

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

Proposal for refurbishment works to out-building to create a hobby room & include internal works
LU/307/14/L



1.0 Introduction

The proposal comes about as a desire by the applicant to rationalise the existing out-building which is currently under-utilised and a wasted space. It is currently accessed by doorways leading from the garden with no internal access from the house. Refurbishment of the building will bring it back into a good function use.

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 in recent times. There are numerous more modern light industrial units locate 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. The former market site is currently being redeveloped.

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.

From investigations with the local authority, there is no other planning history available.

3.0 Context

3.1 Urban Environment

The neighbouring properties on the north side of River 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 proposal is a stand-alone project and will not affect the original house in terms of the layout, fabric or construction of the building.

4.0 Design Approach

Sensitive refurbishment including thermal upgrading works and damp-proofing measures will extend the lifespan of the building enabling it to be used for practical purposes such as a hobby room as planned. The existing first floor will be retained with an additional area being reinstated at the northern end of the building. Please refer to the schedule of works and structural engineers report attach to this application for the full extent of the works.

5.0 Conclusion

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

