

HERITAGE ASSET STATEMENT & IMPACT ASSESSMENT

5 SELBORNE PLACE, LITTLEHAMPTON,
WEST SUSSEX BN17 7NH

PROPOSED SINGLE STOREY REAR EXTENSION &
ASSOCIATED WORKS

Introduction

The purpose of this **Heritage Asset Statement & Impact Assessment**, is to inform & support the application for Planning Permission. The statement will provide the **description of significance** of the application site- 5 Selbourne Place, a distinctive & attractive Victorian building (identified as a *building of character*), that can be considered to be a Non-Designated Heritage Asset (NDHA), with front & rear gardens & space, which is located within the Littlehampton Seafront Conservation Area.

An assessment of the **impact of the proposals** (& any consequential potential possible harm) to the interest & special interest, character, appearance & significance of these heritage assets will be considered, assessed & evaluated.

The statement has special regard to sections 66(1) & 72(1) of the Planning (Listed buildings and conservation areas) Act 1990, as the site includes the wider setting of listed buildings (nos. 1 & 2 Selbourne Place) & is within the designated conservation area, & is to satisfy the provisions of the National Planning Policy Framework (NPPF), Ministry of Housing, Communities & Local Government, December 2024: 12- Achieving well-designed places &, in particular, 16- Conserving and enhancing the historic environment; Statements of Heritage Significance- Analysing significance in heritage assets- Historic England Advice Note 12 (October 2019); & Arun District Council local plan (2011- 2031) & other relevant planning, design & technical guidance in relation to Arun District Design Guide (2021) & in particular the pre-application advice reference PAA/32/25 with regard to the earlier proposed extensions- part single & part 2-storey- (letter dated 5 June 2025).



5 Selborne Place (partly with scaffolding) viewed from Selborne Road looking south.

Background

5 Selborne Place- The Friendly Fish Day Nursery- is the eastern part of a substantial pair of 3 storey, with attics, Victorian houses (with no. 6- the western half) located to the south of Selborne Road & to the north of Irvine Road, set back from the seafront, which lies to the south, behind South Terrace, Beach Crescent, The Green & the promenade. The historic core of the Littlehampton Seafront Conservation Area is to the east, centred on South Terrace & Western Road. The other Littlehampton conservation areas are at some distance to the north & west.

Nos. 1 & 2 Selborne Place- as they are in a relatively unaltered condition- are Grade II listed buildings. Nos. 1 & 2 (the easternmost pair), 3 & 4 and 5 & 6 form a group of large semi-detached houses, built in 1865 by the distinguished Victorian architect, William White, on the Arundel Estate land of the Dukes of Norfolk.

The former house, no. 5- now The Friendly Fish Day Nursery- was designed in a variant of the Victorian Gothic Revival style, with dark brown brick walls & red brick detailing to pointed arches & window surrounds & some tile hanging, to irregular gabled dormers.

The relevant parts of the list description of **nos. 1 & 2** is copied below.

GV II Pair of semi-detached houses, currently divided into flats. Built circa 1865 by the architect William White(1825-1900) as seaside homes: No. 1 for his own family's occupation and No. 2 for that of his brother Henry. The builder was Robert Bushby (1813-1900). In Gothic Revival style. Some minor C20 alterations.

MATERIALS: Built of brown brick in Flemish bond with irregular horizontal bands of red brick and tiled gables. Tiled roofs with terracotta ridge tiles and five brick chimneys.

PLAN: Semi-detached pair, mainly of three storeys and attics with three windows each to the south side and irregular fenestration to the north or entrance front. The staircases are situated at the centre of the entrance front with principal rooms facing south towards the sea and folding partitions between the two south ground floor rooms.

EXTERIOR: The north entrance fronts have central two storey gabled projections containing entrance porches and staircase windows. Each house has a pair of Gothic arched casement windows on the first floor with trefoil heads and stained glass with floral motifs. The penticed porches have crow-stepped end gables and half-glazed double doors, No. 1 retaining the original stained glass and both having lower panels with diagonally placed planks. Behind these doors are multi-coloured tiled floors to the vestibules and original plank doors with elaborate scrolled iron work hinges. On each side are three storey and attic large tiled gables of alternate courses of red and brown tiles edged by occasional courses of curved tiles, the gable sides facing the centre extending down lower than the other sides.

