



## **Heritage statement**

**Littlehampton Market, 26 and 28 Surrey Street, Littlehampton,  
West Sussex, BN19 5BG.**

**Construction of part two, part three-storey building to form retail  
unit and three apartments.**

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**January 2020**

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**Chapter 16 of the National Planning Policy Framework (NPPF)** relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in accordance with this guidance.

## **1.0 Site and surroundings**

1.1 Comprise a two-storey building with accommodation in the roofspace located on the west side of Surrey Street close to the junction with Pier Road. It appears to date from the mid nineteenth century and is now boarded-up and in a very poor condition. The external walls are mainly rendered with some exposed flintwork and brickwork to the side and rear. The roof is hipped and clad in artificial slates. There are dormer windows to the front and rear.



**Figure 1. East and south elevations of application property.**



**Figure 2. Rear (west) elevation of application property.**

## **2.0 Recent planning history**

2.1 On 8 April 2018 planning permission (LPA Ref: LU/390/17/PL) was refused for the demolition of existing building & erection of 1 No. retail unit & 3 No. flats above with associated external works & access for the following reason:-

*With regard to height, scale and design the proposal would be prejudicial to the setting of the Littlehampton River Road Conservation Area and damaging to the setting of the existing buildings of merit and interest within it as well as the setting of adjoining listed buildings in conflict with policies GEN7, AREA2 of the Arun District Local Plan, policies HERDM1, HERDM3 and DDM1 of the Emerging Local Plan and paragraphs 132 and 137 the National Planning Policy Framework.*

## **3.0 The proposals**

3.1 To demolish the existing building and construct a part two, part three-storey building to form a retail unit on the ground floor and three apartments above. Three car parking spaces would be provided within an undercroft to the rear with access from the south

side of the proposed building. The external walls would be in red brick and the roof would be clad with slates. A fire wall would be constructed to form the roof junction with No.24 Surrey Street. Windows would be styled as vertical sliding sashes. The shopfront would be painted timber with a central entrance. The overall appearance of the frontage to Surrey Street would be symmetrical. A gable end design would face southwards with the shopfront returning at ground floor level to provide two active frontages.

#### **4.0 Relevant legislation**

##### **4.1 Section 16 of The Planning (Listed Buildings and Conservation Areas)**

Act 1990 requires local planning authorities, in determining applications, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Listed Building Consent is required for the demolition or alteration of a listed building in any manner which would affect its character as a building of special architectural or historic interest.

4.2 Section 72 of the Act requires that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

#### **5.0 Heritage assets**

5.1 The site is not located within a conservation area but is close to the north-east boundary of the Littlehampton (River Road) Conservation Area, made in 1989 and extended in 1991. This is a designated heritage asset as defined in the NPPF. There are grade II listed buildings nearby, namely, 20-24 Surrey Street, 34 Surrey Street, The White Hart Public House in Surrey Street and 31-37 Floyd's Corner also in Surrey Street. These are also designated heritage assets. There are also a number of buildings the Council has described as contributing to the special character of the area nearby, namely 19-23 Surrey Street, Pier Coffee and Art in Pier Road and 17 Surrey Street. These could be regarded as non-designated heritage assets. The Historic England list descriptions are included in Appendix A. It is noted that the existing building on the application site is not regarded as contributing to the special character of the area. In fact as it is not located within the conservation area there is no heritage protection from demolition.

## **6.0 Significance of heritage assets**

6.1 The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled *Conservation Principles* identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential.

The conservation area has values potentially covering all of these areas.

6.2 The conservation area was first designated in 1989. A description of the area was set out by the local authority and is repeated below:

*The River Road Conservation Area is situated to the west of Littlehampton town centre and runs parallel to the River Arun. River Road Conservation Area was designated in June 1989 and extended in 1991.*

*River Road was developed in a number of stages during the first half of the 19<sup>th</sup> Century. At the Surrey Street end the buildings as far as Hampton Court were originally known as Seaview. This section contains all the Listed Buildings within the Conservation Area. They were originally occupied by town dignitaries and those who had an interest in the sea and seafaring. This group of Listed Buildings are two- and three-storey town houses dating from the early and mid-19<sup>th</sup> Century built as semi-detached houses or in short blocks. Where some plaster has been lost on some gable ends the original stone and flint walls can be seen.*

