

1.14

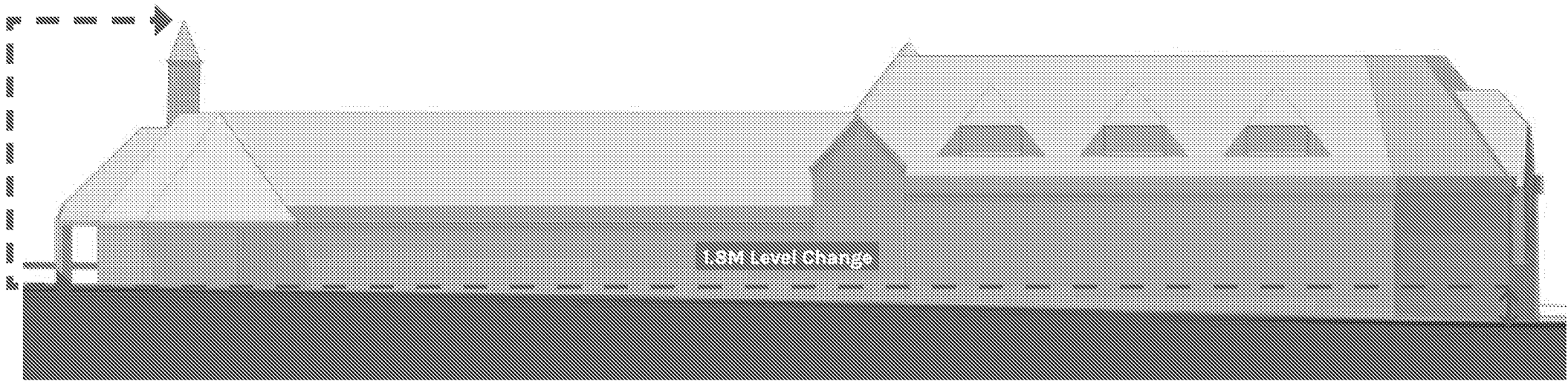
Existing Massing
Site Analysis

The Waitrose poses an inactive and weak street frontage that does not positively respond to the adjacent conservation area. There is an opportunity to improve the Site's contribution to the surrounding area by providing active elevations. The existing Waitrose is the tallest building in the immediate context at 16m. The surrounding buildings are a mix of residential buildings (varying from 9m to 10m) and commerical buildings such as the Carpet Right (9.9m).

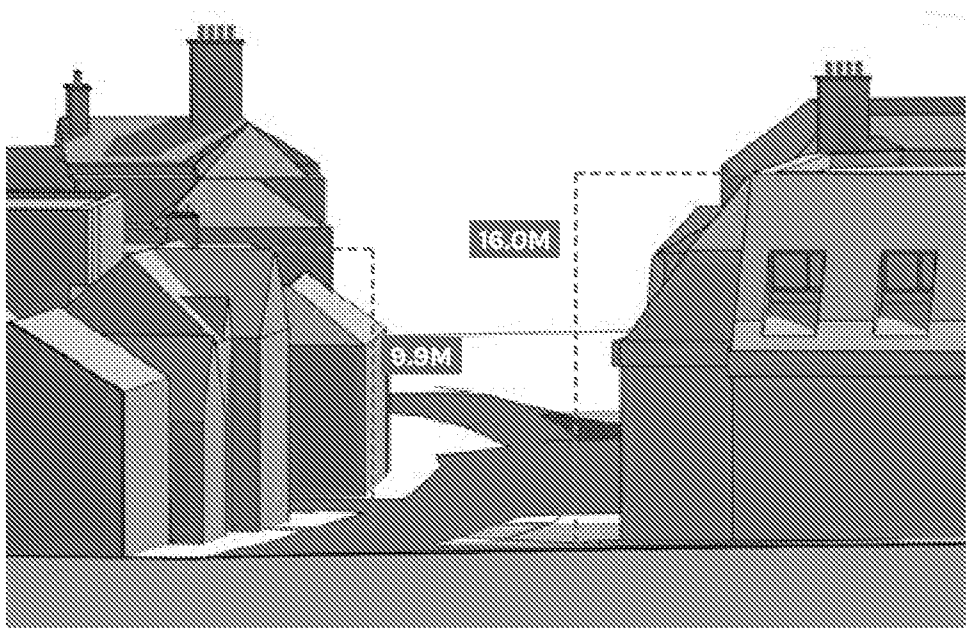
It is especially important not to overlook or overshadow the residential buildings around the Site.

