

Fence and Associated Gates Installation and Secondary Entrance Alterations

Heritage Impact Statement

Flintstone Centre

21 September 2021

Notice

This document and its contents have been prepared and are intended solely as information for The Flintstone centre and use in relation to the Safeguarding Programme 19/20.

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This document has 24 pages including the cover.

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
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Introduction

Purpose of this Statement

This Heritage Statement (hereinafter referred to as 'Statement') has been prepared to provide an overview of the history and development of the building known as The Flintstone Centre Littlehampton; an analysis of the significance of the building based on the known information; and analysis of the potential heritage impact of the proposed works to erect fences and gates to the property.

This Statement may be taken to form part of the full suite of documents required for a Listed Building Consent Application. This supporting statement should be read, and referenced, in conjunction with other submitted drawings and the Design and Access statement as part of the aforementioned Listed Building Consent Application.

Following the guidance issued in the latest iteration of the National Planning Policy Framework, this document is not an exhaustive appraisal of the heritage significance of the entirety of The Flintstone. It considers the *'significance of any heritage assets'*¹, with the level of detail provided aiming to be *'sufficient...to allow the potential impacts [of the proposed works] to be adequately assessed'*², yet *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*³. This statement should provide sufficient information for the reasonable assessment of the proposed works by West Sussex County Council and Arun District Council Planners and Conservation Officers, Historic England, and any other amenity societies or advisory bodies consulted in relation to the proposed works.

It should be noted that due to the great age of the building, and relative paucity of records concerning much of its early history, the level of detail it is possible to provide varies widely regarding different building elements and time periods, with speculation becoming necessary at times. Where such speculation is required, this is clearly indicated as such.

A Heritage Impact Assessment (HIA) has been prepared for inclusion with this statement. The purpose of this supporting document is to:

- Identify and assess the impact of proposed works on the significance of the building
- Provide evidence and reasoned justification for said assessment
- Conclude whether each aspect of the works will result in *'less than substantial harm'* to the significance of the building

Note on Sources

The principle legislative and planning information sources relied upon when compiling this statement have been:

- Historic England (2008) Conservation Principles, Policies and Guidance
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) Section 16: Conserving and Enhancing the Historic Environment - pp.184 to 202
- Planning Practice Guidance (PPG) latest edition – Historic Environment Section
- Arun District Council Littlehampton East Street conservation area Map (2014)
- Adaption Arun Local Plan 2011-2031 (July 2018) – Policies HER DM1, DM2, DM3 & DM4
- Historic England reference numbers: Building 1353771 & Wall 1027817

¹ National Planning Policy Framework (2019), p55. Accessed: 01/06/2020. Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Adaption Arun Local Plan 2011-2031 (July 2018), p.188 - 201. Accessed: 01/06/2020. Available from: <https://www.arun.gov.uk/download.cfm?doc=docm23ilim4n12344.pdf&ver=12934>

³ National Planning Policy Framework (2019), p55. Accessed: 01/06/2020. Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historical and other referenced sources can be found in the footnotes throughout the body of the text. Many of the older photographs of the building and related articles have been provided by.

1.0 Building Details

Building Address

The Flintstone Centre,
East Street,
Littlehampton
West Sussex
BN17 6AW

Ownership

West Sussex County Council.

Architect

Unknown

Designation

Grade II

Date of Construction

c. 1878

Date of Listing

21st August 1975

Use

Currently used as an adult learning centre as part of the West Sussex Alternative Provision Colleges (WSAPC) and occupied by Aspire Sussex Ltd. and as a youth centre. It serves as a pupils referral unit. The internal layout has been sub-sectioned to suit this function however this is not relevant for the purpose of this application.

