

Proposed internal strengthening works at 1st floor level

1.0 Introduction

Internal strengthening works are required to the property at 1st floor level as a result of evidence of movement following removal of an internal wall previously granted under LU/256/17/L.

2.0 The Site

2.1 Description

The site is located in the heart of Littlehampton, West Sussex located within a short distance from the River Arun with River Road itself comprising of a part single traffic/dual traffic access linking the centre of the town (Surrey Street) with the more central locations of Gloucester Road adjacent to the train station and the A259 ring road next to the retail area where the main road passes over the River Arun.

The site lies with a conservation area.

2.2 Existing buildings

The existing house is Grade 2 Listed and was probably built around 1840. The property has various out-buildings which have been built at different stages. There is a large long narrow addition to the rear of the main house which has been finished with a flat roof.

The adjacent building 12a was formerly the location of the Littlehampton Museum which has subsequently relocated to The Manor House in Church Street, with this building now being used as a single dwelling house. 10 River Road is also a Listed building of similar age and has been subject to a large two storey replacement extension on the boundary with no. 12 within the last 2 years. There are numerous more modern light industrial units located to the rear (north west) corner of the site and a very modern development located immediately to the north of the site, this development is known as Antonia Court and was probably built into the 1970's.

2.3 History

The existing house was probably built around 1840 and it is likely the property would have had maritime links; it is reputed that numerous properties in the immediate River Road area would have been occupied by sea captains' families. 12 River Road is more unique than others into the street scene being more of a grand nature than others and may have even been used as a seaside residence for aristocracy from London or other larger inland cities.

The property appears to have been retained in pretty much its virgin condition with main of the external and internal features remaining to this day, in place. The long narrow addition on the western boundary has been completed in a somewhat unsympathetic flat roof but there is no historical evidence to indicate when this was taken place.

It is believed the upper pitched roof second storey was added on top of the original flat roof where there are signs of its existence. This was carried out in an unconventional way. While the wall previously removed under LU/256/17/L was not a traditional load bearing wall in the true sense of the meaning, it is believed it may have offered some degree of support to the upper structure as there are signs of movement since the wall was removed. These remedial works will address any potential concerns.

From investigations with the local authority, there are the following most recent applications;

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| LU/256/17/L | Application for LBC to remove 1st floor partition to create large sitting room |
| LU/307/14/L | Application for Listed Building Consent for refurbishment works to out-building to create hobby room & include internal works |
| LU/215/10/L | Application for Listed Building Consent to remove section of internal non-load bearing ground floor wall and associated remedial works to create 'protected' staircase. |
| LU/160/09/L | Application for Listed Building Consent for provision of new en-suite bathroom to existing 2nd floor loft |

3.0 Context

3.1 Urban Environment

The neighbouring properties on the north side of Rover Road are a mixture of character properties of varying ages and periods, many of a terraced nature but occasionally a semi-detached arrangement.

On the southern side of River Road, you have the newly completed waterside development which is no more than 5 years old. This offers a vast array of many flats, houses and townhouse over 2 and 3 storeys and in some instances even more storeys. This development ties in with commercial uses directly alongside the River including restaurants, cafes, the 'Look and See' observation tower and the Lifeboat station.

The majority of the building roofs in the surrounding area are pitched reflecting the traditional building techniques of the times when they were constructed.

On-street parking is proceeding on the north side of the road for the older properties whilst predominantly off-street parking is provided on the south side to coincide with the new waterside development,

The urban environment will not be affected by the proposed works as they are internal.

3.2 Character Study

12 River Road is quite unique in its styling probably being one of the more attractive properties within the streetscape and remains to this day an excellent example of a period property of its day but one that must also not be neglected, it is important to keep on top of any maintenance issues associated with a property but in particular to a Listed Building and its character features.

The proposal will address any concerns about potential movement in the property whilst having no detriment on the layout, fabric or construction of the building.

4.0 Design Approach

There will be no external impact on the property as a result of these works.

A structural engineer has assessed the works and carefully considered the design solution taking into account the existing site constraints and fabric. The new beam will be positioned below the ceiling to avoid disruption to existing ceilings. It will be boxed in with plasterboard for fire protection. The vertical post will be positioned within the partition to conceal its presence.

Every effort will be taken to match and make good materials wherever possible including, skirting's and floor boards.

A separate Building Regulations application has been submitted to the local authority for their agreement.

5.0 Conclusion

The final design is considered sympathetic to the building with the least amount of effect on the existing property.

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