

Heritage Statement

for

32 and 33 Mariners Quay, River Road, Littlehampton, West Sussex BN17 5DA

1 Introduction

This proposal is to extend the balconies of 32 and 33 Mariners Quay outwards by 1.07m so that their balustrades align with the neighbouring property at 31 Mariners Quay.

The existing balustrade will be re-used and all other materials used in the construction of the extended balconies will be the same as the existing balconies.

This Heritage Statement has been prepared because the properties are located within the River Road Conservation Area.

2 The Site

a) Description

The site is located in Mariners Quay which is a relatively recent development sited roughly in the centre of River Road. It is set between the road and the River Arun on the site of old commercial wharfs.

b) History of the Conservation Area

The River Road Conservation Area is situated to the west of Littlehampton town centre and runs parallel to the River Arun. The River Road Conservation Area was designated in June 1989 and extended in 1991. River Road was originally developed in a number of stages during the first half of the 19th century and is in two sections. The Surrey Street (eastern) end contains all the listed buildings in the road. The western end of River Road comprises smaller properties dating from the mid 1800s and the remains of old warehouses. None of these are nationally listed but several are on the Local List.

The Conservation Area embraces what was originally the Arun Wharf warehouse (now demolished), but excludes the original ARC Wharf. The boundary of the Conservation Area is based on the historical boundaries of the old wharfs and warehouses as they were in 1991 and was never reconsidered when those wharfs were demolished in 1999.

Mariners Quay is roughly in the centre of River Road. It is a relatively recent development built on the site of the two above wharfs. Planning permission was granted for this development in 1999 and the old warehouse buildings were demolished soon after. 1-15 Mariners Quay is built on the site of the ARC Wharf and 16-39 Mariners Quay is built on the site of the Arun Wharf. The new buildings were occupied in 2001.

As a consequence Mariners Quay numbers 1-15 (7-15 face the river) are outside the Conservation Area and yet the identical properties of Mariners Quay 28-37 are within the Conservation Area. Mariners Quay is an attractive development built to modern standards using modern materials but it has little relevance to the character and historical background of River Road.

c) Adjacent buildings

Mariners Quay 28-37 are structurally identical but have all been designed in pairs to have a variety of architectural detailing – some are rendered, some brick and some shiplapped. There are differences in roof designs, some with gables others with dormers. Some balcony balustrades have white painted metalwork with glass infills and others have dark wood rails and slats. There is a variety of styles and materials as an intentional design aim.

However, the balcony balustrades of properties 30, 31, 32 and 33 are all identical and are constructed using white painted metalwork with glass infills.

3. Impact of proposal on the River Road Conservation Area

a) From River Road

The proposal is not visible from River Road and hence there is zero impact.

If it is considered that views from the river banks are relevant, even though these do not form part of the definition of the Conservation Area, then:

b) From the West Bank

There is no change to the rear elevation from the West Bank as the same balustrade as is present now will be re-used. The relocation of the balustrade outwards by 1.07m would not be visible. Hence no impact.

c) From the East Bank walkway

We consider that the proposal will be hard to notice. The balustrade for the pair of balconies at 32 and 33 will be brought forward to align with the identical balcony balustrades for 30 and 31 to give a line of 4 balconies balustrades. This would be exactly the same as numbers 7 to 10 Mariners Quay in the other matching half of Mariners Quay as shown in the photo below.



7 – 10 Mariners Quay balconies

The balcony supports will be different as it will be necessary to install three vertical timber posts at the outer edge of the balcony. However, there are existing fence posts in these locations and the new supports will be very similar in look and position.

All materials will be the same as existing and we believe that there will be no impact for the Conservation Area.

4. Conclusion

The proposal is not visible from River Road and hence no impact. It is only visible from the river walkways where the impact will be negligible.