

**THE MANOR HOUSE,
CHURCH STREET,
LITTLEHAMPTON,
WEST SUSSEX**

**HERITAGE STATEMENT
TO ACCOMPANY
LISTED BUILDING APPLICATION
FOR REMEDIAL WORK TO EAST ELEVATION OF THE MANOR HOUSE**

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INTRODUCTION

The application comprises remedial work to the east elevation of The Manor House.

HISTORY OF THE BUILDING

The Manor House is a Grade II listed building and has a listing description as follows:

1. 5401 CHURCH STREET (South Side) ----- Manor House TQ 0202 1/55 TQ 0302 1/55 II 2. Mid C19. Now the Council Offices. 2 storey cement rendered brick building in blocks of 3 windows each slightly staggered and stepped down to the North. Architrave cornice and blocking course. Right hand block is largest and most articulated. Flanked by pilasters with band mitred over, above ground floor with horizontal channelling. Central projecting single storey porch with cornice and blocking course; flanked by glazing bar sashes set in pilastered recesses. Glazing bar sashes on 1st floor. Centre block articulated by vertical 2 storey recesses for glazing bar sashes, divided horizontally by band over ground floor. Left-hand block, a simplified narrower version of the right hand block with a projecting porch slightly overlapping the centre block.

The Manor House was built between 1790 and 1830 on the site of Manor Farm, and was owned by the Duke of Norfolk. The earliest part of the building is to the right of the west elevation – where the main entrance is located – with two subsequent extensions being added shortly after the original construction. It was originally occupied by Stephen Olliver – a shipbuilder – together with his family and four servants. The property remained a private house until 1932 when it was purchased by Littlehampton Urban District Council and converted into offices for their use. It was opened as offices in March 1934. A number of extensions and alterations have been carried out in different phases, and all of these have been carried out in a sympathetic style, scale and appearance. The Manor House now houses both the offices of Littlehampton Town Council and also the Littlehampton Museum. The building was Listed on 21 August 1975.

DESIGN PRINCIPLES AND CONCEPTS RELATING TO LISTED BUILDING STATUS

The Manor House is clearly of some architectural and historic interest, which retains much of its original form and appearance.

The intention is to restore the east elevation of the Manor House – from where a modern office block has recently been removed – back to the broad appearance that it had prior to the erection of the offices. The plaster finish to this wall has recently been removed which has revealed clear evidence of the original positions of windows and other architectural features. The original windows would remain bricked up, but would be recessed within the elevation to form ‘blind’ windows. The original detailing of the parapet, cornice and horizontal banding would be re-introduced to result in a harmonious and unified appearance to the property as a whole.

Listed Building consent (ref LU/14/13/L) was granted on 14 March 2013 which included making good work to the east elevation. The work detailed within this approval was relatively hypothetical and made various assumptions. The plaster finish to this wall has recently been removed which has revealed clear evidence of the original appearance and configuration. The detailed proposals for the making good to this elevation have been revised accordingly and this Listed Building application seeks approval for those alterations.

We believe our proposals for the alterations to this elevation of the Manor House are a sensitive and sympathetic approach to improve and enhance the general character, appearance and setting of the building in an appropriate manner, and would reinstate original features.

ASSESSMENT OF PHYSICAL CONTEXT

The building is located in an urban location to the eastern edge of Littlehampton town centre and comprises a grade II listed Manor House. The site is located within the East Street Conservation Area, which contains buildings of a great variety of ages (although the majority are Victorian / Edwardian), with associated differences in style, form, function and materials.

DESIGN PRINCIPLES - THE USE

The current use of the building shall not be affected by the proposals.

EVALUATION

The importance and significance of the building has been evaluated, and we are of the opinion that although the remedial work to the east elevation would not damage the integrity of the historic structure or fabric. Indeed, it would largely restore the appearance of this elevation back to how it appeared prior to the construction of the adjacent modern office building which has recently been demolished.

SUMMARY

In conclusion, we believe the appearance and setting of the grade II listed Manor House would be improved through the proposed work.

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