There is an opportunity to enhance the local context by designing a piece of architecture which will provide a better view for the existing adjacent properties.

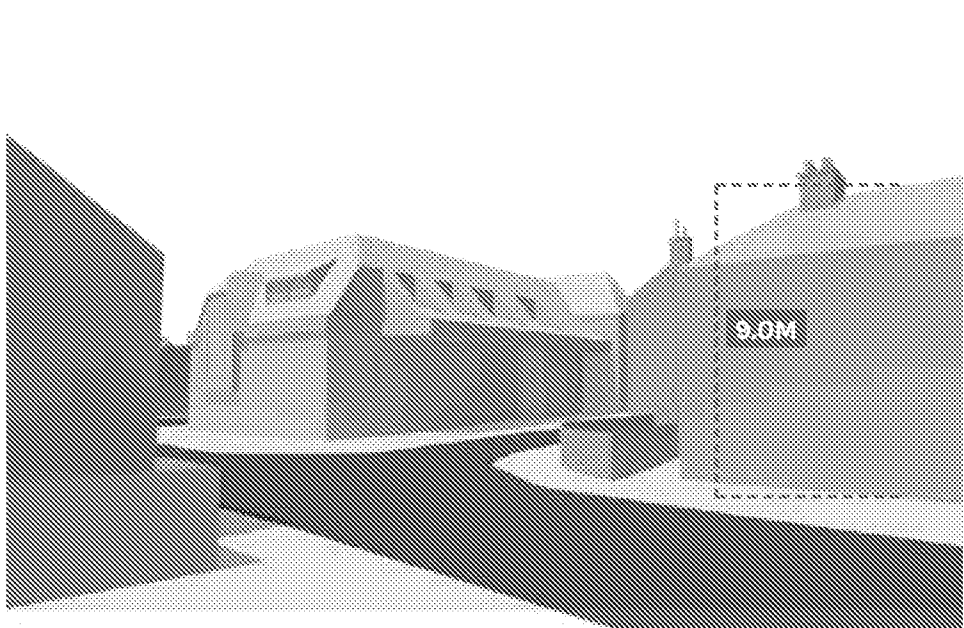
05



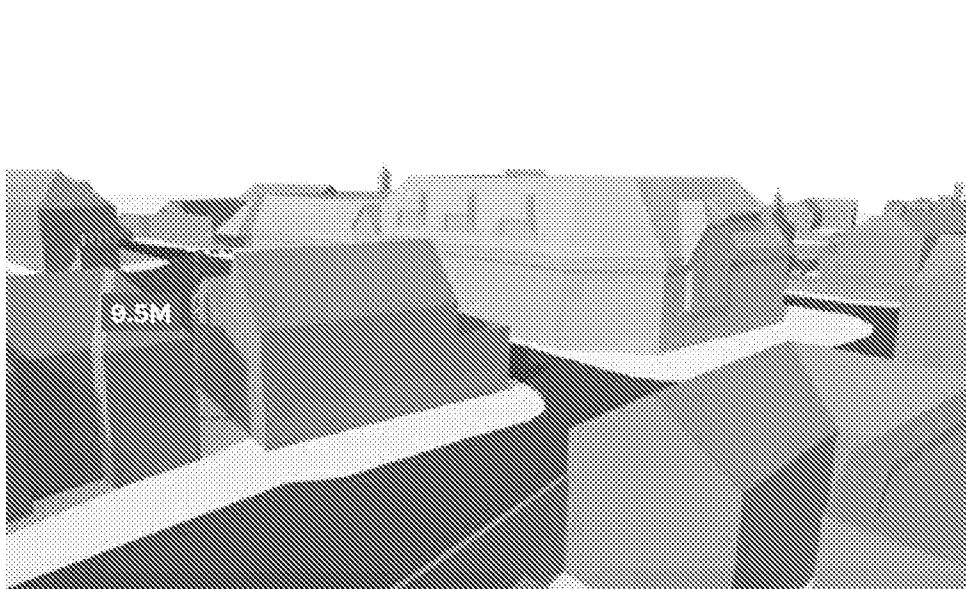
01



02



03



04



