reduce the perceived bulk with each gabled element being separated by a small, lower flat roof element.

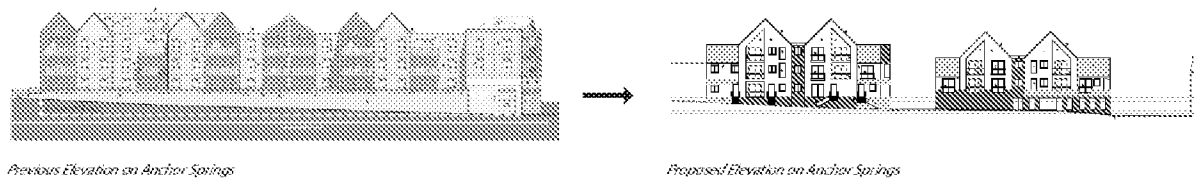


Figure 4.1: Illustration showing the changes to the revised proposals compared to the refused scheme on Anchor Springs. Courtesy of Urban Symbolics

4.17 A key positive change to the revised proposals is the treatment of the façade facing East Street and its relationship with Avon House. Various massing models were explored for this part of building 3 to ensure the emerging proposals minimise the impact of the listed building as far as possible. These are illustrated in the accompanying Design and Access Statement. The final proposals seek to introduce a pair of two storey projecting wings which face East Street. These wings are of a similar scale and height to Avon House and feature a regular series of windows to the ground and first floors. The ground floor will be used as a retail unit. A number of different fenestration patterns were considered for this unit, including a large shopfront. This increased the dominance of the wings in the setting of the listed building. The proposed use of regular, full height windows seeks to provide some activity at street level but maintains a sense of domesticity that is more prevalent to the north, including Avon House.

4.18 The replacement of the current supermarket building with a high-quality, well considered scheme will significantly improve the surrounding townscape of Avon House, replacing a dilapidated area which currently detracts from the surrounding context. The materiality of the proposed residential blocks, particularly building 2 and 3 responds to the use of traditional materials throughout Littlehampton. The introduction of a mixture of red and yellow brick of the two buildings reflects the character of the area and adds visual interest and variety to the development. Brick patterning has also been introduced to reflect the fine grain and texture of buildings such as Avon House, providing a modern interpretation of flint. Overall, the proposed set of three buildings is a significant improvement on the existing situation.

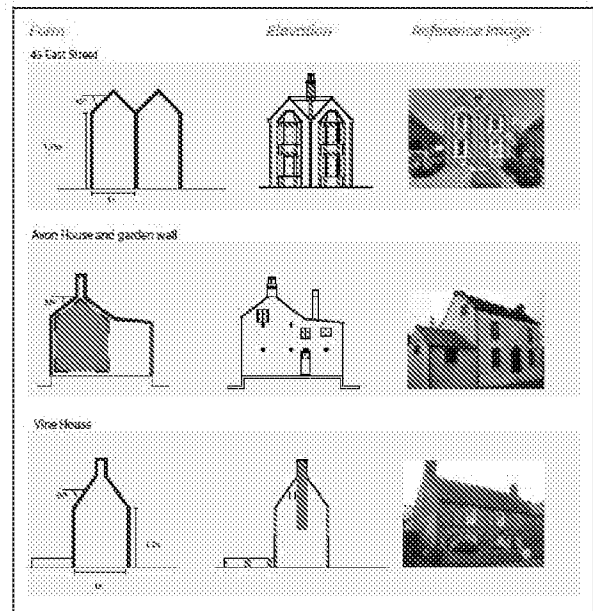


Figure 4.2: Extract from the Design and Access Statement showing the consideration of the pitches of the surrounding building and their influence on the development of the proposals. Courtesy of Urban Symbolics.

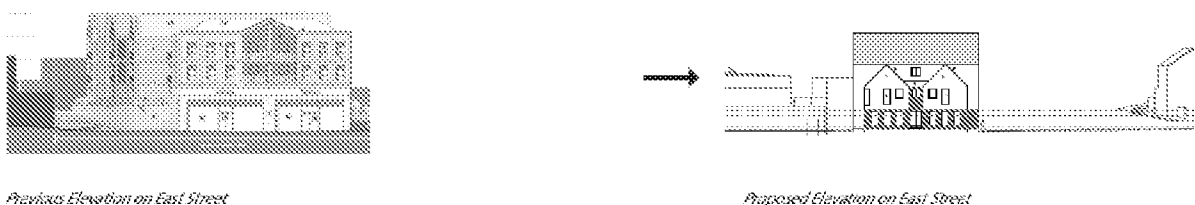


Figure 4.3: Illustration showing the changes to the revised proposals compared to the refused scheme on East Street. Courtesy of Urban Symbolics

4.19 Redeveloping the hardstanding to the north-west of Avon House (building 1) will introduce a high-quality contextual element of built form to the area, replacing a neglected back land space. This building takes the form

of three regularly spaced projecting gabled wings with single storey linking elements, more in keeping with the character of Avon House. A key positive change to the revised proposals is the significant reduction in car parking spaces immediately surrounding the listed building to the west and north-west. These have been re-distributed around the Site to allow for an enhanced public realm along Avon Road and the setting of Avon House. The area north-west of the listed building will be largely formed of soft landscaping.

- 4.20 Overall, the proposed development will result in an improvement to the setting of the listed building and its associated garden wall, introducing high quality buildings which have been carefully designed to sit comfortably in the street scene. The proposed landscaping enhancements in the centre of the Site, either side of Avon Road will allow for an enhanced opportunity to experience Avon House and its surrounding townscape. Accordingly, the special interest of the listed building will be preserved.

