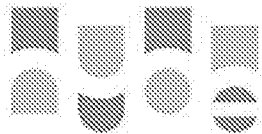


HERITAGE STATEMENT

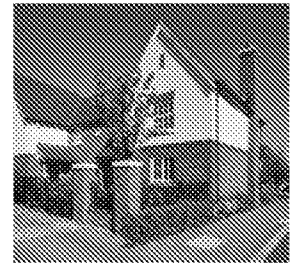
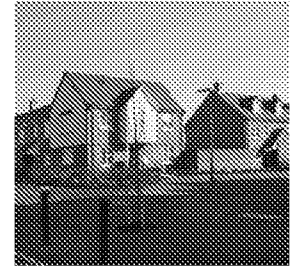
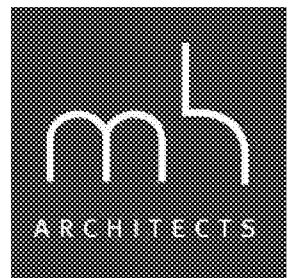


The Hyde Group
Making a lasting difference

Littlehampton Market
Surrey Street
Littlehampton
West Sussex
BN17 5BG

November 2017

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ



HERITAGE STATEMENT

CONTENTS



- 1.0 LOCATION AND DESCRIPTION OF THE BUILDING
- 2.0 HISTORY OF THE SITE AND THE SURROUNDING
AREA
- 3.0 HERITAGE ASSETS
- 4.0 THE PROPOSALS

1.0 LOCATION AND DESCRIPTION OF THE BUILDING



MH Architects Ltd have been commissioned by The Hyde Group to prepare and submit a Planning Application for a scheme at Littlehampton Market.

The site currently stands vacant on Surrey Street, in Littlehampton town centre and is bounded by residential and commercial buildings with flats above.

Although the site itself is not Listed nor does the site lie within a conservation area, the southern boundary of the site abuts a Conservation area with listed buildings located immediately to the south and the north of the application site.

The existing semi detached building joins on to an Italian restaurant to the north. the site is bounded by a public house to the south and newly developed high density affordable housing scheme to the west. There is currently no landscaping to the site.

At the time of writing, the Planning Application reference number for the proposed development is not known.



Figure: Site Location Plan

HERITAGE STATEMENT

1.0 LOCATION AND DESCRIPTION OF THE BUILDING



Figure: Site Aerial, site circled in red (not representative of application boundary)