*A second distinct area to the west of Hampton Court and along lengths of Purbeck Place and Terminus Place can be identified. These buildings are smaller than those to the east. Part of this section was originally known as Ferry Row and dates from the 1830s, soon after the chain ferry across the River Arun came into operation.*

*The Conservation Area was enlarged and extended westwards in 1991 to include some of the remaining 19<sup>th</sup> Century riverside buildings and those fronting Terminus Road which reflect the growth of the harbour at that period.*

It is considered the conservation area has a moderate level of significance mainly derived from the surviving nineteenth century buildings, and particularly the listed buildings located at the eastern end of the conservation area on both sides of River Road, and the street layout. Please refer to Appendix B which is a map extract showing area around the application site in C1912.

6.3 The listed buildings that form part of the setting of the application site have a higher level of significance largely due to their attractive external appearance. These are shown and described below.



**Figure 3. 20-24 Surrey Street, neighbouring property to the north of application site.**

This property is constructed in Flemish bond brickwork on the upper floors and dates from the early C19. Later shopfronts project at ground floor level. Timber vertical sliding sash windows exist on the upper floors together with one blind window. The roof is clad in artificial slates. This property falls outside of the River Road Conservation Area and is located just to the north of the application site.



**Figure 4. The White Hart Public House, Surrey Street.**

This building dates from the late C18 and includes a much later ground floor pub frontage. It is set back from the highway and enclosed with modern black painted metal railings. Timber vertical sliding sash windows exist at first floor level. There are two later dormer windows within the slate clad pitched roof. Large chimney stacks rise from the two gable ends. This property is located within the River Road Conservation Area and is just to the south-west of the application site.



**Figure 5. 34 Surrey Street.**

This building dates from the early nineteenth century and is mainly in painted brick under a slate clad hipped roof. There are later shopfronts and painted fixed and vertical sliding sash windows at ground and first floor level. A modillion cornice runs below the roof eaves. This property is also located within the River Road Conservation Area and is a short distance to the south of the application site.



**Figure 6. 31-37 Floyds Corner, Surrey Street.**

Row of four town houses dating from the late C18. Red brick frontage in Flemish bond. End wall to Pier Road is flintwork. Parapet wall with dentil cornice hides shallow double pitched slate roof. Chimneys remain. Attractive doorcases and modern railings enclose the frontage. Building sits to the south of the application site and within the River Road Conservation Area.

6.4 In addition to the statutory listed buildings there are three buildings nearby that have been identified by the Council as contributing to the special character of the area and these are shown and described below.



**Figure 7. 17 and 19-23 Surrey Street.**

No.17 is a three-storey, probably early C19, building with a modern shopfront at ground floor level but the upper floors appear largely original. There are two vertical sliding sash windows, one on each storey, with a hood moulding over the lower window. A parapet wall screens the concrete tile clad roof and includes a projecting cornice.

Nos 19-23 comprises a mid C20 building with a modern shopfront and a brick first floor façade including a parapet wall with a plain cornice.

Both of these buildings are opposite the application site and are not within the River Road Conservation Area.



**Figure 8. Pier Coffee and Art, Pier Road.**

Much altered two and single storey building dating from C19. Remains of old shopfront including pilasters and capitals. First floor includes three PVCu windows and is rendered and painted. Pitched roof clad with slate. Located to south-east of application site and is not within the River Road Conservation Area.

## **7.0 Impact on heritage assets**

7.1 The existing building on the application site, particularly in its present condition detracts from the character and appearance of the River Road Conservation Area and presents a poor neighbour to the listed buildings on either side. The proposed redevelopment would result in a sympathetic replacement building that would sit quite comfortably with its neighbours and ensure an appropriate setting for the listed buildings.

7.2 In respect of the buildings that contribute to the special character of the area, that is those mentioned previously in this statement on the opposite side of Surrey Street and Pier Road, there would be a similar result. Their setting would be respected and improved by this sympathetic and appropriate redevelopment, particularly in terms of

scale, design and materials.

