

HERITAGE STATEMENT
FOR
12 RIVER ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 5BN

Proposal to remove an internal non loadbearing 1st floor partition

1.0 Introduction

While the property is generous in overall size the rooms are typically small and increasingly these small rooms do not lend themselves to a modern family and their needs. There is not a large enough sitting room to meet their needs. By creating the one large room at 1st floor it will achieve this.

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 within 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 many 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.

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

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| 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 bedroom including internal and external drainage |
| LU/252/08/L | Application for Listed Building Consent for new pitched roof over existing out building |

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 provided 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 1st floor layout is reasonable in scale but is made up of numerous smaller rooms – whilst this is not unusual for a property of this character it does result in no one large family reception room in the property when considered against the scale of the property. The proposal will address this in terms of making the areas more practical and usable 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 partition in question and deemed it non loadbearing and not requiring any form of structural support.

The partition is lightweight and may not even be original. Every effort will be taken to match and make good materials wherever possible including, skirting's and floor boards.

The existing second door into the room will remain in place to give the appearance, from the landing; of its being two separate rooms. This will also lend itself to easy reinstatement should this be considered in the future.

Building control has indicated there is no need for a formal Full Plans application as the works are non loadbearing and do not affect the means of escape to the property.

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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