The Old House (grade II)

- 4.21 The Old House is located at the junction where East Street and Franciscan Way converge, on the south-eastern side. Its significance primarily derives from it forming as a good example of a large 18th century residential property of local high-quality craftsmanship. It also forms a rare survivor of the historic area, demonstrating the influx in upper class residents following in the increase in popularity of Littlehampton as a seaside retreat during the late-18th century.
- 4.22 The historic surroundings of The Old House have been heavily altered by ongoing change. Historically, the immediate setting extended further to the north, incorporating a collection of associated outbuildings, and further west, incorporating a much larger rear garden. Today, this immediate setting is defined by its traditional style boundary walls, which provide a degree of separation between the heritage asset and modern highway to the north. This three-lane highway, Franciscan Way, forms a heavily urbanised feature within the surrounding area. The area of hardstanding to the west of Avon House (the northern part of the Application Site) forms part of the asset's wider setting. The current character of this area presents a backland appearance due to its lack of visual activity and rundown condition, negatively impacting on the asset's special interest as an element of its setting.
- 4.23 The revised proposals introduce a new building to the west of The Old House, redeveloping the area of hardstanding to the western boundary. The brick and flint wall which continues along the northern boundary of the Application Site will remain to illustrate the historic extended garden setting of the listed building. This is in accordance with concerns raised by Arun District Council as part of the previous application.



Figure 4.4: Illustration showing the changes to the revised proposals compared to the refused scheme on Franciscan Way. Courtesy of Urban Symbiotics

- 4.24 The proposed Building 1 has been significantly altered both in terms of scale, bulk and form to respond to concerns raised by the Planning Inspector. As illustrated in figure 4.4, the development takes the form of a regular series of three projecting gabled wings, separated by smaller flat roof elements. The breaking up of the façades serves to significantly reduce the sense of bulk and mass of the building and introduces a more balanced set of elements. This design approach has been directly influenced by the character and form of the surrounding historic buildings and serves to significantly reduce the visual impact of the development when viewed in context with The Old House. Each wing will step further forward towards the west, with the most eastern wing being the furthest set back from Franciscan Way to reduce its impact on the immediate setting of the listed building. When viewed from the roundabout of East Street and Franciscan Way, the development will read as a series of houses sat back behind the flint wall, in keeping with the predominantly residential character of this part of Littlehampton. Importantly, the Old House will remain the dominant feature in the street scene with much of the development screened by existing mature trees. Proposals seek to introduce additional mature trees along the north boundary of the Application Site to soften the visual effect and to minimise the visual impact of the proposed building on the

setting of the listed building in these key views.

- 4.25 As previously stated, traditional materials are to be used to ensure the development is in keeping with the character of the Old House and its surrounding historic townscape. Building 1 will be constructed of red brick with a slate roof, while buildings 2 and 3 will form a mixture of red and yellow brick. Brick detailing will be used to add visual interest and provide a representation of the texture of flint – a prevalent of the area.
- 4.26 Overall, the application proposals have been significantly altered to such an extent that they will contribute positively to the surrounding townscape. The introduction of the contextual built form will preserve the listed building's architectural qualities and form. Importantly, the flint wall running along the north boundary of the Application Site will be maintained, a key feature of the setting of the listed building.

East Street School (Youth Centre) & Low Wall in front of East Street School (grade II)

- 4.27 Situated on the eastern side of East Street, the East Street School and associated Low Wall are located to the east/north-east of the Application Site. The significance of the school building derives from its architectural and historic interest, its fine detailing and craftsmanship. The building forms a high-quality example of seaside Gothic architecture, in a vernacular style which became popular during the late-19th century.
- 4.28 The school complex is experienced within an urbanised area, characterised by a mix of historic and modern buildings that portray an evolving town centre. The immediate setting of the East Street School is defined by its boundary wall fronting the eastern side of East Street. The extended setting comprises the varied streetscene which includes a number of historic buildings fronting East Street and Franciscan Way. These contribute to the school's special interest, forming elements of a historic streetscene and the vernacular architectural style.
- 4.29 The Application Site forms part of the wider setting of East Street School, located to its west/south-west. The row of late-18th and 19th century residential properties fronting the eastern side of East Street limits views between the school building and the Application Site, most notably the area of hardstanding to the rear of the grade II listed Old House. Due to this intervening urban form, there will be limited if any intervisibility between the school building and the proposed Building 1.
- 4.30 The southern part of the Application Site is visible within views looking south/south-west from the East Street School along East Street (Figure 4.5). The existing building detracts from the surrounding townscape of the listed building, with the scale, materiality and design of the supermarket contrasting with the surrounding area. As such, the current experience of the surrounding streetscene is of vacancy and deterioration.



Figure 4.5 – Image showing relation between the Application Site and the grade II listed East Street School

- 4.31 The impact of the previous application proposals on the significance of this listed building formed a key consideration by the Inspector in their appeal decision, noting that the development would dwarf the school in height, size and massing. As demonstrated in this Heritage Statement and the Design and Access Statement, significant changes have been made to the Proposed Development to reduce its visual impact on the setting of the listed building. As demonstrated in figure 4.6, the southern part of the Site is now formed of two separate buildings which will be further broken up in terms of height and bulk to form a series of gables. This design approach has been directly influenced by the form and character of the school and its surrounding context as illustrated below. The resulting appearance of the development when viewed from the school is significantly improved both in terms of the existing situation and that of the previous refused scheme. The introduction of lower, two-storey projecting gabled wings facing East Street greatly reduces the sense of bulk and height of the development and introduces an active frontage which is in keeping with this part of the setting of the building, forming a transition point between the High Street and the residential area to the north and east.

- 4.32 The use of materials such as yellow and red brick relate well with the architectural quality of the school complex and as such, enhance the inter-relationship with the Site and the surrounding context. The use of brick patterning to add texture is also in keeping with the listed building which features flint and stone. Overall, it is considered that the revised proposals greatly improve on the existing situation and will serve to preserve the significance of the listed building as an element of its setting.

