

DESIGN AND ACCESS STATEMENT

for

Structural Repair Works

at

9 South Terrace, Littlehampton

Introduction:

9 South Terrace is a Grade II Listed, three storey terraced house from the late C18/early C19. There are three storeys, an attic and a basement.

The house comprises brick walls under a double pitched, slated roof with front and rear parapets. There is a valley running east to west in the centre of the building that abuts a chimney to the west end.

At ground floor level to the front (south) elevation there are steps leading to a round headed doorway with semi-circular fanlight, and a canted bay of three windows. Above, there are two opening French doors with fanlights over, two sliding sash windows and a felted flat roof dormer. The brickwork was originally grey headers to the ground floor and red brick with grey headers above, which have now been painted. There is a modillion cornice and parapet at eaves level, and blind windows between No.s 9 and 10.

There is a later hooded balcony at first floor level, comprising timber components with a felted roof finish and and part glazed privacy screen. It is supported on cast iron columns.

There are two extensions to the rear, of three and two storeys respectively, beneath slated roof coverings. Here the construction is of flint cobbles with brick dressings, part painted. To the rear and side/rear elevations there is a felted flat roof dormer, and a mixture of timber sliding sash and casement windows.

Location:

No. 9 is located at the east end of South Terrace and is situation on the north side of the road. South Terrace is a road in the Littlehampton Seafront conservation area that runs from east to west, and is situated close to the seafront to the south of Littlehampton.

Design

Use: Grade II Listed residential dwelling.

Amount: The floor area of the building is 267.2m² and remains unaltered.

Layout: The internal layout remains unaltered.

Scale: The scale of the building remains unaltered.

Landscaping: The external landscaping remains unaltered.

Appearance: The appearance internally remains unaltered.

Proposal

Further to the removal of finishes approved by application reference, many of the structural elements of the building have now been exposed.

Various elements have deteriorated, and a Structural Engineer's inspection has been carried out and a report prepared, which accompanies this application.

The report confirms and describes the deterioration of the relevant structural building components in further detail, and sets out proposed repairs in principal.

Subsequently, further more detailed repair specifications and specialist designs have been prepared, are proposed and accompany this application.

Conclusion

It is strongly recommended that the repair work is undertaken at the earliest possible convenience, to prevent further degradation of the elements which in time are likely to fail. Further degradation of the identified structural elements is also certain to cause defects to appear within the newly applied finishes fabric should they remain unattended to.

Access

The access remains unaltered.

D Fuller – MRICS – 14/12/20