There are conventional casement windows to the two upper floors but the first floor windows have pointed heads with hood moulding.

One second floor window to No. 2 has been modified and a small tiled gabled projection inserted. Both retain the original attached brick walled service yard with arched doorcase with original ironmongery. In addition No. 2 retains the original upper clay honeycomb walling.

The side elevations are relatively plain with two end chimneystacks but no windows.

The south elevation has three windows to each house, the two central windows on the second floor under small gables, the remaining windows under larger half-hipped gables. The end windows on the first floor have Gothic pointed heads and below are paired windows with Gothic heads. The central windows, which included two splayed bays through two storeys with French windows, have wooden verandahs with concave braced joinery and tiled roof.

The attached original garden wall adjoining the house on the east side is a low clay honeycomb wall, changing into a higher wall to the south east of flint with brick above, terracotta cornice and brick piers at regular intervals. On the south side the garden wall is a low flint wall with clay honeycomb walling above.

Proposals affecting heritage assets

The heritage assets involved are the Littlehampton Seafront Conservation Area & the settings of nos. 1 & 2 Selborne Place, as Grade II listed buildings, together with the settings of nos. 3 & 4 and no. 6- as NDHAs & as a part of the original 1865 group of paired houses.

The proposed single storey rear extension facing towards Irvine Road & the associated alterations, would, to some extent, be visible from the public realm & have some limited degree of impact to the character & appearance of the conservation area.

Considering potential impacts

The design of the single storey rear extension (refer to the architect's detailed annotated drawings & materials specification) seeks to result in a subordinate & low-key addition, that realistically has only minimal impact & essentially no actual harm to the key significance of the Victorian Gothic Revival external character & appearance of this distinctive, interesting & attractive building.

Great weight is given to the asset's conservation (as sought in NPPF paragraph 212) in the consideration of the likely impacts of the relatively small extension & any potential impact to the adjacent buildings- nos. 4 & 6- & the wider setting of the listed buildings- nos. 1 & 2. The semi-detached pair, nos. 3 & 4- currently a restaurant & a club- already have extensions of a similar scale & form. Any possible impact to no. 6, paired with no. 5, is considered to be only minimal & not in any way amounting to a meaningful degree of any harm.

Due to the recessive nature & appearance of the proposed extension & the relationship to the existing building & context, it is not considered that there would be any likely perceptible possible harm to the character & appearance of the street scene & this part of the conservation area.

Conclusion & comment

Conservation should be about positive change for the future & not be seen as being about resisting change... A creative, pragmatic & flexible approach, with informed judgements & thoughtful compromises to encourage the best overall outcomes... So long as historic structure, fabric & character are respected, alterations & extensions can add greatly to the character & appearance of a building in a changing world.

(Conservation Professional Practice Principles, IHBC 2017, re-issued 2021 & 2024).

Permanence is an illusion- change is inevitable- & has to be carefully balanced against any possible potential harm to the significance of heritage assets involved. Clearly, there is no meaningful harm whatsoever to historic structure, fabric & character to any of the nearby listed buildings or NDHAs only their settings are potentially affected. The impact to the key relationship to the group, nos. 1- 6 Selborne Place, as *buildings of character* & the conservation area in general, of the extension proposed is realistically relatively minimal & can be considered as a neutral minor change only.

Any possible *less than substantial harm* (in terms of NPPF paragraph 215- i.e. to the designated heritage assets- the wider setting of nos. 1 & 2, as Grade II listed buildings, & the Littlehampton Seafront Conservation Area; & paragraph 216- regarding the direct or indirect effects of the proposals to the NDHAs involved, no. 5 together with nos. 3, 4 & 6 within the group) is considered to be outweighed by the clear public benefits of provision of the thoughtfully designed, most useful & viable space for the day nursery- as a valued community resource.