

From: Martyn White
Sent: 12 August 2019 12:19
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: LU/3/19

Juan,
Here are my comments
Kind Regards
Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun
Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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Save the environment - think before you print.

From: Martyn White
Sent: 26 July 2019 13:47
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Avon Road

Avon Road

The application site is located within the heart of the town and adjoins the Littlehampton: East Street Conservation Area. There are also a number of Listed buildings in close proximity to the site, and a locally listed building or structure of character.

The application includes a heritage statement in accordance with the requirements of paragraph 189 of the NPPF. This, along with a review of the site boundary has identified the following heritage assets:

- Littlehampton: East Street Conservation Area
- Avon House
- Garden Wall fronting Avon House
- The Old House
- East Street School (Youth Centre)
- Low Wall in front of East Street School
- 39, East Street
- Farm Buildings to West of Rear of No. 39 East Street
- Vine House
- 69 High Street and 1 East Street

These shall be discussed in turn:

Avon House

Avon House and the garden all which fronts on to Avon House are both Grade II Listed. Avon House is identified as being a good example of an early C19 simple symmetrical vernacular residential cottage. The cottage and the associated walling are now located within an urban location with a mixture of uses, higher density development and local roads which are busy (especially during the rush hour periods). Modern development in the form of the application site are considered to detract from the setting of the building.

Both the cottage and the wall are of architectural and historic interest, being rare survivors of the early development of the town.

The Old House

The Old House is also grade II Listed Building which is illustrative of the development of the town, It is a large 18C building with a symmetrical front elevation. It is constructed using local materials in a vernacular appearance. It is suggested that it is a rare example of a large upper-class residence that were constructed in the local area to cater for the growing population of Littlehampton which transformed it to an important seaside resort.

Whilst the immediate setting of the building is maintained by a boundary flint and brick wall, the wider setting of the building has been harmed through the presence of modern development in the form of the application site and the busy road network which immediately adjoins the garden space.

The Old House is considered to be of architectural significance.

East Street School & Low Wall to the front of it.

Both assets have been listed as Grade II. The school fronts on to East Street and forms an imposing building to the street. It is constructed using local materials in a 'gothic' style.

The building is a good example of a late 19C school building which was constructed for the growing town and is therefore of architectural significance. Its historic significance stems from the fact that it remains as an education establishment.

The school building is surrounded by a mixture of properties, especially the 18C Listed Buildings discussed here, as well as some 19C buildings, including the terraces opposite the school. However, the southern part of the application site is visible from the site when looking westwards. This site detracts from the view.

39, East Street (The Old Farm) and associated Farm Buildings

Both the farm house and the associated farm buildings are considered to be of architectural interest as an early 18th century farm complex with a strong vernacular character and form. The farm house is of two storeys with a tiled pitched roof featuring a number of chimney stacks of varying age and styles. The house has development in many stages, as best evidenced through the eastern elevation, where the oldest part of the house is clearly different in appearance from the later developments on both the northern and southern sides.

The farm buildings are generally more simpler in appearance, being of flint and brick construction. Later development has an impact upon these farm buildings. However, it is considered that the complex is still of architectural significance. Likewise, the age and use mean that the complex is also of historical interest.

The complex is surrounded by modern development and the busy road network previously identified. Part of the development site is visible from the farmhouse and buildings when looking northwards.

Vine House

Vine House is listed Grade II building and sits opposite the southern boundary of the site. Two storeys in height with a tiled pitched roof and two brick side stacks. The building is of three bays with the central bay featuring a later, yet attractive projecting pointed porch enclosing the main entrance. Constructed in traditional materials with knapped flint and red brick, the building is of simple character, reflecting its age and domestic function with sash windows to the ground and first floors set within flush timber frames. These appear to be later openings with some remains of earlier openings existing within the outer bays, infilled with knapped flint. The building presents some later Gothic features representing the increased popularity of this style in its application to domestic buildings.

The building sits within an urban context of high-density development and busy roads. The development site is visible when viewing the front elevation of the building, and at present it detracts from its setting.

For the reasons above, along with its age mean that the building is of both architectural and historic interest.

There is also other listed building in the local area including 69 High Street and 1 East Street.

69 High Street and 1 East Street

69 High Street and 1 East Street is a mid-to-late C18, three storeyed building, which is located on the corner of East Street and the High Street. It forms the transition between the town centre and the historic development of East Street. It is currently used as a shop/estate agents. The building is considered to be of historical importance. The development site can be viewed when looking northwards towards the building and along the street.

The Conservation Area

The extended setting of the listed building is principally formed of the historic collection of buildings which comprise the Littlehampton East Street Conservation Area and line the north and part of the south sides of Church Street. The buildings vary in construction date, ranging from the early 18th century church and cottages to the 19th and early 20th century villas and terraces, however they are of a commensurate scale and form and many share a commonality of materials, creating a high quality consistent historic townscape. The buildings also form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development.

The Site

The building is visible at the junction between East Street, Church Street and Anchor Springs. It plays a dominant role, which is enhanced through the dominant brick and overly large tiled elevations.

The Proposal

The application site contains a building that is an architecturally significant and forms a large part of the street-scene. The former supermarket building does not relate positively in character and form with the surrounding built characteristics of the conservation area.

Its demolition would remove what is considered to be a large obtrusive building. This is confirmed in the assessment of the heritage assets in close proximity to the application site. This approach is also identified within the heritage statement; which acknowledges that the setting of some of the assets is weakened by the development on the site, including the car park. Therefore, the demolition of the existing building and the concept of redeveloping the carpark site can be seen to be a positive impact.

Paragraph 200 of the NPPF states that the “Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Whilst it is noted that both brick and flint are to be incorporated into the proposed buildings, it is not fully clear how the proposals for a substantial building will achieve this aim.

The proposed building is still of considerable size and will continue to play a substantial role in the street-scene where the assets are viewed and experienced.

It does not look as if the proposals have been carefully designed to relate with the surrounding area in terms of its scale and form. Essentially, a large unattractive building would be replaced with a similarly large building which would appear to be out of context with the surrounding buildings and their settings.

Conclusion

The proposal cannot be said to not cause harm, and it therefore is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).