01
Existing Massing
View 01 // East
Street

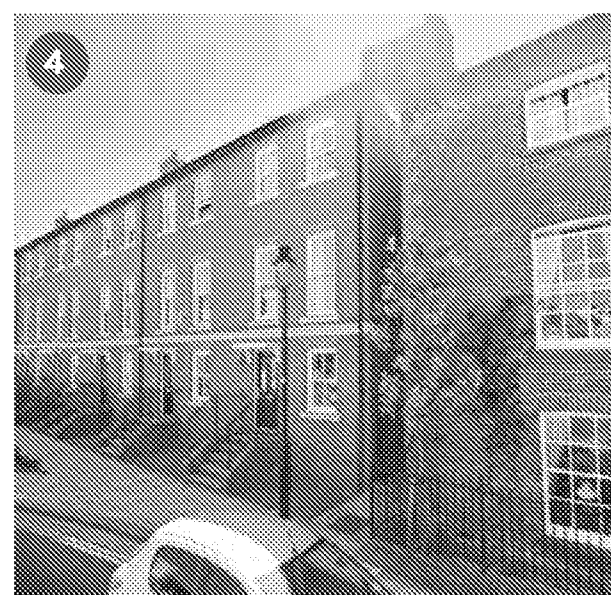
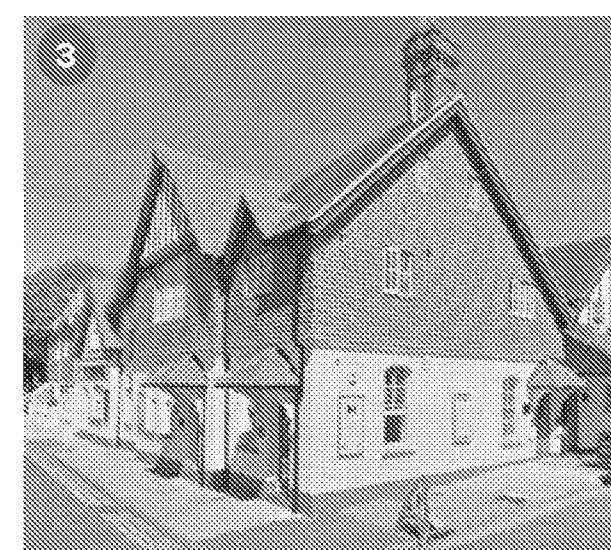
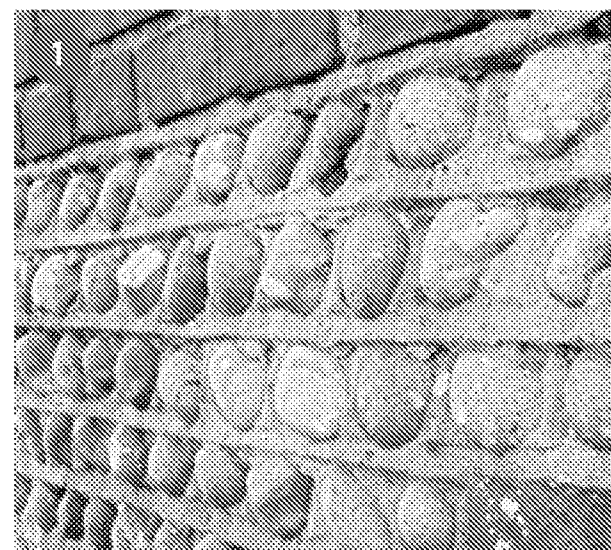
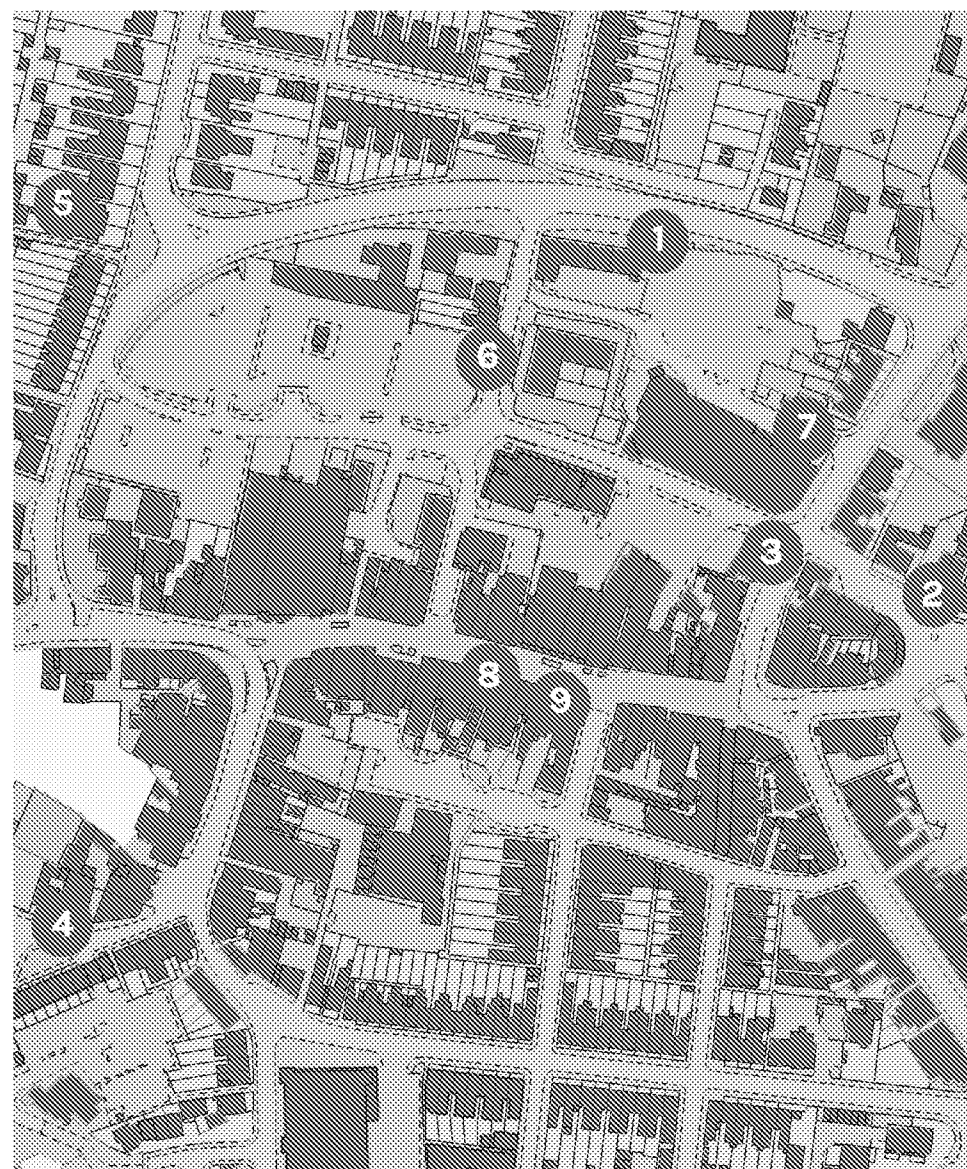
02
Existing Massing
View 02 // East
Street / Avon
Road Junction

