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HERITAGE STATEMENT

For

**14 South Terrace
Littlehampton
West Sussex
BN17 5 NZ**

Prepared For

Mrs L Gibbons

Ref: LG/MG/R10

Date: December 2017

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1. Introduction

This Heritage Statement provides a background to the history and development of South Terrace Littlehampton, and an assessment of what impact the proposed works will have on the property.

2. History, Development and Assessment of Property

Historic England website has been utilised together with local knowledge gained from the East Beach Residents Association and Littlehampton Museum, in order to obtain history about the property.

Until the 1700's, Littlehampton was a small fishing village. In 1735 a new river mouth was cut and a harbour erected to establish a port at the entrance to the river. The town then started to develop as a holiday resort from the late 18th century in the East Beach area. The terrace comprising No's 3-19 was built piecemeal during that period. Houses No. 13-15 were reputedly constructed circa 1790.

14 South Terrace was constructed in the late 1700's, having accommodation on the basement, ground, first, second and attic floors. Subsequent extensions and alterations were carried out in the 1800's, which appear to have been mostly to the rear of 14 and 15 South Terrace.

3. Historical Features

The property is of simple Georgian style. The features on the front elevation comprise of two timber framed box sash windows to each of the basement, ground and second floors, with two pairs of French casement doors leading to a balcony at first floor and timber framed box sashes in dormers to the roof area.

The front elevation being originally red brick with grey headers and yellow brick dressings, quoins and trillion cornice, with a red brick parapet, which is thought to have been wholly stuccoed with a moulded cornice in the early 1900's.

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The timber framed windows are double sashes with glazing bars. The ground floor windows have boxed heads with fringes.

The front entrance has a rectangular fanlight with panelled reveals and soffit, with a six-panel moulded door.

The rear main wall elevation is of flint with red brick reveals and arches to the ground, first and second floors. Here, the windows are also timber framed box sashes with glazing bars. Similar windows are fitted to the dormers at roof level. At basement level, the rear main wall has been part rendered, and has a modern "off the peg" timber glazed door, and a modern metal framed window with a top hung casement.

Alterations appear to have been carried out with the construction of a back addition to ground and first floors to the rear of 14 and 15 in the late 1800's. Some elements of this form a flying freehold (No.15 over the land of No.14). The elevations are rendered brickwork at ground level, and fair faced brickwork at first floor. The windows are of varying designs. The ones serving No.14 are a mixture of timber framed side and top hung casements, and glazed fixed lights.

4. Conservation Approach

The Littlehampton Seafront Conservation Area sets out the local policy and approach to preserve and enhance the character and appearance of the area. In particular, it promotes seizing opportunities to restore original elements and replace those which are of a later inappropriate feature. This application complies with that this policy and approach.

Regarding 14 South Terrace, the front elevation has recently been the subject of external maintenance and redecoration. This included timber repairs and overhauling the windows with new sash cords and pullies, repairs to rain water goods, stucco and complete external redecoration. Similar works were also carried out to the flint/brickwork/windows and redecoration to the ground floor upwards on the rear main wall.

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The proposals in this application to replace the door and window to the basement with timber framed Georgian style casement doors and side light, and infill the glazed fixed lights to part of the ground floor back addition are compliant with local policy. Specifically, these proposals comply with the approach to restore original elements and replace those which are a later inappropriate feature.

5. Structural Works

No structural works form part of the proposed application.

The existing basement door and window unit fills a previous opening provided with lintels over. The proposed works are within the existing opening width.

Similarly, removing the existing fixed glazed light to the ground floor back addition and infilling with rendered brickwork is non-structural, as a steel lintel above will be retained and built up to.

The internal remodelling of the basement involves the removal of non-load bearing lightweight timber framed and plasterboard partitions, and construction of new partitions of similar construction.

6. Schedule of Works Affecting the Building

Basement Rear Elevation: Remove the modern glazed door and non-matching metal framed window. Provide and install a timber framed multi pane (Georgian style) pair of casement doors with matching side light – single glazed with putty in slim glazing bars.

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Basement Internal Alterations: Remove the internal non-loadbearing timber framed partitions and construct new to provide a shower room. Thus, creating well balanced living accommodation in compliance with current space standards, with improved natural light and ventilation, amenity space and storage.

Ground Floor Back Addition: Remove the non-matching fixed glazed light and infill with masonry having a rendered finish to match. Thus, creating a balance between fenestration and masonry to the elevation.

Within the ground floor rear addition passage, storage cupboards will be formed having a timber framed partition with timber ledged and braced doors.

7. Temporary Storage

There is no requirement for temporary storage or skips on site.

Materials will be bought to site as and when required. Waste and debris from the works will be bagged up on site and collected on a regular basis by a licenced contractor.

8. Conclusion and Impact of the Proposed Works

14 South Terrace has been neglected in terms of routine maintenance for at least 15 years. As a result, the property has suffered from damp ingress, and this together with the sub-standard accommodation in the basement flat has lead to the property being uninhabitable.

A programme of maintenance and redecoration to the main building has addressed some of these issues. Remodelling the basement flat to meet the current planning space standards, and improving natural light and ventilation to the principle habitable room will revitalise the property. This will enable the property to be re-occupied, which in turn will help improve the residential area.

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The proposed improvements to infill a non-matching fenestration to the rear ground floor back addition will restore balance to this elevation. It will also help to reduce solar gain in the summer and heat loss in the winter.

The alterations to the rear elevation basement and ground floor back addition are not visible from the rear (South Passage), or other properties. They are in keeping and context with the existing building. Additionally, they are in compliance with the Littlehampton Seafront Conservation Areas sets local policy and approach to preserve and enhance the character and appearance of the area.