Building Image

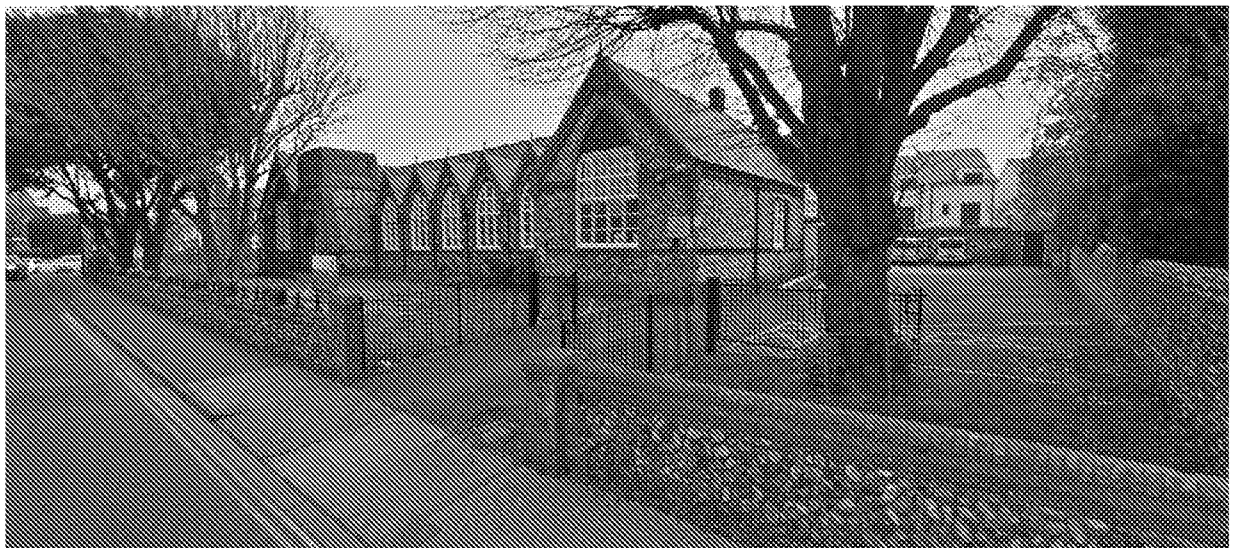


Figure 1: The Flintstone Centre, as viewed from East Street facing North⁴

⁴ Google Maps (2019) Street View, Screen capture. Accessed: 27/09/2019. Available from: <https://www.google.com/maps/@50.8102545,-0.5401374,3a,75y,87.43h,86.72t/data=!3m6!1e1!3m4!1sHycBMqyFPDZoPPJBQay0CQ!2e0!7!113312!8!6656>

Surrounding Area

The Flintstone centre is located to the north west of the centre of Littlehampton which is a town within the Arun District of West Sussex. The premises is in the Littlehampton East Street Conservation Area⁵ and faces West onto East Street which is the main North vehicular route to reach the main town beyond. Opposite the premises (to the West) is a row of residential terraces which have rendered elevations but are seemingly of Victorian construction with front gardens and high roof pitches. Further towards town there is a redbrick building with mansard roof incorporating inset dormer and regular dormer windows which is currently unoccupied but served as a Waitrose outlet. Further north are characteristic cobble stone and brick houses which mimic the construction of the Flintstone centre.

The East façade faces into the premises rear carpark area and beyond the cobble & brick boundary wall lies a new complex of low volume residential townhouses constructed in a modern build with rendered walls covered by composite slates and with modern aluminium double-glazed windows⁶.

To the south of the premises are three residential terraces which are rendered at ground floor, terracotta tiled walls for 1st floor and dormers built into a habitable pitched roof. The construction of these buildings has Victorian features and are likely to have been refurbished into its current modern look. The terrace is oriented toward East Street and rear gardens extend behind which covers the majority of the boundary with the Flintstone centre.

Directly North is the 'Lovelong House' drop-in clinic which is light commercial in a converted residential cobble and brick house two floor house with a curtain wall front double-glazed white aluminium extension serving as the entrance lobby. A front carpark and rear garden cover the rest of the premises. The same construction is mimicked up East road beyond 'Lovelong House' and opposite is a large nursing home with distinctive 1960's construction in dark brick with white UPVC windows and a composite slate mansard roof. Of interest is the 'St. Josephs nursing home' front carpark facing onto East Street which has a rendered dwarf front retaining wall with an imitation barbican fence with mismatched spearpoint scrolled and a more elaborate spearpoint finial.



Figure 2: Aerial photograph showing the location of The Flintstone Centre⁷

The wider area is mostly residential to the north with commercial to the south for retail and leisure. The conservation area. East Street has a relatively regular volume of traffic throughout the day and vehicles vary from domestic to SGV & HGV's.

⁵ Arun District Council Littlehampton East Street conservation area Map (2014) Arun Planning

⁶ Graham Nicolls Ltd. Arun Planning application reference LU/13/15/PL (2015) Accessed: 01/06/2020. Available from: https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=LU/13/15/PL

⁷ Google Maps (2019) Aerial Photograph. Accessed: 01/06/2020. Available from: <https://www.google.com/maps/@50.8087341,-0.5401379,223a,35y,39.48t/data=!3m1!1e3>

Heritage Asset

There are two listing assets for this property:

East Street School (Youth Centre) (Historic England – Listing ref no. 1353771)

Low wall in front of East Street School (Historic England – Listing ref no. 1027817)

Building Elements

Building (Entry no. 1353771)⁸

The Flintstone centre is a single storey building (plus basement), with cobbled walls that are framed in brick quoins, plinth band with cogging's, toothed eaves band, gable edges and around five-point window arches. Terracotta ornamental openwork is located within the gables below the verges and there is a tall decorated chimney at the rear. Large white painted timber paned windows dominate the elevations with alternating opening casements and fixed light paned windows along the bottom on stone cills. Rainwater goods mostly have a low profile with black square downpipes.

A distinctive tower extends with brick above corbelled walls and serving as the main entrance at the North section of the building. Within the tower there is a modern glazed and white aluminium door with blue infill panels and matching aluminium double glazed transom above. Other doors on the premises are also modern double-glazed aluminium.

The roof has a main pitch with several cross gables extending West and East and two perpendicular extensions to the North and South with further gables to match. The roof is covered with composite slates and alternating plain and crested terracotta ridge tiles. All gables have either block and end ball finials, or half round scrolls above pointed verges and brick courses below. The rear has a number of flat roofs and small pitch roofs covering extensions.