03
Existing Massing
View 03 // East
Street

04
Existing Massing
View 04 // Duke
Street / Anchor
Springs Junction

05
Existing Massing
South Elevation
// Level Change

1.15 Local Character Study



Top Left
Franciscan Way.
Boundary wall. Flint /
red brick.

Top Centre
Church Street. Flint /
Stone cladding with
red brick detail.

Top Right
East Street. Previously
Gratwicke Arms.
Refurbished 2011.

Middle Left
Surrey Street. Red
brick with additional
stone detail, timber
sash windows.

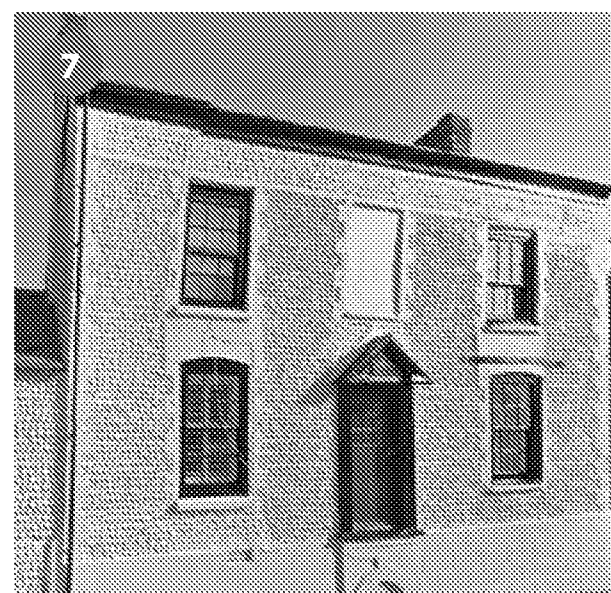
Middle Centre
Arundel Road. Flint
walls with additional
stone surround
details.

