

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REVISIONS AND ADDITIONS TO ARGYLL HOUSE, 1 RIVER ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 5BN

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for permission to repaint a main entrance door in an appropriate colour; to replace an out-of-character door and paint in the same colour; to erect a wooden shed in the enclosed garden to the rear of the property; to install a traditional cast iron woodburner in the existing fireplace in the living room; to install a radiator in the ground floor cloakroom; and to change the floor covering in the study. The property is a Grade II listed, detached three-storey (plus basement) house that lies towards the eastern end of the River Road Conservation Area in Littlehampton (see figure *Argyll-House-BN17-5BN-conservation-area-map.png*).
2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. If further information beyond this is required, please advise the petitioners.

HERITAGE

Context

3. Historical Context. The current owners of the property (as of 7 August 2018) have little documented historical information about the property. The architectural survey and legal enquiries prior to purchase dated it as being built in 1823. A detailed internet search reveals no additional information, other than an image held by Littlehampton Museum that shows the property circa 1890 (see figure *Argyll-House-BN17-5BN-historic-River-Road.png*). It is architecturally in its current form, although the wall to the front is of exposed stone and without railings or formal gates.

There is no documented commentary on the property to be found by desktop research, but it is known that it was Grade II listed on 21 August 1975 and is included in a plan of the Littlehampton River Road Conservation Area designated 00:06:1989 (see figure *Argyll-House-BN17-5BN-conservation-area-map.png*). A search of the Heritage Gateway website and the PastScape website did not provide any further information about the property.

4. Aesthetic Context. The front of the property forms part of a street scene of varied architectural styles and period, including some properties of a similar age. A minority of properties in River Road are listed and many on the River Arun side of the road are 20th/21st century construction. The overall impression of Argyll House on first sight is of a substantial period house with no obvious modern features. To the left hand side of Argyll House (as viewed from the pavement to the house) there is an empty plot of land, owned by Arun District Council. To the rear of the property, behind a high stone wall, lies the garden of the White Horse public house.

5. Communal Context. This visual appearance of Argyll House from the road is in keeping with the other properties within the River Road Conservation Area. The front of the property makes a positive contribution to the appearance of the Conservation Area and the proposed changes to the doors of the property will only improve this. The rear

garden is not overlooked.

The property

6. History and development. The property known as Argyll House, 1 River Road, Littlehampton, West Sussex is recorded as being constructed in 1823. The basic architectural form of the property is unchanged to the front and sides. At some point prior to the Grade II listing in 1975, a single-storey extension was built at the rear to add a small office and cloakroom.

The Grade II listing (see NGR: TQ0264102032 below) is minimalist in nature. The most recent record of any request for permission to make changes to the property is now known to have been lodged in the 1990s.

7. External Features. The description of the property in the listing (NGR: TQ0264102032) sets the dwelling in context and notes the features of interest as: C19th construction. Cement rendered. Cornice and parapet. Glazing bar sashes, wide on ground and 1st floors, except for altered left hand window of 1st floor. Steps to porch Doric columns, entablature containing segmental arch to front. Panelled door, top 2 panels glazed, and panelled reveals. The roof is of slate. The current owners confirm that with the exception of the door, this remains the situation now.

8. Interior Features. Many original features including 8 working fireplaces. Plaster cornicing and ceiling roses to most rooms. Original staircase and wooden panelling to understairs and part of entrance hall wall. Original sash windows to living room and bedrooms to front of property. Basement kitchen has been modernised in recent years and now has an Aga in the old fireplace recess. Most of the property retains the original floorboards which have been stripped and varnished. Only the top floor bedrooms are carpeted. Internal doors are panelled wood.

Assessment of heritage significance

9. While Argyll House, 1 River Road is a heritage asset, the extent of the fabric that contributes to its visual heritage significance is limited in the first instance to features immediately visible to the front of the house. As such, replacing an out-of-character door (see figures *Argyll-House-BN17-5BN-existing-basement-door.png* and *Argyll-House-BN17-5BN-existing-basement-door-inside.png*) with an appropriate period design of wooden construction and painting both it and the primary front door (see figure *Argyll-House-BN17-5BN-existing-main-front-door.png*) in a heritage grey will only improve visual appeal.

