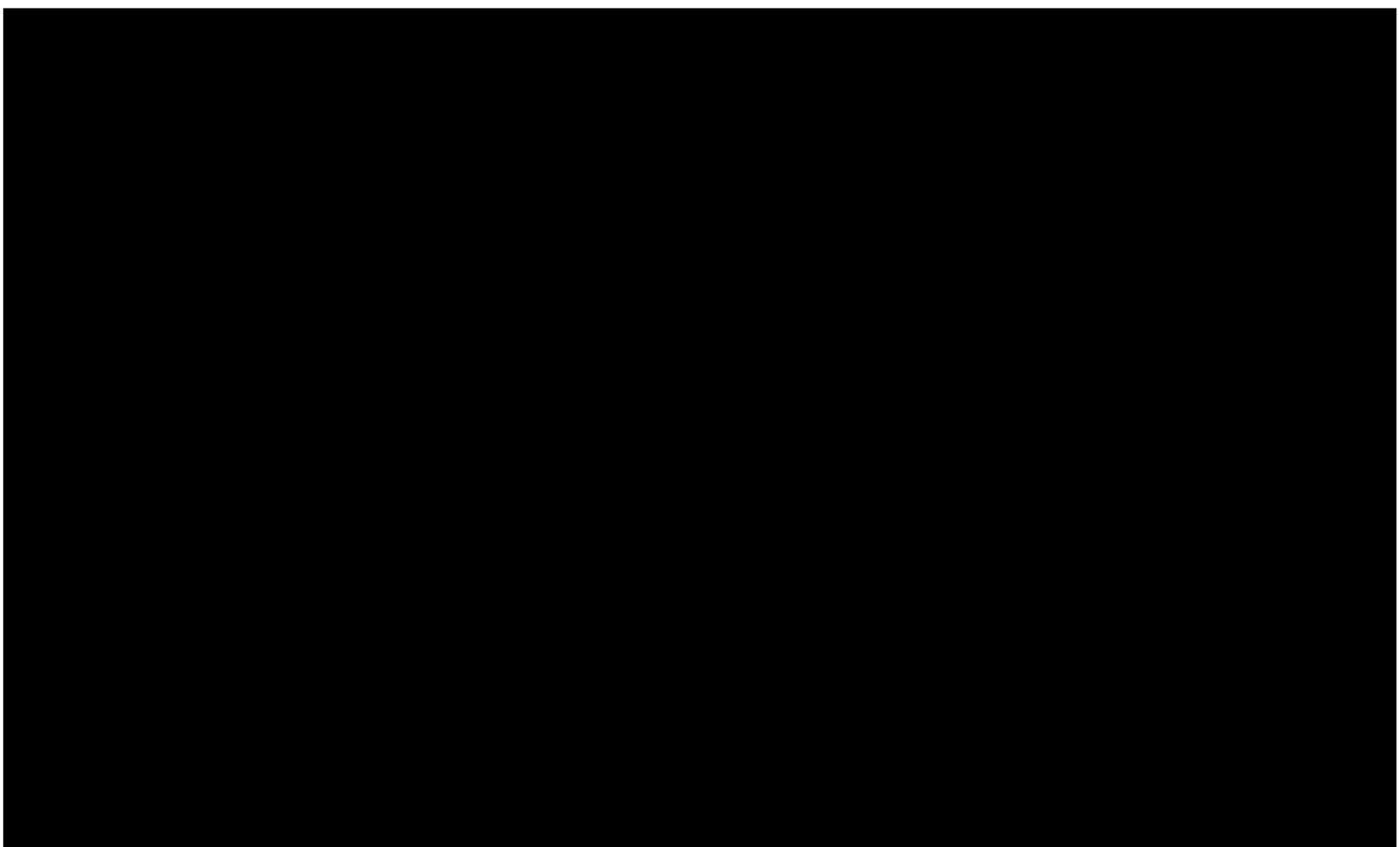




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 18 February 2022 17:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/411/21/PL

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90-91 South Terrace Littlehampton BN17 5LJ

Change of use from existing leisure use to 10 No. 1-bedroom 1 person supported living apartments, staff office, staff sleepover and associated ancillary facilities to include extension to form new first floor. Alterations to roof space including creation of dormer windows & installation of roof lights. This application is in CIL Zone 4 (zero rated) as flats.