Front wall (Entry no. 1027817)⁹

(read through below and with the view that people might know the building at all)

The low wall in front of East Street School is a 1.2m crenelated knapped wall with stock brick forming the quoins and base and with chaptered courses as coping. There are stone chamfered pier and merlon caps along the wall's length to the immediate front of the building. Between the merlons there are a series of contemporary twisted wrought iron rails embedded on either end and supported on cast iron short squared posts. Each post is founded within the embrasures on square chamfered stone caps that are equidistantly spaced between the merlons.

At the South-West corner of the premises a modern bow-top fence extends back from East Street which is the carpark entrance. This section of fence includes a manual pedestrian swing and manual vehicular sliding gate and it is proposed to remove this feature from site. Another modern bow-top gate is located for the main entrance adjacent the playground.

The other surrounding walls are of cobbled construction standing at 1.5 and 1.8m. To the North this wall notably includes stock brick infills and to the South it has an Ordinary Portland Cement based copings which covers its top. Some repairs to the surrounding walls have been done in stock brick and are notably newer than the originals. There is a modern 3m high mesh fence on studded 'L' posts and diagonal bracings all around the north playground and between the building and playground with a manual pedestrian gate.

⁸ Historic England (2020). Accessed: 06/07/2020. Available from: <https://historicengland.org.uk/listing/the-list/list-entry/1353771>

⁹ Historic England (2020). Accessed: 06/07/2020. Available from: <https://historicengland.org.uk/listing/the-list/list-entry/1027817>

2.0 Local History and Context

The Flintstone Centre is located at East Street, Littlehampton BN17 6AW. Littlehampton is a town that lies in the Arun District which is one of seven districts in West Sussex. The town is located on the East of the mouth of the river Arun and founded on a coastal plain below the South Downs. Currently the town is invested in tourism which stems from its geographical setting on the English Channel. In order to fully appreciate the significance of the buildings setting, it is beneficial to understand something of the local context within which it was built and used over time.

A glimpse of Littlehampton's History

Littlehampton's first records are mentioned as 'Hantone' in the Domesday Book AD 1086 as a modest settlement¹⁰ and then represented in a thermograph in Carentan in France dated AD1100 which places it by showing a small finishing community located on the south coast of England along the river Arun. The name of Littlehampton was established in the 1600's which derived from Hampton. A navigable channel was cut in 1733 and a harbour developed in 1735 by the Duke of Norfolk to cater for larger ships and boat building¹¹.

The coastal battery and barracks were built on the East Bank in 1760 during the 7 year war with France (1756-1763) where the Harbour Park Funfair is currently located. This was part of the south coast coastal defence initiative to guard the new harbour entrance and protect assets. In 1850 the French still threatened the south coast which led to the construction of the Littlehampton fort in 1854 on the West bank of the River Arun¹² to increase garrison capacity and gun power. This reflects the importance of the river as access and its reach to regional commerce.

The relatively sleepy sea-side village expanded into a town during the 18th/19th century with Victorian architecture to support this along Surry Street and River Road. A significant population growth occurred to the town in 1801 with 584 increasing to 5,954 by 1901¹³. It was due to the Victorians fashion for travel¹⁴ along the south coast of the country which expanded the town for this purpose and is reflected in the architectural clues around the town (of particular interest around East Street).

The Littlehampton & Arundel railway station located in the town centre was constructed in 1863¹⁵ and allowed a connection to Horsham and Brighton which introduced the aid of commuter access and further grounded its presence as a retreat.

The quay/wharf reflects the prominence of the Harbour as a defining feature depicting the purpose of the town and the Victorian era also reflected the leisurely allure which elevated and established the town as a comfortable retreat between Brighton and Portsmouth. This trend continued into the 20th century and by 1920 the town was known as the 'Childrens paradise'¹⁶ as a well-established retreat.

¹⁰ Open Domesday (2020) Littlehampton. Accessed: 01/06/2020. Available from: <https://opendomesday.org/place/TQ0202/littlehampton/>

¹¹ Littlehampton fort (2020). The East Coast Battery and the Master Gunner's quarters, Littlehampton Fort. Accessed 02/06/2020. Available from: <http://www.littlehamptonfort.co.uk/>

¹² Littlehampton fort (2020). The East Coast Battery and the Master Gunner's quarters, Littlehampton Fort. Accessed 02/06/2020. Available from: <http://www.littlehamptonfort.co.uk/>

¹³ Littlehampton Museum (2020) The story of Littlehampton. Accessed: 01/06/2020. Available from: <http://www.littlehamptonmuseum.co.uk/about/local-history/the-story-of-littlehampton/>

¹⁴ Prof. Walton, John (2017) The Victorian Seaside. BBC. Accessed 01/06/2020 Available from: http://www.bbc.co.uk/history/british/victorians/seaside_01.shtml

¹⁵ Clark, Ronald H. (1964). *Southern Region Record Chronology and Record, 1803-1965. A Southern Region Record*. X Series, X13. Lingfield, Surrey, England: Oakwood Press. pp. 64, 79. ISBN 978-0-85361-033-5.