Middle Right
Duke Street. Flint
walls with red brick
window surround
details.

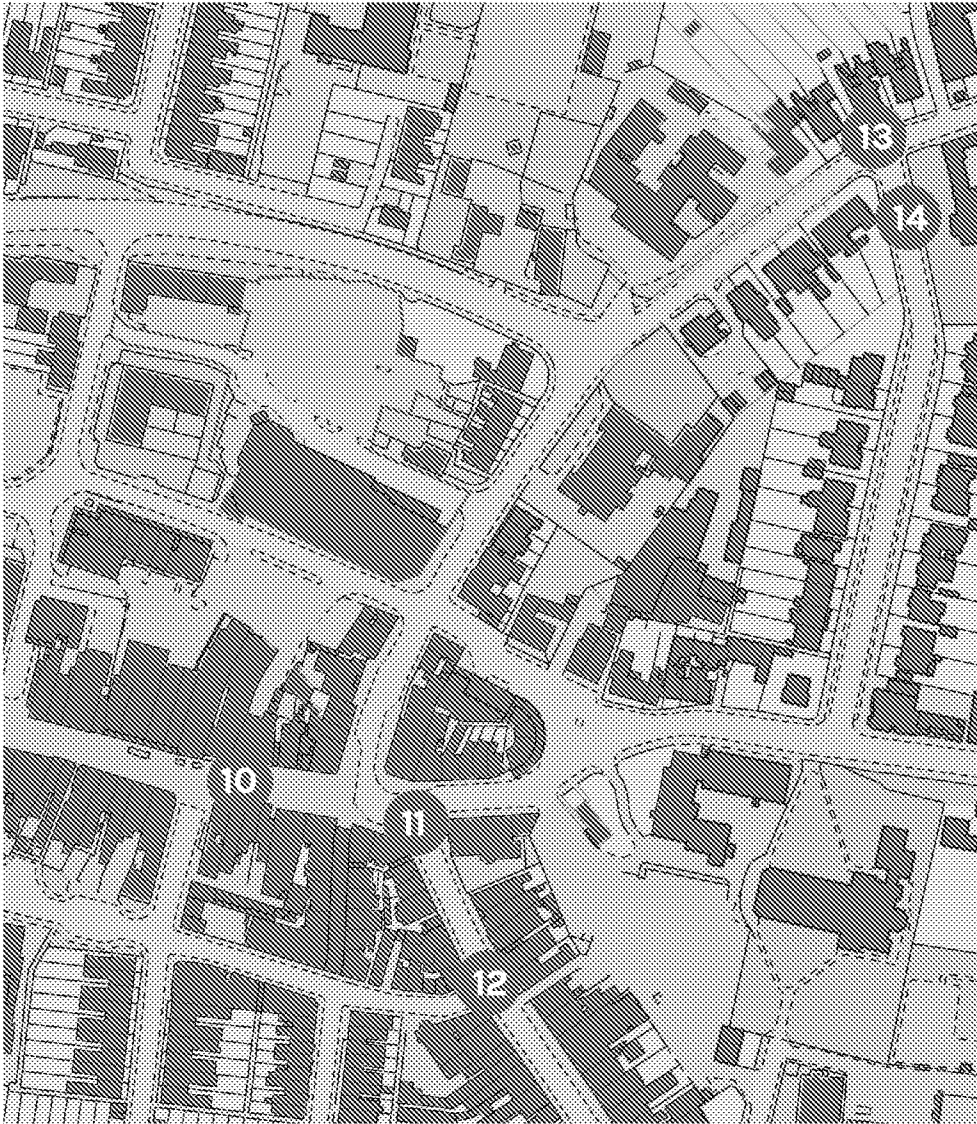
Bottom Left
Avon Road. Avon
House. Flint walls,
with clay tiled
pitched roof.

Bottom Centre
High Street. Red brick
and stone cladding
with tall shop front at
ground floor.

Bottom Right
High Street. Mixed
architectural
features, various roof
types: flat, pitched
and mansard.



1.15 Local Character Study



Top Left

High Street. Flint wall with red brick detail. Retail unit ground floor.

Middle Left

East Street. Flint cladding.