Number 90-91 South Terrace is located on the corner of South Terrace and Bayford Road. It has been identified by the Local Planning Authority as a Locally Listed Building of Character. It is also located in a Locally Listed Area of Character. Both of these designations are classed as non-designated heritage assets.

It is a simple but well detailed former sailing club building which was constructed in 1925 by the Littlehampton Sailing Club. It has two floors consisting of a semi basement level and upper ground floor level which is accessed by an external staircase on the west (Bayford Road) elevation. The building is finished in brick with recessed brick detailing to the corners, creasing tile window headers, and a clay tile pitched roof. Unfortunately all of the original windows have been replaced with white upvc ones. It is clearly visible on the street, being lower than the other buildings along the terrace.

The Area of Character description helpfully identifies that the section of the terrace between St Catherine's Road to Bayford Road is all three storeys, bar 90-91 South Terrace. The buildings

have large angled bays with fishscale tile hanging above the first floor bay windows. The third storey windows are Venetian style. Distinguishing features are the ornate gables with decorative moulded timber verges and the pairs of lunette windows between the gables. Ornate balconies adorn each building. The entrance stairways are bordered by Ionic columns. The second floor has stone dentil cornice. The roof has plain clay tiles

In the stretch of the terrace between Bayford Road and Pier Road there are four properties and The Nelson Hotel PH. These buildings are two and a half storeys, and have very decorative barge boards and finials. The windows are vertically sliding sashes and, like before, the roof consists of plain clay tiles. The boundary walls comprise of flint and brick with piers bordering them.

The terraces form a strong frontage to the green space, Oyster Pond and the amusements Park and sea beyond.

The Proposal

The proposal is to extend the existing two storey building with two additional floors to provide ten 1-bedroom 1 person self-contained apartments plus associated communal and ancillary spaces and facilities for support staff, to house 10 residents who are adults with complex needs who are in need of care, but living partially independently (often referred to as supported living).

I am aware that there have been previous approvals for a similar scheme in that additional floors are added to the building. This current application is a variation to that, and I also believe that this element of the proposals is acceptable again.

However, I note that in this application the intention is not to face the elevations of the additional floors in matching brick as previously approved. Instead, the intention is to face the new build upper storeys in sand coloured render. The Design and Access statement identifies that there are a couple of reasons for this, the first being that it would not be possible to match the new brick with the existing ones, which will have weathered over time. I note that the intention with this approach is that it will clearly 'define the new against the old which in time will weather accordingly'. Whilst as noted, there are examples of upper storey render in a sand colour on the adjacent terraces, the areas present on the front elevations are minimal. It is also not clear if the render would be rough textured (as used elsewhere) or smooth. The proposal could potentially look very out of character with the two neighbouring terraces. Further, it is clear that the attractive quoining present on the building will also be missing, which is disappointing as it would mean that the additional floor would look out of character.

Likewise, it is not clear why a graphite grey slate roof with terracotta hips and ridges is proposed, when the majority of the roofs visible along the terrace are clearly clay tiled. The design and access statement itself acknowledges this in part when it says "Whilst the area does have predominantly clay tiled roofs, there are slate roofs in the area and such a treatment is not to the detriment of the design or the wider character of the area which has an eclectic mix of styles and materials within its locality". I would disagree with this suggested approach, especially when such a large roof would be clearly visible in the context of the terrace, and out of place in an area where the roofs of the terrace are clearly fully clay tiled.

Therefore, whilst this proposal is acceptable in terms of massing and appearance, being similar to the previously approved plan, there are some strong concerns regarding the proposed appearance as a result of the proposed materials, consequently the application cannot be supported and is considered to be harmful.

Conclusion

It is considered that the external treatment of the proposed development will have a negative impact upon the building, will be out of keeping with those in the Area of character and would be harmful. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, the NPPF, along with these comments.

Martyn White

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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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