¹⁶ Prof. Walton, John (2017) The Victorian Seaside. BBC. Accessed 01/06/2020 Available from: http://www.bbc.co.uk/history/british/victorians/seaside_01.shtml

Around the Second World War period the town had suffered fluctuations in its inhabitants and after the town's dynamic changed significantly with the construction of new housing estates on the outskirts and absorbing the surrounding villages of Wick, Lyminster and Toddington and an increase in population.

The growth of Littlehampton and urbanisation around East Street

East Street shows a good representation of the towns evolution over time, with a balance of architectural features reflecting the towns development over the ages and a reflection of the towns growth. The evolution of the town can be tracked via the below maps which have been obtained by the Local joint council's records and National Library of Scotland which indicates how the town has evolved and impact this has had on the street. The Blue pin has been positioned on the location of The Flintstone Centre.



Figure 3: Littlehampton 1843-1893 – Map derived from the Arun & Worthing Councils website¹⁷.

As seen in Figure 3, East Street School had not yet been constructed and the surrounding area is still relatively rural and undeveloped. East Street was the main vehicular access route via the North East of town. Five residential terrace houses lined the north flank of the road. This confirms a previous statement which believed the north terrace buildings and south neighbours were originally Victorian in construction and refurbished to have a rendered/tiled elevation.

¹⁷ Arun & Worthing councils (2020) Historic maps. Accessed 01/06/2020
Available from: <https://www.adur-worthing.gov.uk/maps/historic-map/>



Figure 4: Littlehampton 1891-1912 – Map derived from the Arun & Worthing Councils website¹⁸.

Figure 4 shows that the town has started to change, extending South and North with no distinctive developments along East Street apart from the construction of the East Street School (The Flintstone Centre). From this we can establish a date on the school's construction and recognise the Victorian architecturally prevalent style of the era. The urbanisation of the town is testament to the Victorian's leisurely retreat to the south coast and evident by the urban planning. At this time the rail connections were established and as a result several more permanent structures established throughout the town indicating a necessity to provide amenities for permanent residences and reflects the beginning of socio-economic prosperity in the region and engendered the need for a hotel industry to the area.

¹⁸ Arun & Worthing councils (2020) Historic maps. Accessed 01/06/2020
Available from: <https://www.adur-worthing.gov.uk/maps/historic-map/>



Figure 5: Littlehampton 1904-1934 – Map derived from the Arun & Worthing Councils website¹⁹.

The development of the town continues (highlighted in Figure 5), with the hotel industry visually growing to accommodate increased visitors around the coastal area. Pockets of rural land started to infill at East and North margin of the town and the dynamic of town planning became more regular with denser residential zones. Other amenities such as halls, ferries club houses etc. started to become more common and with this an expanded low-density commercial area in the town centre to cater for the leisure industry. East Street school has extended to the north to have a significantly larger capacity. In today the extension is imperceptible as it matches the existing building aside from the visually evidence of the existing finials at the gables between the main core and the extension.

¹⁹ Arun & Worthing councils (2020) Historic maps. Accessed 01/06/2020
Available from: <https://www.adur-worthing.gov.uk/maps/historic-map/>



Figure 6: Littlehampton 1919 - 1939 – Map derived from the Arun & Worthing Councils website²⁰.

Figure 6 shows large rural areas to the East were developed into sparse low-density residential housing and the infrastructure had been refined for a permanent settlement of residents throughout the town. Whilst the urban landscape had evolved East Street remained relatively similar as the growth of the town continued along the South coast. The Old Dairy to the rear of The East Street School (The Flintstone centre) had not been developed and this area was seemingly a green space with a temporary structure erected. Smarts Fair opens circa 1932 which shows that the town is still widely recognised as a retreat and caters to the children.

²⁰ Arun & Worthing councils (2020) Historic maps. Accessed 01/06/2020
Available from: <https://www.adur-worthing.gov.uk/maps/historic-map/>