7.3 The application site is located just to the north of the River Road Conservation Area. Careful attention has been paid to the scale, design and external materials to ensure that the proposed development would integrate into the very mixed character and appearance of this part of Surrey Street. The rational frontages proposed to both Surrey Street and the side access way would ensure a pleasing appearance that would help to enliven this part of Surrey Street. In particular returning the shopfront to the southern elevation would assist in animating the streetscene. Overall it is considered that the character and appearance of the conservation area would be enhanced as a result of the implementation of the application proposals.

## **8.0 Heritage policy**

8.1 There are a number of policies in the Arun Local Plan 2011-2031 (Adopted 2018) that have some relevance to the application proposals in respect of the built heritage, these are:-

HER SP1 - The Historic Environment

HER DM2 – Locally Listed Buildings or Structures of Character

HER DM1 - Listed Buildings

HER DM 3 - Conservation Areas

HER DM 6 – Areas of Archaeological Interest

All of these policies follow advice set out in Chapter 16 of the NPPF. In respect of the application proposals there are requirements to ensure the setting of listed buildings are respected and development within a conservation area should preserve or enhance the character and appearance.

8.2 It is not considered there would be any archaeological implications resulting from the proposed development given the relatively recent age of the existing building on

the site.

8.3 The application proposals would, it is considered, comply with advice in Chapter 16 of the *NPPF*. Paragraphs 193, 194 and 195 suggest that where development would cause substantial harm to the significance of designated heritage assets there must be clear and convincing justification. Paragraph 196 states that where less than substantial harm would occur this should be weighed against public benefits, including securing the asset's optimum viable use. Paragraph 192 asserts that new development can make a positive contribution to local character and distinctiveness. It is not considered the proposed development would cause any harm, substantial or otherwise to the significance of the heritage assets for the reasons set out in this statement. The proposed development should be regarded as *making a positive contribution to local character and distinctiveness*, as set out in Paragraph 192 c).

8.4 The *English Heritage (now Historic England) Conservation Policies and Guidance* (2008) provides comprehensive guidance on the built heritage. Paragraph 138 advises that *New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

8.5 *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2015) is the most up to date guidance relating to setting. The extent of setting is explained in this document as follows:

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Paragraph 12 of this document sets out a method to assess the impact of development on heritage assets as follows:

*Step 1: identify which heritage assets and their settings are affected:*

*Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*

*Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;*

*Step 4: explore the way to maximise enhancement and avoid or minimise harm.*

8.6 Overall it is considered that the proposed development would enhance the heritage asset that is the nearby conservation area, compared to the existing appearance of the site, by a well-designed and respectful new development. The setting of the listed buildings and other buildings of character nearby would be enhanced and certainly there would be no harm caused to their significance as a result of the application proposals.

## **9.0 Previous refusal**

9.1. The reason for refusal in respect of the previous proposal to redevelop this site has, it is considered, been overcome. The ridge line would be no higher than the adjoining building (20-24 Surrey Street) and the eaves line would be a similar height to the existing building. The scale and design have been altered to ensure harmony in respect of neighbouring buildings. Appropriately designed dormer windows would embellish the roofscape. The character of Surrey Street is buildings of varying height, design and external materials. It is considered that the proposed development would integrate successfully into the townscape and uplift this part of the town centre.



**Figure 9. Listed building with dormer windows in River Road Conservation Area.**



**Figure 10. New dwellings including dormer windows in River Road Conservation Area.**

## **10.0 Assessment**

10.1 The application proposals have been carefully conceived to ensure that a sympathetic and harmonious appearance would result and as such the character and appearance of the nearby conservation area would be enhanced.

10.2 The setting of statutory listed buildings and other buildings of character would be respected. No harm would be caused to their significance.

10.3 The siting of the proposed development would reflect the grain and layout of existing buildings in this part of Surrey Street.

## **11. Conclusion**

11.1. In heritage terms the proposed development would not cause harm to the significance of nearby heritage assets, both designated and non-designated, and therefore should be supported.