The wooden shed proposed for erection in the rear garden will be anonymous in design but also not significantly visible – if at all – from any other property due to the garden of Argyll House being completely enclosed by stone wall to minimum height of circa 9ft (see figures *Argyll-House-BN17-5BN-proposed-shed-site.png* and *Argyll-House-BN17-5BN-proposed-shed-site-2.png*). The shed will also be painted in a heritage grey colour.

Installation of a traditional cast iron woodburner will complete the original fireplace and enhance the living room (see figure *Argyll-House-BN17-5BN-fireplace.png*). It is also safer and more fuel-efficient than an open fire (see figure *Argyll-House-BN17-5BN-proposed-woodburner.png*).

The study and cloakroom make up a pre-listed single-story ground floor extension. This is single-skin and very cold and damp. A radiator in the cloakroom would help prevent

damp and the addition of wooden flooring over the current tiles would aid heat retention (see figures *Argyll-House-BN17-5BN-cloakroom.jpg* and *Argyll-House-BN17-5BN-existing-study-floor.jpg*).

DESIGN PROPOSALS

10. The aim of the proposed work is to develop the property to improve its appearance, utility and flexibility. The new door and heritage grey paint colour across both it and the front door will help to return the property to an appropriate C19th appearance. The proposed erection of a wooden shed approximately 8 x 10 feet in size will allow motorcycles, bicycles and garden implements and tools to be stored. The cast iron woodburner in the living room will enhance the look and feel of the room and help prevent damp in the chimney and walls. A radiator in the ground floor cloakroom would make a cold room more hospitable and help prevent damp. The addition of a wooden floor in the office would make the room feel warmer and more comfortable and be easier to maintain with footfall to and from the garden.

INVOLVEMENT/CONSULTATION/POLICY

11. The property has been visited by a Senior Compliance Officer, we await any further comments from the Conservation Officer.

12. Advice has also been sought from local building company and renovation companies, who have expressed their professional opinions.

LAYOUT

13. The only change to the layout of the site currently proposed is the erection of a wooden garden shed and the installation of a woodburner in the living room.

SCALE

14. The proposed door refurbishment/replacement will enhance the property in respect of its Georgian heritage.

APPEARANCE

16. The proposed shed example can be seen in figure *Argyll-House-BN17-5BN-proposed-shed-example.png*. The proposed new front example can be seen in figure *Argyll-House-BN17-5BN-proposed-basement-front-door-style.png*. The shed, new basement door and existing main front door will all be painted in a heritage grey colour. The proposed cast iron woodburner can be seen in figure *Argyll-House-BN17-5BN-proposed-woodburner.png*. The style of radiator proposed for the cloakroom can be seen in figure *Argyll-House-BN17-5BN-proposed-radiator-style.png*. The proposed oak flooring can be seen in figure *Argyll-House-BN17-5BN-proposed-study-flooring.png*.

ACCESS

17. Access requirements are set out in Part M of Building Regulations, “Access to and use of Buildings”. Including the basement, there are four floors in the property. The applicability of Part M is limited: there is no intended change of use.

Grade II Listing NGR: TQ0264102032

1, RIVER ROAD

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353775

Date first listed: 21-Aug-1975

Statutory Address: 1, RIVER ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Littlehampton

National Grid Reference: TQ 02641 02032

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5401 RIVER ROAD (North Side) No 1 TQ 0202 1/17

2. Early C19. 3 storey and basement. 2 windows. Cement rendered. Cornice and parapet. Glazing bar sashes, wide on ground and 1st floors, except for altered left hand window of 1st floor. Steps to porch Doric columns, entablature containing segmental arch to front. Panelled door, top 2 panels glazed, and panelled reveals.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297483

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.