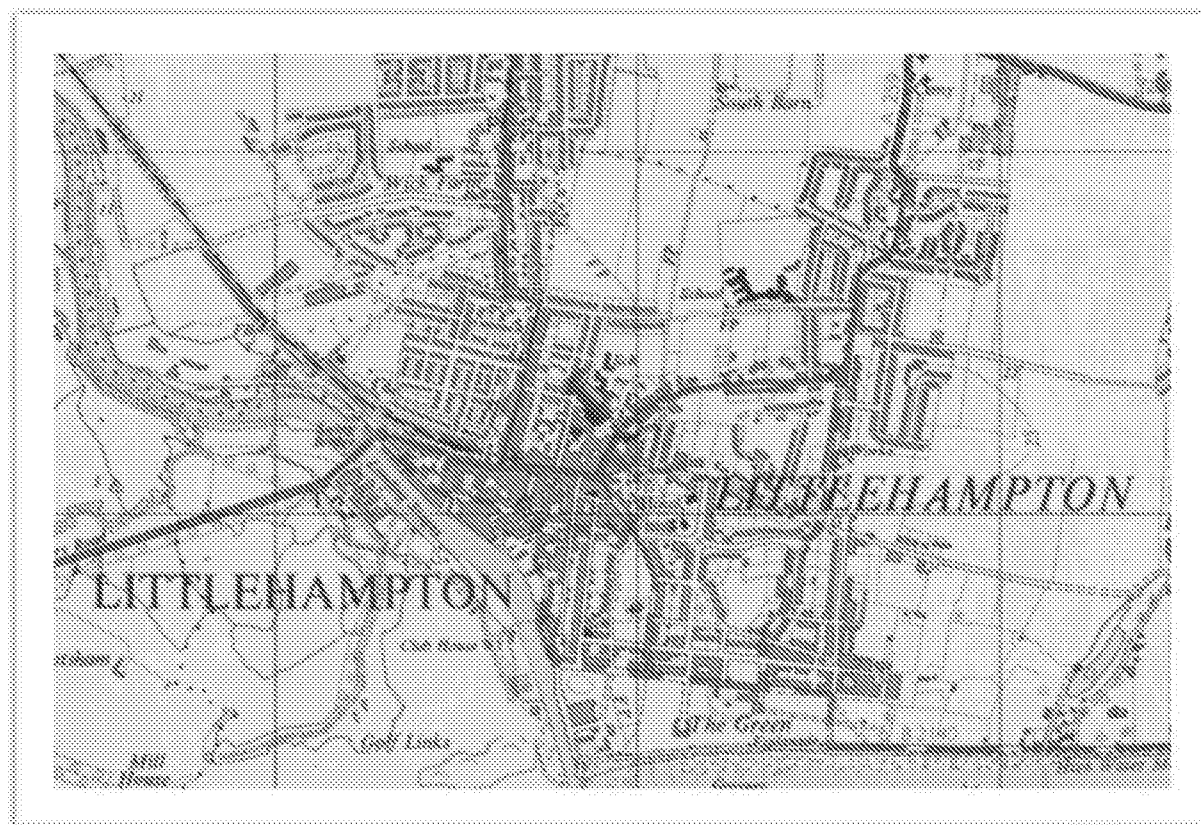


Figure 7: Littlehampton 1937 - 1961 – Map derived from the National Library of Scotland website.²¹

The town had started to expand significantly to the North absorbing the village of Wick with a number of low density residential areas established around the perimeter of the town and larger expansions to the East towards Toddington. The leisure industry was still prevalent, and the harbour remained one of the prides of the town. There was a Franciscan mission in Littlehampton from 1890, which established an orphanage, and moved to a permanent home at Hampton House, East Street in 1898. St Joseph's Franciscan Convent closed as a children's home in 1966, and the convent now functions as a nursing home (having been rebuilt in 1964-71).²² The location of this building is to the North West of the Flintstone Centre and has been mentioned in chapter 2's subtitle 'Surrounding area'.

Following 1960's the leisure industry has decreased in Littlehampton however the towns growth has continued to the East to reach Toddington and further North to reach Lyminster. Maps for time beyond 1960 is restricted due to copyright restrictions.

²¹ National Library of Scotland (2020) Maps of Great Britain. Accessed 01/06/2020
Available from: <https://maps.nls.uk/view/95750105>

²² Website of the Franciscan Missionary sisters of Littlehampton (2013). Accessed: 02/06/2020
Available from: <http://www.franciscan.co.uk/pgcHISTORY.htm>

3.0 Building History and Development

The Flintstone Centre started its journey as the East Street School that was constructed following the Education Act 1870 and subsequent establishment of the Littlehampton School Board²³. The modest school was to serve as an Infant School and part of the Girls School in East Street, but by 1873 (figure 8²⁴) the infants were separated from the girls. In 1940 the school moved to a new premises in Elm Grove Road and in 1967 the school moved again to a new infant school built on the fields adjacent to this school²⁵.

Its aesthetics and construction remain relatively similar to when first built and consequently has had extensions built between 1904-1937 to cater for an increase in pupils during this time.

The architectural significance of the detailing shows subtle differences between the main building and the North wing extension. The construction still reflects the architectural design of the period with large panel windows, intricate brickwork accents which is a prominent feature to all elevations.

During the Second World War Littlehampton was mostly unscathed in comparison to other sections of the south coast²⁶ however; the town was subjected to the installation of number of pillboxes and anti-tank mines concrete blocks, sea based scaffolding and numerous restricted access areas in anticipation of the ever-growing threat of Nazi invasion following the occupation of France in 1940. The East Street School (Flintstone Centre) served as a Headquarters for the home guard commanded by Col. Cowie which was one of many garrisons located in Littlehampton²⁷ and a picture has been recovered from social media to show a glimpse of the building in the background²⁸ and use during different times. Contrary to the impact of