39, East Street & Farm Buildings to West of Rear of No. 39 East Street (grade II)

- 4.33 No. 39, East Street and the associated Farm Buildings form part of a historic farmstead located north of Franciscan Way, to the north-west of the junction where Franciscan Way and East Street converge. The significance of the complex derives from the buildings' architectural and historic interest, exhibiting vernacular styles and demonstrating the development of early farming traditions prior to the evolution of Littlehampton from a fishing village to a popular seaside town.
- 4.34 The group are experienced within an extremely altered townscape, formed by a combination of historic and modern urban development. The immediate setting of the listed buildings is formed by an informal open courtyard, with a central yard, farm houses to the east and outbuildings to the west. This immediate setting is tightly defined by the groups southern boundary wall, which creates a degree of separation between the listed buildings and the thoroughfare of Franciscan Way. The wider setting of the farm buildings has been subject to a significant degree of alteration, with little of its original form remaining. The busy arterial road of Franciscan Way greatly detracts from how the assets are experienced within the surrounding townscape and severs the historic relationship between the complex and the listed buildings to the south along East Street.



Figure 4.6: Illustration of the proposed development from Franciscan Way

- 4.35 The Application Site is a modern element within the group's wider setting and the abandoned backland appearance provides a lack of visual interest and activity within the surrounding townscape. Buildings 2 and 3 of the Proposed Development will not be visible from the listed complex due to the presence of intervening development which includes building 1 which addresses the south side of Franciscan Way. Figure 4.6 provides an indication of the appearance of Building 1 from Franciscan Way. The proposals have been significantly reduced in bulk and scale to ensure they respond positively to the local characteristics of the area. The series of projecting gables is in keeping with the character of the farm complex which features a series of buildings with a varying roofscape of pitched and hipped roofs. The building will be set well back from the street behind the existing flint and brick wall, a positive feature in the setting of the listed complex. The block situated furthest to the east of the Application Site will be set well back, while the two other wings/blocks gradually step forwards as one moves westwards along Franciscan Way. Importantly, additional landscaping and trees planting will be introduced along the north boundary of the Application Site to soften the visual effect.

- 4.36 Overall, the proposals will introduce carefully designed high quality development, repairing the townscape of this part of Littlehampton and removing elements which detract from the setting of the listed farm complex. Importantly, the form of the farm complex and its historic relationship with the Old House, particularly when viewed from the junction of Franciscan Way and East Street will be maintained. Accordingly, it is considered that, overall the special interest of the listed buildings will be preserved.

Vine House (grade II)

- 4.37 The Vine House is located on the northern side of Church Street, to the east of the Application Site. The significance of the building derives from it forming a good quality example of early-18th century vernacular architecture and being demonstrative of the early characteristics of the popular fishing village which led to its transformation into a popular seaside resort.

- 4.38 The listed building is set back from the street and is situated behind its low flint wall. This original element defines the southern boundary of the Vine House's immediate setting which is further defined by the building's associated rear garden to the north and mature hedging to the east. The extended setting is formed of a collection of historic buildings which share a commonality of materials, scale and form, creating a high-quality consistent historic townscape. The exception to this is the modern building situated on the south side of Church Street which is of a notably different style, form and quality to the historic buildings which dominate the street scene.

- 4.39 The Application Site is visible in views from Church Street looking west, forming a prominent feature in the streetscene. Figure 4.7 gives an indication of the current relationship between the Site and the grade II listed Vine House. The existing building does not contribute to the special interest of the listed building, with the former supermarket building exhibiting unsympathetic blank façades, large fascia's and an overly sized tiled roof. This creates a somewhat hostile appearance capping the end of Church Street.



Figure 4.7 – Image showing relationship between the Application Site and the grade II listed Vine House

- 4.40 The design of the revised proposals has been heavily influenced by the context of the surrounding area, so to ensure that its design appropriately responds to the appearance of this part of Littlehampton and Vine House. As previously stated, the southern part of the Site has been separated into two buildings to significantly break up the sense of bulk. Furthermore, the eastern buildings facing East Street has been significantly reduced in height and altered in form to ensure it more successfully addresses the street scene. The use of two wings of a maximum of two storeys is appropriate to its historic context. When viewing the new development from Church Street, it will form an appropriate addition, maintaining the character of the street scene which includes Vine House.
- 4.41 The use of red brick and the introduction of a more traditional domestic roofscape has been designed as a consequence of in-depth studies of the surrounding area. The redevelopment proposals provide an enhancement to the surroundings of the Vine House. Overall, the special interest of the listed building will be maintained.

Indirect effects – Conservation Area

- 4.42 There is a single conservation area within a close proximity to the Application Site, the boundary of which is identified on the heritage assets plan included within Section 2 of this Statement. The significance of the Littlehampton East Street Conservation Areas is assessed in Section 3 of this report.

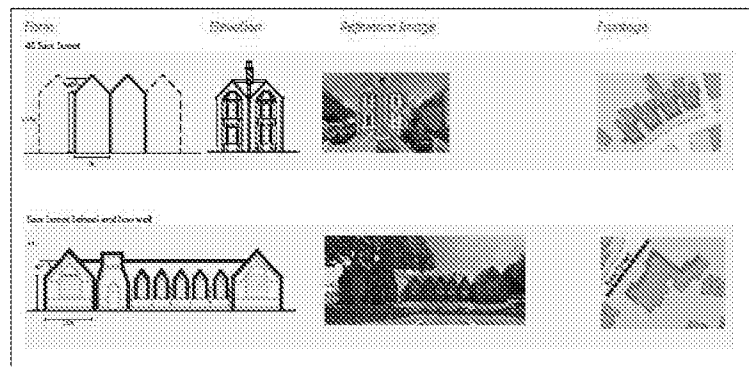
Littlehampton East Street Conservation Area

- 4.43 Littlehampton East Street Conservation Area is adjacent to the Application Site to the east and was designated to protect the area's character and appearance which is derived from the 18th and 19th century surviving street pattern

and associated built form. The character of the area is mainly domestic, however, the variety in age, style, form and function of the buildings contained in it, as well the historic street pattern that surrounds them, significantly contributes to the area's special interest. The core of the conservation area is centred around the collection of buildings at the junction of Church Street and High Street, which includes The Church of St. Mary and the former Manor House. The northern part of the conservation area is more modest in scale and character, with a focus on the domestic style, creating a more enclosed and attractive contrast to the area to the south. The principal materials are red brick, flint and stucco and the high volume of flint walling provides a degree of enclosure to the open spaces.

