

20 Western Road Littlehampton BN17 5PG

Design and Access Statement

20 Western Road is a two-storey semi-detached house located within Littlehampton. It was built during the early-mid 19th century and forms part of the residential Western Road. The house was originally constructed with a slate roof with Horsham slabs at the base, casement windows, red brick with modillion eaves cornice for the first floor and pebble fronted red brick dressings on the ground floor.

The removal of the stud wall between the First Floor Bedrooms is being proposed, with the door closed off to Bedroom Two, as shown on the attached plan.

This will create once large Bedroom, rather than two small Bedrooms. In particularly the second Bedroom which is only 1.9m wide.

It is understood originally, there was only one room to the upper parts of the property with the dormer and dividing wall a much later addition. The wall modern timber studwork construction with a painted plasterboard finish and therefore supports the theory it is a later addition and not forming of the original property. Which is understood to have been originally part of the neighbouring Public House.

The removal of the wall will therefore allow for a larger room upstairs and partially reinstate the layout to how it is thought it once was.

Planning Policies

In accordance with the Arun Local Plan, the relevant planning policies to Listed Buildings and Heritage Assets are stated below in addition with how the proposal aims to comply with the said policy.

16.2.5 Control over changes to Listed Buildings is not intended to prevent all alterations but rather to protect the buildings from unnecessary and unsuitable alterations which would be detrimental to the historical significance of the building.

The proposal for internal alterations aims to enhance the building to make it a more enjoyable living space for future occupants. The removal of the stud wall will enlarge the Bedroom to allow space to accommodate a double bed as there is limited space, as it currently stands.

16.2.6 With care and thoughtful design, historic buildings can adapt to modern ways of life, whilst people can still enjoy them and their original character in appropriate settings.

The alterations to the dwelling intends to preserve the history and character of the Listed Building by ensuring that its current condition has reached a standard where it can again be lived in and enjoyed.

16.2.8 When repair, alterations or extension works are deemed appropriate in principle, they must relate sensitively to the original buildings and will normally require craftsmanship and professional skill of a high standard. In almost all cases, the materials used for alterations, extensions or repairs should match the original. The use of non-traditional materials such as PVCu will not normally be acceptable unless there is sound justification to do so. In sensitive interiors, alterations may need to be restricted to a minimum.

The proposed alterations will use like for like materials on any elements that are to be replaced or repaired.