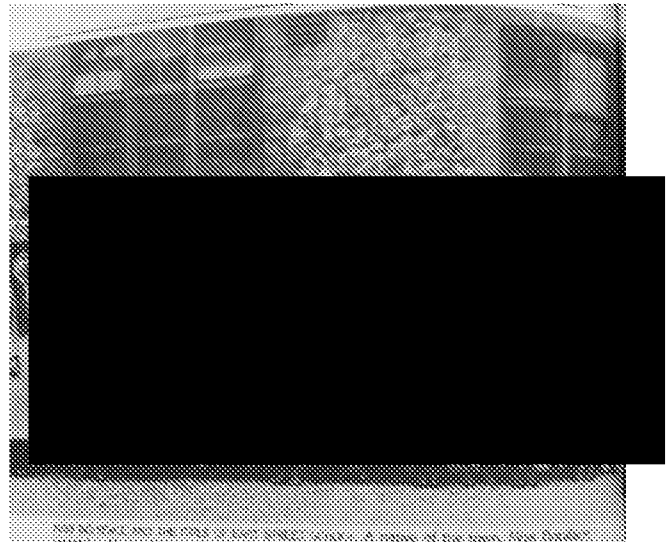


Figure 8: East Street School for girls c.1875 – Derived from Facebook.



Figure 9: East Street School Garrison 1942 – Derived from Facebook.

²³ Roland B Harris (2009) Sussex extensive Urban Survey. Accessed 01/02/2020. Available from: https://www.westsussex.gov.uk/media/1734/littlehampton_eus_report_and_maps.pdf

²⁴ Facebook Kathy Moors (2015) 'Picture of my nana's sister at school'. Accessed 02/06/2020 Available from: <https://www.facebook.com/photo.php?fbid=1475268855945332&set=g.388186121272521&type=1&theater&ifg=1>

²⁵ The National Archives (2020) Infant school in East Street later Elm Grove Road. Access 01/06/2020 Available from: <https://discovery.nationalarchives.gov.uk/details/r/3ab9ad76-2c01-46e6-aca9-a2d4305f351d>

²⁶ BBC Southern Counties Radio (2014) John Moore. Accessed 01/06/2020 Available from: <https://www.bbc.co.uk/history/ww2peopleswar/stories/50/a4392650.shtml>

²⁷ Hilary Greenwood (2013) The defence of Littlehampton during the Second World War. Accessed 02/06/2020. Available from: <http://www.littlehamptonfort.co.uk/wp-content/uploads/2014/04/The-Defence-of-Littlehampton-in-the-Second-World-War.pdf>

²⁸ Facebook Richard Dugie Wood-Kneier (2014) Flashback Littlehampton Accessed 02/06/2020 [tps://www.facebook.com/photo.php?fbid=443257385806267&set=g.388186121272521&type=1&theater&ifg=1](https://www.facebook.com/photo.php?fbid=443257385806267&set=g.388186121272521&type=1&theater&ifg=1)

the war, this time was celebrated with the host feeling responsible and appreciative for its new military residents and welcoming the troops to the town as a resident milestone started to form. The hall was used a meeting place with dancing and relaxation before and during military occupation.

From the pictures on the previous pages it is evident that throughout time the cobbled wall with brick accents remained a feature and are present to this day although the building has had some small changes like the window paint colours (but for all intents and purposes are largely original).

The boundaries of the premises have not changed since the construction of the East Street School and the surrounding wall is believed to be part of the school's premises since it was established. This feature, for the most part contains the same construction as the main building. By reviewing the historic maps, the space around the building seems to be consistent with what was present following the North Wing extension.

It is believed that the playground has been resurfaced in more recent years to be a play court with the 3m mesh fence but remains for intended purpose as an area for external activities. Various delegates have commented on this feature and the appropriate documentation can be found on the West Sussex Planning comments website²⁹ (2005/2006 - LU/317/05 & LU/173/06). This is likely to have taken place during the occupation of the building as a Youth Centre.

The South elevation has a secondary entrance with an accessible ramp with a cover which was installed over the past 15 years, but no information could be obtained for its construction. The roof cover seems to have been replaced with composite slats however no information could be sourced for this alteration. Aside these features the rest of the premises remains well maintained and seemingly unscathed.

²⁹ West Sussex County Council - Planning search (2006) Installation of new fencing and gates to frontage as a modification of planning permission Accessed 02/06/2020. Available from: <https://westsussex.planning-register.co.uk/Search/Results>

4.0 Significance Assessment

Defining Significance

The NPPF (2019) defines significance as:

*"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*³⁰

Meanwhile, principle 3.2 of English Heritage's *Conservation Principles* (2008) states that:

*"The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve"*³¹

Drawing on the above, it can be concluded that, in essence, significance is an understanding of what makes a place special. Understanding the significance of The Flintstone Centre, and the various values that contribute to said significance is crucial when considering change and how best to manage that change. Per Clark (2001), *"significance lies at the heart of every conservation action...unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense"*³².

Assessing Significance

Faithful+Gould assesses significance using the 'values-based' approach that underpins English Heritage's 2008 *Conservation Principles*. Four primary categories of heritage value are defined in the *Conservation Principles*.