Top Centre

1 Beach Road, Lloyds Bank. Red brick walls with stone window sill.

Middle Centre

East Street. Winterton Lodge flint walls with later application of stucco

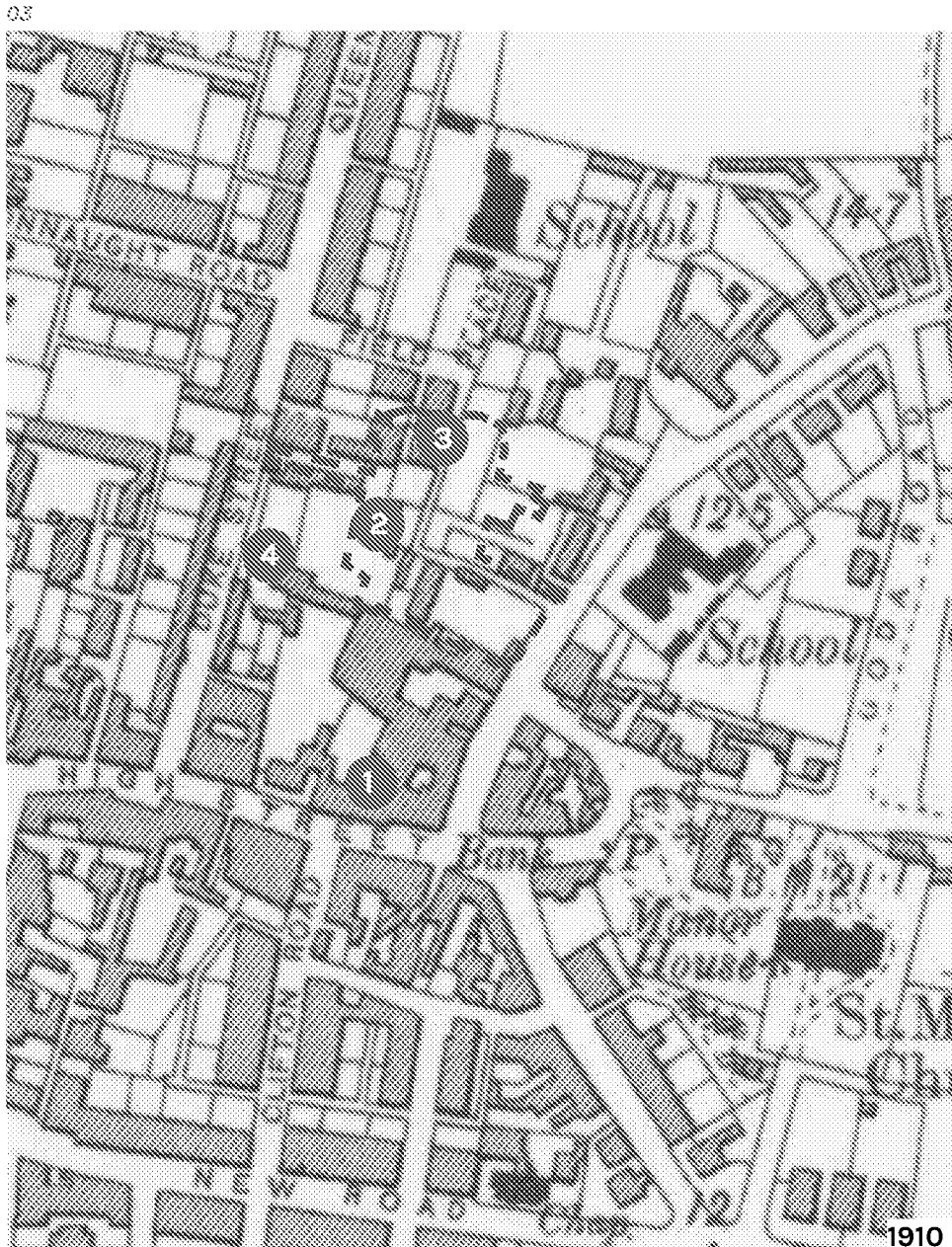
Top Right

Beach Road. 19th Century built shops as extension to high street.



Littlehampton is characterised by its flint buildings and walls. Red brick is the common building material used as either the primary building material or is used to add detail around windows and doorways. Occasionally white stucco walls compliment the flint / brick facades. Pitched roofs are the most common roof typology in Littlehampton and are normally made from clay tiles.