4.44 The former supermarket building does not relate positively in character and form with the surrounding built characteristics of the conservation area. As demonstrated throughout this Statement, the revised application proposals have been carefully designed to relate with the surrounding area in terms of materiality, scale and form. In particular, the regular rhythm and form of the buildings within the conservation area, as well as their balanced fenestration pattern has greatly influenced the revised proposals. Importantly, the height and scale of the development has been greatly reduced in direct response to previous concerns raised by the Planning Inspector. The buildings take a notably domestic appearance to reflect the characteristics of the adjoining conservation area. The use of regularly spaced gabled elements serves to both break up the bulk of the buildings but also directly relates to the form and rhythm of the buildings within the East Street Conservation Area. In particular, the group of semi-detached flint and brick villas and the East Street School which occupy the east side of East Street has greatly influenced the final development proposals (figure 4. 8).

4.45 The proposals also introduce visual interest and activity, particularly to the southern parts of the Application Site, to reflect the transitional character of this part of Littlehampton, between the High Street and East Street Conservation Area. Features from the previous refused scheme such as the continuous flint wall running along Anchor Springs has been removed and a more active frontage with apartment entrances address the pavement edge or are access via steps. Furthermore, a retail unit will be introduced within Building 3. Regularly spaced large window openings will be introduced with this unit at ground floor level to add activity and interest, with a large shop window on the south side, addressing Anchor Springs. As previously discussed, large windows were considered in this location however this negatively increased the visual dominance of this part of the building in the street scene. Instead, the use of larger regularly spaced windows allows for a positive transition between the two character areas of the High Street and the residential area to the north.



East Street Conservation Area analysis

4.46 In views from key parts of the conservation area, the buildings will form an attractive high-quality contextual addition and will form a significant improvement on the existing situation. Building 3 will be slightly taller than the terraced buildings along the west side of East Street, when viewed southwards from the roundabout. However, this will be no taller than the existing building on the Site and will be below the chimney stacks. Importantly, only parts of the building will be taller as the breaking up of the building into a series of gables serves to reduce the sense of scale and height overall, when viewed from within the conservation area. This contrasts with the existing building which features a large mass and a continuous deep roof form which forms an overbearing addition to the street scene.

4.47 Overall, the replacement of the excessively large tiled roof and the introduction of a more visually appealing frontage to the street scene will, enhance the conservation area's surroundings.

Indirect effects – Locally Listed Buildings

4.48 Arun District Council maintains a list of 'Buildings and Structures of Character'. Inclusion on the list constitutes such buildings as non-designated heritage assets. The location of those which fall within close proximity to the

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- 4.57 As part of the revised design of the proposals, great weight has been given to the conservation of the heritage assets identified in this report, to ensure their significance has informed the design, materiality and form of the Proposed Development. Changes to the height, bulk, scale and form of the proposals and the separation of the development into three buildings will serve to conserve elements of the setting of the neighbouring listed buildings and East Street Conservation Area.
- 4.58 In accordance with paragraph 193, of the NPPF, the conservation of the designated heritage assets has been given great weight. As demonstrated in this Heritage Statement, the proposals have sought to minimise and mitigate the impact of the proposals on the significance of the designated heritage assets to such an extent that their significance will be preserved. Accordingly, it is not considered that the policy tests set out in paragraphs 195 and 196 of the NPPF do not apply as the proposals will not cause harm.
- 4.59 Paragraph 197 required the balancing of proposals which affect the significance of non-designated heritage assets, having regard to the scale of the harm. As demonstrated in this Heritage Statement, the revised proposals would not cause harm to the significance of the Former Gratwick Arms Public House as a non-designated heritage asset. Consequently, the balancing exercise required to be undertaken as part of this paragraph is not required.

Local Planning Policy

- 4.60 The proposals are in accordance with Policy HER SP1 of the Arun District Council's Local Plan (2018), in that the changes proposed are sensitively designed and constructed of appropriate materials to ensure that the special interest of the surrounding heritage assets is conserved.
- 4.61 The proposals are in accordance with Policy HER DM1 of the Local Plan (2018), being sensitively designed so to preserve the setting of the surrounding listed buildings.
- 4.62 The proposals are also in accordance with Policy HER DM3 of the Local Plan (2018), being constructed from appropriate materials and to an appropriate scale, acknowledging the character and appearance the Littlehampton Conservation Area, thus preserving its special interest.

Summary

- 4.63 In accordance with paragraph 189 of the NPPF, the significance of the heritage assets (both designated and non-designated) which will be affected by the application proposals have been described in this Statement. A clear understanding and appreciation of the significance of the designated heritage assets has informed the evolution of the revised proposals.
- 4.64 In conclusion, the application proposals will preserve the significance of all the heritage assets. The application proposals are therefore in accordance with the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and relevant regional and local policy and guidance including the Arun District Council Adopted Local Plan (2018).

5 Conclusion

- 5.1 In accordance with paragraph 189 of the NPPF, the significance of the designated heritage assets which will be affected by the application proposals have been described in this Statement. A clear understanding and appreciation of the significance of the heritage assets has informed the evolution of the revised proposals. In conclusion, the significance of all the listed buildings identified, as well as the character and appearance of the Littlehampton East Street Conservation Area will be preserved.
- 5.2 The application proposals are therefore in accordance with the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and relevant regional and local policy and guidance including the Arun District Councils Adopted Local Plan (2018).