HERITAGE STATEMENT

1.0 LOCATION AND DESCRIPTION OF THE BUILDING

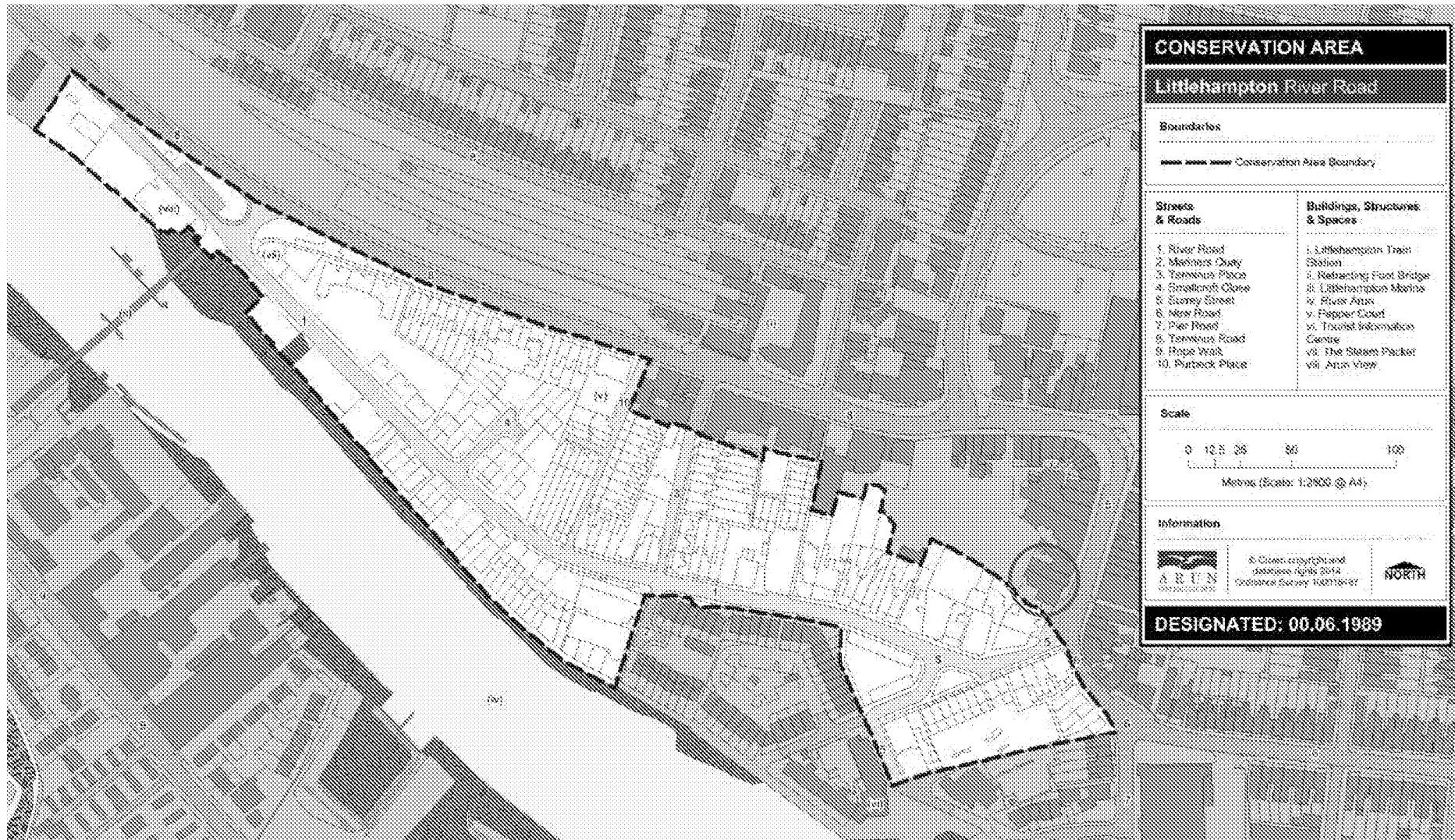


Figure: Site location, (circled in red) in relation to the Conservation Area

HERITAGE STATEMENT

1.0 LOCATION AND DESCRIPTION OF THE BUILDING



Accessed from Surrey Street is the existing building (below). The building is three storeys in height of masonry with a render finish and a pitched tiled roof.

The buildings currently stand vacant at the proposed site is in need of repair.



2.0 HISTORY OF THE SITE AND THE SURROUNDING AREA



Littlehampton is a civil parish within Arun District Council, located 10 miles east of Chichester, 19 west of Brighton and approximately 50 miles south-west of London. Founded by the Saxons, Littlehampton can be dated back to 5th Century.

Originally called Hamm Tum, Littlehampton was founded as a Saxon small settlement by the River Arun. By the 11th Century, Littlehampton had began to develop as a small port, overshadowed by Arundel. The expansion of this port over the centuries led to a new river mouth being cut in 1735, alongside the widen harbour building.

Littlehampton didn't really grow until the 18th and 19th Century, where the town developed from a small fishing community to a popular holiday resort.



Figure: Littlehampton Harbour, as it stand today (courtesy of Google Earth)

Littlehampton didn't really grow until the 18th and 19th Century, where the town developed from a small fishing community to a popular holiday resort. This led Littlehampton into economic success, with the introduction of a railway line and cross channel ferry to France in the late 19th century.

During the 19th Century, a bath house was built in Littlehampton, along with a theatre which opened in 1807 and St Mary Church which was built in 1826.

The population of the town has grew massively over the centuries, from 584 inhabitants in 1801 to a population of over 25,000 today.

The proposed site has stood vacant since 2001, formally used as Littlehampton Indoor Market. The site has a small courtyard to the rear with little parking which is to be retained.

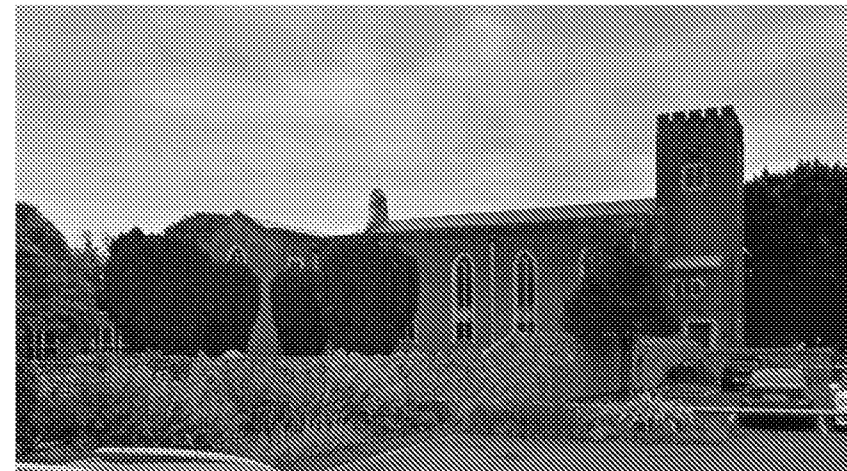


Figure: St Marys Church (courtesy of Google Earth)

HERITAGE STATEMENT

3.0 HERITAGE ASSETS



Littlehampton has three areas of Conservation; the Seafront, River Road, East Street.