2.16 Heritage Analysis

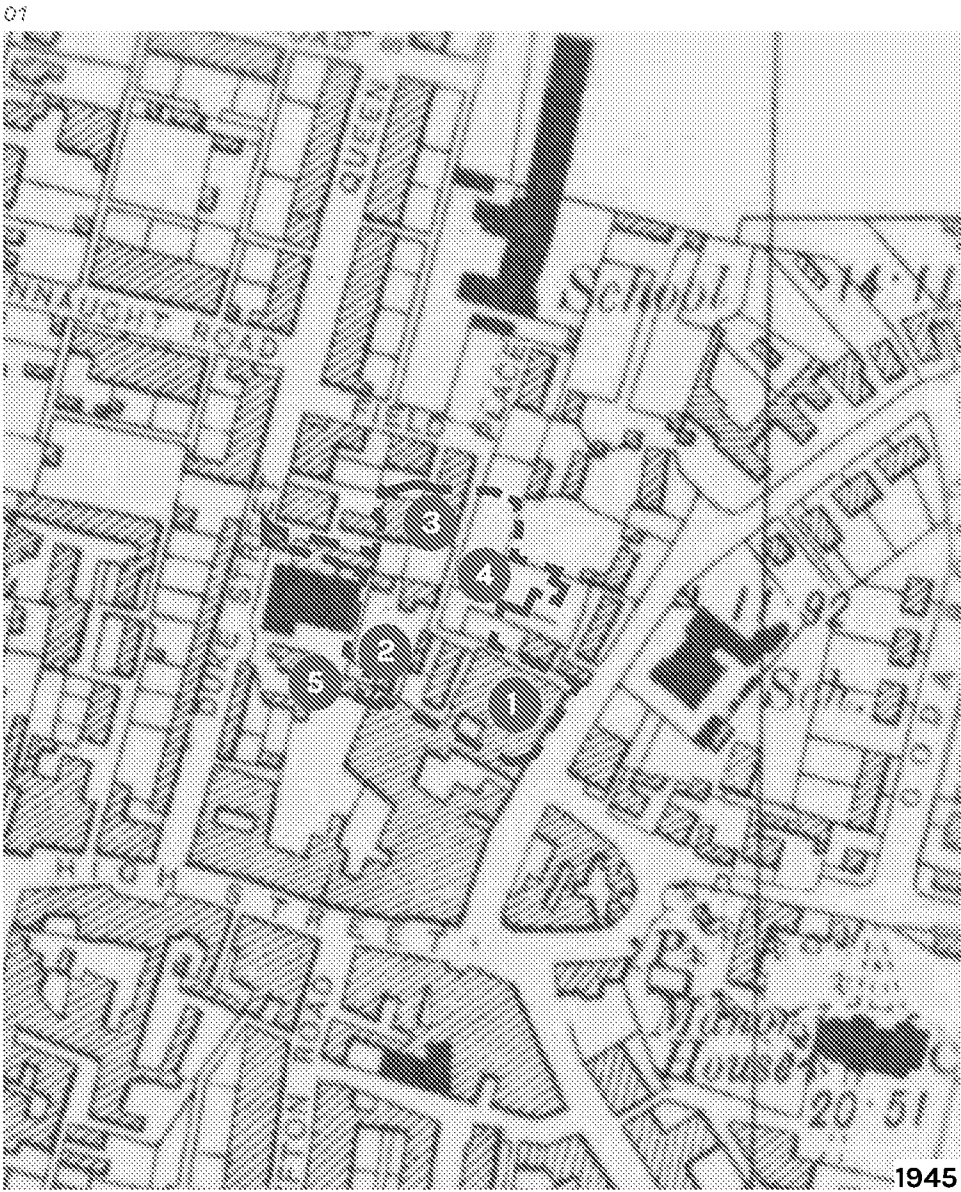


- 1. The Anchor Brewery Founded in 1814 and partially demolished in 1940.
- 2. Large tall detached house 'SESCO' later demolished (date unknown).
- 3. Terraced housing facing onto public passageway that were later demolished (date unknown)