Appendix 1: Heritage Planning Policy Context

National legislation

The applicable legislative framework includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended); and
- The Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990

With regard to applications for planning permission affecting the setting of statutory listed buildings, Section 66 of the Act states that:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

Section 72 of the Act states that:

‘in the exercise of planning powers within a conservation area, the decision maker is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area’.

Thus, the statutory provision is satisfied if the development does one thing or the other, and there will be cases where proposals will both preserve and enhance a conservation area. The meaning of preservation in this context is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

Recent case law⁵ has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas.

National Planning Policy

National Planning Policy Framework (2018)

The National Planning Policy Framework (NPPF) was introduced in July 2018 and provides a full statement of the Government’s planning policies. One of the core planning principles is that planning should:

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 Conserving and enhancing the historic environment, sets out the Government’s policies regarding planning and the historic environment.

⁵Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

In determining applications paragraph 189 requires that an applicant provide a description of the significance⁶ of any heritage assets affected, including any contribution made by their setting⁷. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential effect of the proposal on their significance.

Paragraph 192 sets out the considerations to be made by the local planning authority in determining planning applications. These are; the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and, the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 and 194 applies to the consideration of the effect of proposed development on the significance of a designated heritage asset⁸, noting that great weight should be given the asset's conservation⁹ - the more important the asset, the greater the weight should be. This includes the setting of a heritage asset. It is noted that significance can be harmed or lost through alteration or destruction of the asset itself or, by development within its setting.

As heritage assets are irreplaceable, any harm or such loss requires clear and convincing justification. It is noted that substantial harm or loss of a grade II listed building or park or garden should be exceptional and substantial harm or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 195 relates to where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset. Local planning authorities should refuse consent in these circumstances unless it can be demonstrated it necessary to deliver substantial public benefits that outweigh such harm or loss. Alternatively, the nature of the heritage asset prevents all reasonable uses of the Site; and, no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and, the harm or loss is outweighed by bringing the Site back into use.

Paragraph 196 applies where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset. In these circumstances the harm should be weighed against the public benefits of the proposal. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 197 considers the effect of an application on the significance of a non-designated heritage asset and states that this should be taken into account in determining an application. In decision making, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets according to paragraph 200. Proposals which make a positive contribution or better reveal significance should be treated favourably. Paragraph 201 confirms that not all elements of a conservation area will necessarily contribute to its significance.

⁶ **Significance** – The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF Annex 2: Glossary)

⁷ **Setting of a heritage asset** – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2: Glossary)

⁸ **Designated Heritage Asset** – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area under the relevant legislation (NPPF Annex 2: Glossary)

⁹ **Conservation** – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF Annex 2: Glossary)

Planning Policy Guidance (2014)

Planning Practice Guidance (PPG) 2014 has been issued by the Government as a web based resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

The PPG provides guidance on the implementation of the NPPF. At section 2, it is noted that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Historic England Guidance – Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets' (December 2017). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings' (10th December 2005), 'Managing Local Authority Heritage (2nd June 2003)', 'HEA7: Local Heritage Listing' (May 2016), 'HEA10: Listed Buildings and Curtilage (21st February 2018) and, 'HE12: Statements of Heritage Significance (October 2019) provide further information and guidance in respect of managing the historic environment.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that ‘development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.’

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates ‘Seeing the History in the View’ (2011) and ‘Setting of Heritage Assets’ (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;

- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Local Planning Policy

Arun District Council Adopted Local Plan (2018)

The Arun District Local Plan 2018 was adopted by resolution of Full Council on 18th July 2018. The Local Plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011-2031. The main aim of the Local Plan (2018) is to encourage sustainable development and manage future growth whilst ensuring that change across the District is appropriate to meet local need.

Arun's Local Plan strategic objective for the historic environment is to:

'Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity'

Policy HER SP1 specifically relates to development within the historic environment. The salient points relating to the application proposals are as follows:

‘The Local Authority will grant permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Building or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above; including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority’.

POLICY HER DM1 specifically sets out the council’s policies in relation to development which affects statutory listed buildings. The salient points in relation to the proposals are:

‘Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building’s exterior;
- c. Protect the architectural and historical integrity and detailing of a listed building’s interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect and where possible enhance the setting of the building’

POLICY HER DM2 sets out the local authority’s policies in relation to development which affects Locally Listed Buildings or Structures of Character. The policy focusses solely on the identification of Locally Listed Buildings and applications which seek to demolish and extend such buildings.

POLICY HER DM3 relates to the council’s policies towards development that affects Conservation Areas. The policy states:

In order to preserve or enhance the character and appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;

- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area

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

5401 AVON ROAD (North Side) Avon House TQ 0202 1/21

II

2. Early C19. Sometime 'Priest's House' and latterly an inn. 2 storeys. 2 windows. Cobbles with brick dressings and quoins. Painted over. Glazing bars intact. Doorway with pediment over supported on brackets. Blind panel over. Tiled roof, 1 storey single window slate roofed extension to left.

Listing NGR: TQ0291702216

Selected Sources

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

National Grid Reference: TQ 02917 02216

Map



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GARDEN WALL FRONTING AVON HOUSE

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: GARDEN WALL FRONTING AVON HOUSE

List entry Number: 1353768

Location

GARDEN WALL FRONTING AVON HOUSE, AVON ROAD

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: 297450

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 AVON ROAD (North Side) Garden Wall fronting Avon House TQ 0202 1/21A

II

2. Cobble wall in front of Avon House and extending 40 yds westwards. 3 to 5 ft high. Cement finish. Later patching and repairs especially to upper courses (including some modern brick).