These are as follows:

EVIDENTIAL VALUE	The potential of a place to yield significant evidence usually from physical remains about past human activity
HISTORICAL VALUE	The way in which the present can be connected by a place to people, events and aspects of life in the past
AESTHETIC VALUE	The ability of a place to provide sensory and intellectual stimulation
COMMUNAL VALUE	The meanings of a place for people who relate to it – a collective experience or memory. A shared cultural frame of reference

Considering the aforementioned heritage value categories, we will evaluate The Flintstone Centre to identify what is of special interest and significance both as a whole. This will allow a fuller understanding of the potential impact the proposed works may have on the significance of the building and may serve to inform any decisions regarding said works.

³⁰ National Planning Policy Framework (2019), Annex 2. Accessed: 26.03.2019 Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³¹ English Heritage (2008) *Conservation Principles*. Accessed: 26.03.2019. Available from: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

³² Clark, K. (2001) *Informed Conservation*.

The significance of The Flintstone Centre has been assessed using a scale of significance ratings ranging from neutral to very high. The definitions of these levels are provided below:

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of The Flintstone Centre. These elements are considered to be essential to the understanding and appreciation of the building, and as being key contributors to its overall character as well as its local, regional, and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of The Flintstone Centre, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of The Flintstone Centre and the structure's constituent parts.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to The Flintstone Centre and its constituent parts. As such, they neither contribute to, nor detract from, its overall character and understanding of this.
INTRUSIVE	Elements that are intrusive to heritage value have characteristics which detract from the overall significance and character of The Flintstone Centre and its constituent parts.

Evidential Value

Evidential value is normally associated with older heritage assets, although all buildings encapsulate unique information about their historical development. Being constructed around c.1878, The Flintstone Centre provides a good representation of the Local Areas development over the years. From the Historic Character Assessment Report for the Sussex Extensive Urban Area (2009) the building is noted as a common construction form in the local area. There are 72 listed buildings within the study area all of which are Grade II listed. The Flintstone centre is one of 13 from 1841-1880 placing it firmly in 'Period 12' in the report. This period has the larger age range for listings amongst all others in the area (which include dates spanning from the 16th century to 1945)³³.

According to searches of the List maintained by Historic England, there are several Grade II listed buildings in the vicinity of The Flintstone centre (not including the two listings relating to the Flintstone Centre and front wall). All have the same construction, listing and are regarded as Period 12 dated. These buildings include The Vine House on Manor Parade, Garden wall fronting Avon House, Avon

³³ Roland B Harris (2009) Sussex extensive Urban Survey. Accessed 01/02/2020. Available from: https://www.westsussex.gov.uk/media/1734/littlehampton_eus_report_and_maps.pdf

House, on Avon Road, two buildings referred to as 39 East Street on the corner with Franciscan Way and Winterton Lodge which is half a mile north of The Flintstone centre on East Street.

The garden walls which are listed nearby are constructed in cobble with a brick detailing which resemble The Flintstones centre front wall but lack the crenelated construction form and ironwork. Equally whilst the construction of the nearby premises resembles The Flintstone Centre, they do not have the intricate window detail, elaborate roof construction, tower above the entrance or complex layout which makes it prominent to the streetscape along East Street (a heavily trafficked avenue to the town). It is these features that isolate this building from its surroundings and inspire wonder on what the purpose of the building was in the past and its role in Littlehampton up to date.

Nonetheless whilst the construction is common to the local area the Evidential Value is at best of **MEDIUM SIGNIFICANCE** in its form. In its current setting it is not deemed unique for a higher value; however, this would need to be re-visited following further urban development of Littlehampton.

Historical Value

From the content of the previous chapters it is clear that the building has a local associative value which exceeds a notable illustrative value. As it was mentioned the building was born of a socio-political change in the local area during the 1870's³⁴ and it embodies an ascension of Littlehampton to a more permanent settlement. The vast growth during this time has seen rapid changes in urban demand and the school provided a platform as an educational establishment as well as a local social gathering point, which, by reviewing social media is fondly remembered by the descendants of former pupils.

The importance of the building is further ingrained into the local history by its use during World War II to multi-national garrison for troops and used as a headquarters. The building is enclosed and provided the required spacious hall, open grounds for mustering and training and a tactical geographical position on a main route into and out of town. The school must have been a well-recognised location as even during the garrison's occupation, the building's badminton hall was used for social activities as weekend club for dancing and provided entertainment by hosting events.

The premises as a whole is fortunate to have retained its purpose as an educational establishment and has required few alterations over the years which is testament to its layout and flexibility. The intricate architecture is not uncommon for a building of its status built during the Victorian era, but it is uncommon to find that the original external envelope has remained unchanged with the passing of time.

As this building represent the growth of the village into a town, a ground of social, leisurely activities and interaction (which is a focal point of the town) and then a stage for national security it has been designated as **HIGH SIGNIFICANCE** due to its contribution to the town.

Aesthetic Value

There is good contrast between buildings elevations in comparison to its surrounding neighbours which have rendered walls or exposed modern masonry following various alterations over recent decades. The gables on the main building are the first attraction drawn by the large windows along the length of the building and then the detailing around the cobbled walls with brickwork that frames the structure. On the approach the tower becomes visible and its dissimilarity dominates the building's façade. In conjunction these features inspire reflection and wonderment as to what the purpose of the building was and currently is.