## **Appendix A**

Heritage Category:  
Listed Building  
Grade:  
II  
List Entry Number:  
1027795  
Date first listed:  
19-Feb-1975  
Statutory Address:  
20-24, SURREY STREET  
County:  
West Sussex  
District:  
Arun (District Authority)  
Parish:  
Littlehampton  
National Grid Reference:  
TQ 02692 02061

1. 5401 SURREY STREET (North West Side) ----- Nos 20 to 24 (even) TQ 0202 1/6 19.2.75.

II

2. Early C19. 3 storeys. 4 windows. Brick, red on 1st floor, slightly brown on 2nd floor. Glazing bar sash windows and one blind window on 1st floor. Stucco heads to 1st floor windows and bands above 1st floor and below bedmould to eaves. Late C19 shop fronts projecting into street. Plate glass separated by thin colonettes.

Listing NGR: TQ0269202061

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1027796

Date first listed:

11-May-1949

Statutory Address:

FLOYD'S CORNER, 31-37, SURREY STREET

County:

West Sussex

District:

Arun (District Authority)

Parish:

Littlehampton

National Grid Reference:

TQ 02668 02007

1. 5401 SURREY STREET (South East Side) ----- Nos 31 to 37 (odd) (Floyd's Corner) TQ 0202 1/13 11.5.49.

II GV

2. Late C18. 3 storeys. 9 windows in all. Red brick (with grey headers at the rear of No 33). Modillion cornice and parapet. Nos 33 and 35 have segmental heads to windows, No 31 and 37 have slightly cambered heads. Glazing bars intact except on ground floor. Modern shop fronts on No 31. Small shop window on No 33. Canted bay windows on ground floors of Nos 35 and 37. Doorway to No 31 in former window: 6 Panel door with rectangular fanlight. Nos 33 and 35 have coupled doorways:- pilasters and

Adam detail below open dentil pediments; semi-circular fanlights. No 37 has Doric pilastered doorcase with a pediment and panelled reveals, 6 panelled door. No 37 very slightly set back from Nos 31-35. There is a Fire Insurance mark on No 33, Royal Exchange, taken out at Arundel in 1784. There is also an incised stone on No 33 with 'Surrey St' on it.

Nos 31 to 37 (odd) (Floyd's Corner) form a group.

Listing NGR: TQ0266802007

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1353801

Date first listed:  
21-Aug-1975

Statutory Address:  
THE WHITE HART PUBLIC HOUSE, 32, SURREY STREET

County:  
West Sussex

District:  
Arun (District Authority)

Parish:  
Littlehampton

National Grid Reference:  
TQ 02674 02034

1. 5401 SURREY STREET (North West Side) ----- No 32 (The White Hart Public House) TQ 0202 1/63.ab II

2. Mid C18 (reputedly 1761) with early C20 alterations to ground floor and attic. 2 storey and attic. 5 glazing bar sash windows on 1st floor. Ground floor has 2 large semi-circular bows with main entrance between and side entrance to left. Entrances have brackets to canopies and pulvinated frieze. 2 four- light dormers with moulded cornices.

Listing NGR: TQ0267402034

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1191098

Date first listed:  
21-Aug-1975

Statutory Address:  
34, SURREY STREET

County:  
West Sussex

District:  
Arun (District Authority)

Parish:  
Littlehampton

National Grid Reference:  
TQ 02666 02026

1. 5401 SURREY STREET (North West Side) ----- No 34 TQ 0202  
1/16

II

2. Early C19 despite modern '1705' scratched in recent rendering on ground floor in 2 places. 2 storeys and basement. 1 window to East, 3 windows to South. Painted brick. East front has glazing bar sash window over triangular headed shop window. Corner doorway with pilasters, painted entablature, projecting cornice on triple brackets and curved double doors, top half glazed, panelled reveals. South front has glazing bar sash windows and a blind panel on 1st floor. Ground floor has 2 large shop windows (7 x 4 and 5 x 4 panes) and one original glazing bar sash window under a rubbed brick cambered arch. Entrance to former No 36 retained though blocked, and has fluted pilasters and entablature. Former No 38 has a contemporary shop window, with restored glazing bars, flanked by engaged Tuscan columns. Altered triple window over with wooden lintel. Slightly bevelled corner. West side stuccoed and contains entrance to No 32A. Hipped slate roof. Modillion eaves cornice.

Listing NGR: TQ0266602026