Listing NGR: TQ0290702216

Selected Sources

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

National Grid Reference: TQ 02907 02216

Map



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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

5401 EAST STREET (West Side) ----- No 37 (The Old House) TQ 0202 1/34

II

2. C18, restored. 2 storeys and attic. 5 windows, 2 hipped dormers in tiled roof. Faced with knapped flints. Red brick dressings, sill band, band and quoins. Moulded wooden eaves cornice. Central entrance with 4-centred arch (modern) over. North side has 1 window and modillion eaves cornice. Modern porch.

Listing NGR: TQ0295202244

Selected Sources

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

National Grid Reference: TQ 02952 02244

Map



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EAST STREET SCHOOL (YOUTH CENTRE)

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: EAST STREET SCHOOL (YOUTH CENTRE)

List entry Number: 1353771

Location

EAST STREET SCHOOL (YOUTH CENTRE), EAST STREET

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: 297468

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

TQ 0202 1/63.aa; TQ 0302 1/63

EAST STREET (East Side), East Street School (Youth Centre)

II

Circa 1878. Single storey in traditional materials - cobbles with brick dressings, plinth band, toothed eaves band, quoins and gable edges. Five pointed windows wider gables; flanked by two projecting wings with wide windows which have multiple brick cogging in pointed heads. Ornamental openwork terracotta panels in gables over these wings. Tall decorated chimney at rear.

Listing NGR: TQ 02982 02213

Selected Sources

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

National Grid Reference: TQ 02982 02213

Map



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List Entry Summary

Name: LOW WALL IN FRONT OF EAST STREET SCHOOL

Location

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

District: Arun

Parish: Littlehampton

Grade: II

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

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

UID: 297469

List entry Description

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

TQ 0202 1/63A

EAST STREET (East Side), Low wall in front of East Street School

II

Low wall of cobble with brick quoins, base and upper courses. Low contemporary ironwork between merlons.

Listing NGR: TQ0298202213

Selected Sources

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

Map



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39, EAST STREET

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: 39, EAST STREET

List entry Number: 1190860

Location

39, EAST STREET

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: 297464

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

5401 EAST STREET (West Side) ----- No 39 TQ 0202 1/22

II

2 C Date stone J J over 1722 2 storey farmhouse. 1-2-1-1 windows. Still in use, as also sheds and stables at rear. Tiled roof. Knapped flints, squared in central J bays with red brick, and occasional grey headers, for dressings quoins and interval strips. Former cottage at North end pebble faced. Casement windows under cambered arches. 4 on ground floor, 3 on 1st floor. Central entrance with recent timber porch; blind brick dressings over.

Listing NGR: TQ0296302282

Selected Sources

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

National Grid Reference: TQ 02963 02282

Map



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List Entry Summary

Name: FARM BUILDINGS TO WEST OF REAR OF NO 39 EAST STREET

Location

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: 297465

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

5401 EAST STREET (West Side) ----- Farm Buildings to west or rear of No 39 East Street TQ 0202 1/22A

II

2. C18 or C19 farm buildings at rear. One long range, and a short shed at right angles. 1 storey. Pebble with brick dressings and quoins. Tiled roof.

Listing NGR: TQ0293802291

Selected Sources

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

National Grid Reference: TQ 02938 02291

Map



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VINE HOUSE

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: VINE HOUSE

List entry Number: 1353770

Location

VINE HOUSE, 1, CHURCH STREET

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: 11-May-1949

Date of most recent amendment: 21-Aug-1975

Legacy System Information

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

Legacy System: LBS

UID: 297455

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 CHURCH STREET (North Side) ----- -- No 1 (Vine House) [Formerly listed as No 4 (Vine Cottage)] TQ 0202 1/18 11.5.49.

II

2. 1 Date stone S H it over 1727. 2 storeys. 3 windows and 3 blind window spaces. Squared knapped flints with red brick dressings, quoins, stringcourse and modillion eaves cornice. Tiled roof. Glazing bars missing. Early C19 trellised wooden porch with pointed canopy. Pebble walling at sides. Later 2 storey wing at rear, rubble with brick dressings.