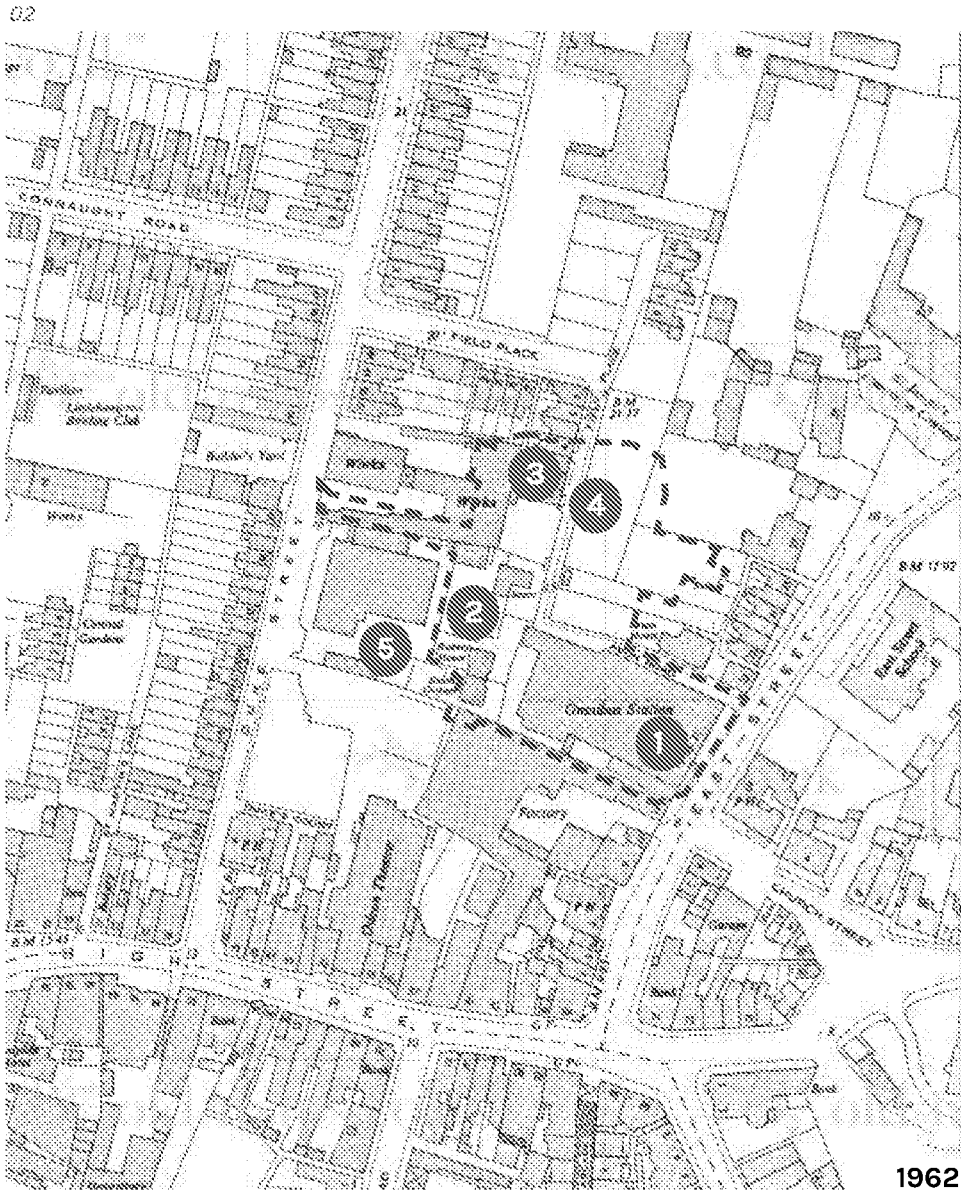
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- 3. Terraced housing facing onto public passageway that were later demolished (date unknown)
- 4. Series of Terraced housing facing onto what is now Anchor Springs (demolished unknown)

01
Littlehampton Town Plan 1849
02
Littlehampton Town Plan 1879
03
Littlehampton Town Plan 1910

2.16 Heritage Analysis



- 1. The Littlehampton Bus Garage built on existing waitrose plot. Demolished approximately 1984 for the construction of a supermarket store.
- 2. Large tall detached house 'SESCO' later demolished (date unknown)
- 3. Terraced housing facing onto public passageway that were later demolished (date unknown)
- 4. Public Passageway linking East Street to Field Place.
- 5. Series of Terraced housing facing onto what is now Anchor Springs (demolished unknown)



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01
Littlehampton Town Plan 1945
02
Littlehampton Town Plan 1962
03
Littlehampton Town Plan 2018

2.16 Heritage Analysis

Anchor Brewery 1880 Drawing

The brewery was founded in 1816, however by 1870 there had been major extensions to the building and yard erecting the tower by 1871.

The Brewery was closed by 1917 and the business was moved to Swallow Brewery in Arundel. The tower was preserved until 1940 when it was demolished to prevent German Airplanes using it as a landmark in the WW2 bombings.