The site is located on north-east edge of the River Road Conservation Area. Although not listed itself Old Rectory Court is surrounded by listed buildings, including the immediate neighbouring property The White Hart public house.

The White Hart is a listed Grade II, mid 18th century public house on Surrey Street.

The public house began life as The Swan in 1761 and has had several name changes over the centuries. Following the introduction of the cross channel ferry, the White Hart became the stop off establishment for the costal coach journey between Brighton and Bognor Regis.



Figures: Above; Listed buildings surrounding the proposed site (indicated by blue triangles) courtesy of Historic England. Below left; The White Hart Public House

Further listed buildings within the immediate area are detailed on the following page, all of which are in close proximity of the proposed site.

HERITAGE STATEMENT

3.0 HERITAGE ASSETS



Grade II listed Floyds Corner is a substantial three storey terrace building with brick built facades dates back to the late 18th Century. The entirely residential building was listed in May 1949.

34 Surrey Street is located next door but one to the proposed site and was registered as listed in August 1975). The Grade II listed property is a two storey building with a small shop window on the ground floor. The property is currently occupied by Jimmy Riddles Barbershop and is the successor of Philips Barbershop established 1969.



Figure: Floyds Corner, Surrey Street

Located just north of the site is the Grade II listed building, 20-24 Surrey Street. Currently occupied by several retail and food outlets on the ground floor, with flats above the building was listed in February 1975.

The Old Quay House located at 59 Surrey Street is a Grade II listed building also listed in 1975. The residential building is three storeys in height and lies south of the proposed site.

There is a also a site of Special Scientific Interest within Littlehampton. West Beach Local Nature Reserve, located south-east of



Figure: Jimmy Riddles Barbershop, 34 Surrey Street

the proposed site is part of the Local Nature Reserve (LNR) and the Climping Beach Site of Special Scientific Interest (SSSI), which has national protection. It includes sand flats, shingle, sand dunes and large wooden groyne.

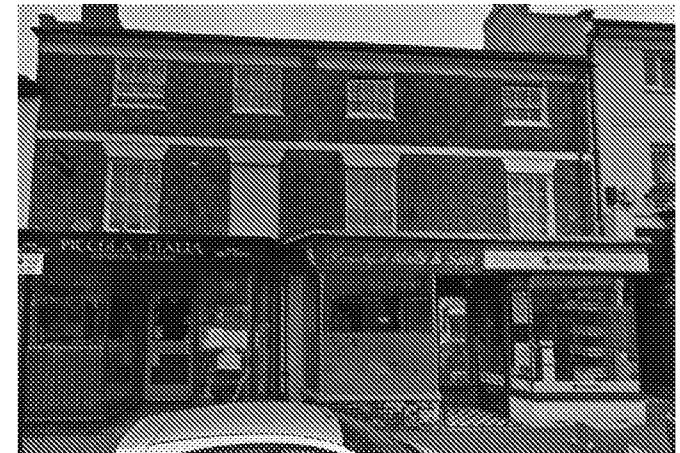


Figure: 20 - 24 Surrey Street

4.0 THE PROPOSALS



This site was previously used as Littlehampton indoor market and currently holds no architectural merit whatsoever.

Submitted on behalf of the Hyde Group, the applicant seeks approval for the construction of 1no retail unit with 2no two bedroom & 1no one bedroom flats above.

A pre application for two options was submitted in March 2017, with the following advice received on the 11 May 2017 in relation to the listed buildings, conservation area and Buildings Of Character:

"Grade II Listed Buildings are situated to the north and south of the application site and as such the redevelopment would need to be of a standard that does not adversely impact upon the setting of these buildings. Given the appearance of the existing building it is likely that the redevelopment would not have an unacceptable impact upon the setting of any nearby Listed Buildings."

"The proposed development is likely to be acceptable due to the redevelopment constituting an enhancement to the character of the designated Conservation Area."

"A number of buildings of special character are situated in close proximity to the application site. However, by virtue of the appearance of the existing building it is considered that subject to appropriate design and materials that the redevelopment will constitute an enhancement."

"It is likely that the proposed development would accord with policy GEN22 of the Arun District Local Plan."

It is strongly considered that the application, construction and associated works, will enhance the local conservation area and the immediate context of the listed buildings and assets.

No intrusive, substantial works are proposed which will detrimentally effect these historic important buildings.