Listing NGR: TQ0295702157

2. Selected Sources

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

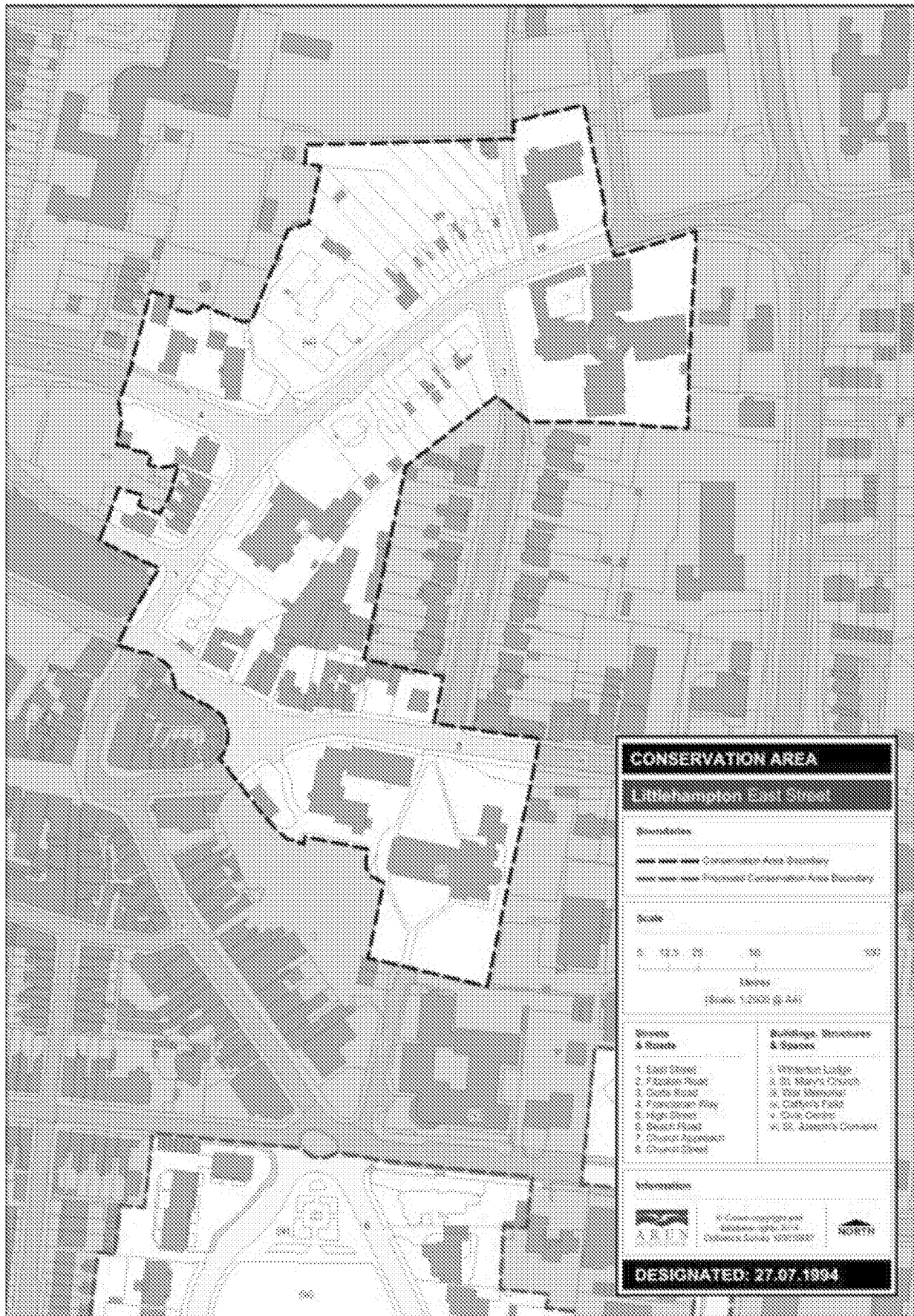
National Grid Reference: TQ 02957 02157

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Appendix 3: Littlehampton East Street Conservation Area Map



Littlehampton East Street Conservation Area Map. Source: Arun District Council

Appendix 4: Historic Maps

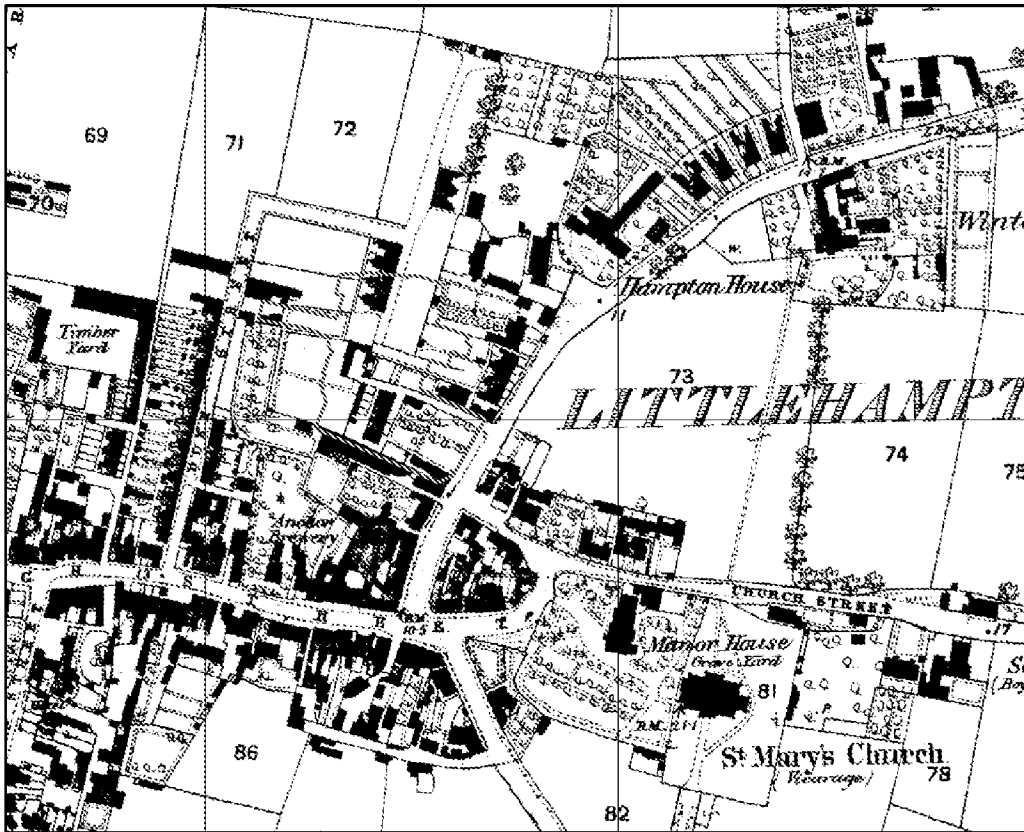


Figure A.1. 1876 Ordnance Survey Map (Site location marked in Red). *Source: Promap*



Figure A.2. 1911 Ordnance Survey Map (Site location marked in Red). *Source: Promap*

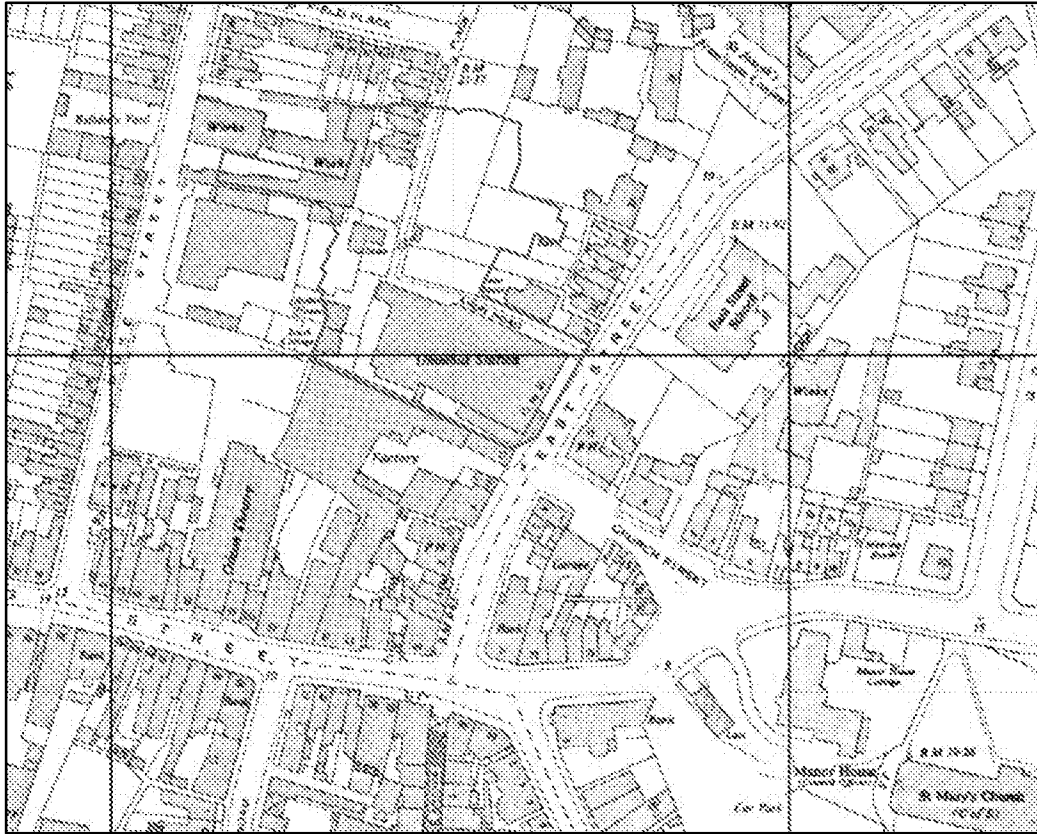


Figure A.3. 1958 Ordnance Survey Map (Site location marked in Red). **Source:** Promap



Figure A.4. 1966-1968 Ordnance Survey Map (Site location marked in Red). **Source:** Promap

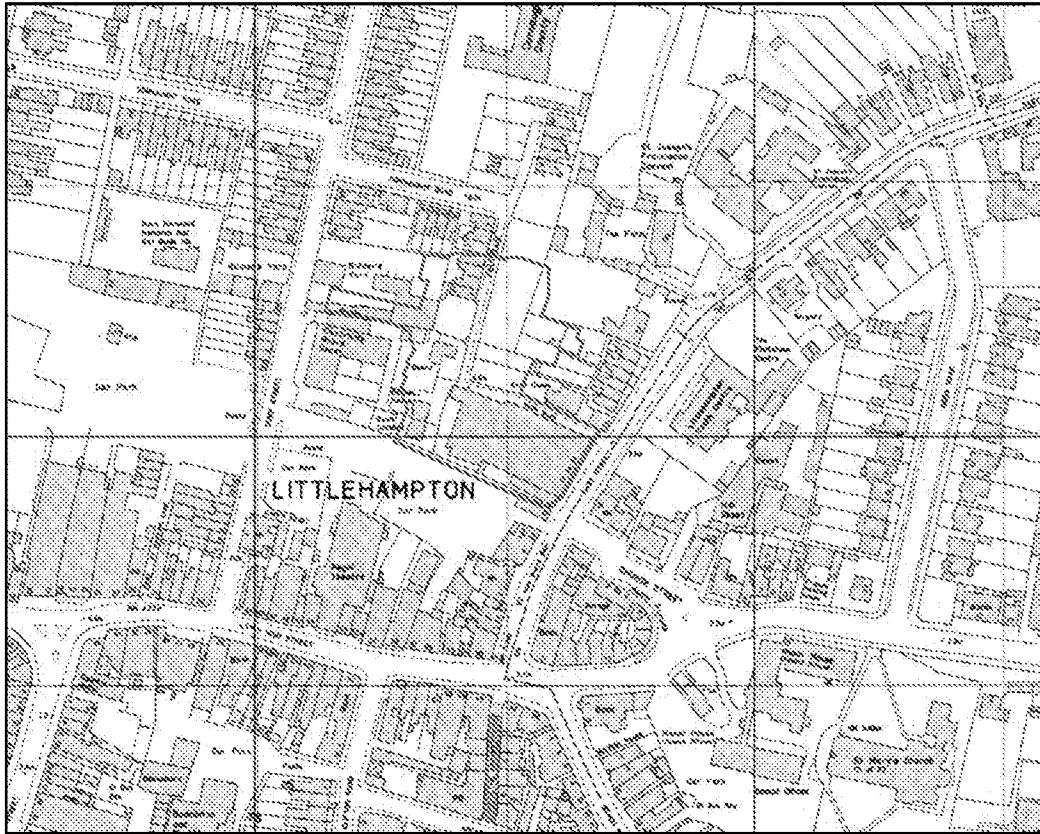


Figure A.5. 1976 Ordnance Survey Map (Site location marked in Red). **Source:** Promap



Figure A.6. 1987 Ordnance Survey Map (Site location marked in Red). **Source:** Promap

Paul Crisp
Director – Heritage
Planning, Development and
Heritage
30 Warwick Street
London
W1B 5NH

Lauren Way
Associate Director – Heritage
Planning, Development and
Heritage
30 Warwick Street
London
W1B 5NH

Nick Pond
Graduate Consultant – Heritage
Planning, Development and
Heritage
30 Warwick Street
London
W1B 5NH

jll.com

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