The ramp installation on the south face of the building is partly visually blocked by a tree positioned at the south west corner of the premises and its location does not immediately detract from the front elevation.

³⁴ Roland B Harris (2009) Sussex extensive Urban Survey. Accessed 01/02/2020. Available from: https://www.westsussex.gov.uk/media/1734/littlehampton_eus_report_and_maps.pdf

The building clearly benefits by being set back into the premises and whilst the aesthetics are unblemished from oppressive fencing which would shroud the elevation, it manages to delineate the boundary of the property with a short crenelated wall to the front with twisted metalwork to the introduction of stone that is uncommon in buildings of similar design in the local area.

A bow-top fence, manual vehicular sliding gate and manual pedestrian access gate are set further back from the front boundary and this is likely to allow vehicles to temporarily stop, get out and use the manual gate without congesting the busy street. What seems unplanned by this is the way that the new bow-top fencing provides an edging to the internal premise's soft scaping and hard scaping instead of a boundary line or effective security line. Whilst the bow-top gate in the wall indicates the location of the main entrance of the building between two piers as a modern, fitting and discreet modification, the 3m high mesh fence around the playground is a statement of the use of the building and is clearly visible from the street. The mesh fences redeeming feature is that it does not fully shroud the elevations entirely and does allow partial vision of the premises from the East Streets North approach and the trees partially shroud the fence and gate between the playground and the building. This fence and gate would be removed and replaced with Barbican fence and manual pedestrian gate to match.

Whilst the surrounding boundary walls do not seem to be listed, they are characteristic of the Victorian school and to that effect their total alteration would be undesirable. Something which should be considered is the division of the premises to provide security lines without compromising the Victorian aesthetic appeal.

Due to the building's location and prominence to the streetscape the aesthetic value for this building has been deemed to have **HIGH SIGNIFICANCE**. The space between the boundary line and the building should be maintained.

Communal Value

In order to identify the communal value attributed to a building, it is important to firstly identify its various stakeholders. The range of these can be extremely diverse and a building may be important to various groups for different reasons, or at different times. Value can be attributed to the building's use, any current or subsequent thoughts felt towards it by stakeholders, and to its place within the broader memory-scape of the local community.

As mentioned in Chapter 5. Buildings History and Development, it becomes immediately clear that there is a local attachment to the memories which this building has formed over time immersed in a town which is proud of its heritage. To this effect as a school, it rarely has no impact on the memory to the local population and usually inspires reflections of events or interactions which frequently form friendships and experiences. In this building it extends beyond childhood and is manifested in social events which took place within the premises through to the Second World War.

On reviewing the planning applications for the premises there are few comments from the local population in relation to the school but believe that the changes to date have been low impact to the value of the structural fabric which would warrant increased attention. Conversely if there was no attention directed to the school or wall it would not be listed. Furthermore, as mentioned in the Historic Character Assessment Report there are numerous listed assets in the local vicinity³⁵ which may detract immediate attention but do not devalue the asset in question.

Media coverage of the town is on the rise with many articles matching the town to Brighton for its vibrant appeal and heritage sites. There is seemingly something for every age and boasts good connections with major cities. Whilst in these articles there is no mention of the Flintstone Centre it is part of the character and appeal of the local town which is rich in contrast.

The local population has provided numerous photographs via social media which celebrates Littlehampton and its development over the ages including images of buildings being demolished with

³⁵ Roland B Harris (2009) Sussex extensive Urban Survey. Accessed 01/02/2020. Available from: https://www.westsussex.gov.uk/media/1734/littlehampton_eus_report_and_maps.pdf

comments of final farewell. Using this as a gauge of public sentiment, I am of no doubt that a significant impact on the character of this building would rapidly populate this communication medium considering its location, use and public sentimental investment.

The communal value for The Flintstone Centre in accordance with the public pride displayed on public gazettes³⁶ media and by social media articles³⁷ written for Littlehampton has been designated as **HIGH SIGNIFICANCE**.

³⁶ Littlehampton Gazette, (2020) Arun district planning applications submitted to the council Accessed 02/06/2020 Available from: <https://www.littlehamptongazette.co.uk/news/politics/arun-district-planning-applications-submitted-council-2870373>

³⁷ Littlehampton today and tomorrow (2020) Facebook Accessed 02/06/2020 available from: <https://www.facebook.com/groups/LAtodayandtomorrow/>

The proposed works mainly consist of the erection of a new fence to isolated locations around the perimeter of the premises. A planning application had previously been submitted in 2020 for a now superseded fencing proposal. However, this was withdrawn following commentary being provided by the planning authority. For reference, the superseded fencing proposal and commentary provided by the planning authority can be seen below:

[illegible]

Planning Authority Feedback:

- "Due to the siting, height and design of the proposed fencing/gates to the front right-hand side of the building (which would be most visible in the street scene) the proposals would have a harmful impact on the significance/setting of the listed building and the character and appearance of the Conservation Area. The Conservation Officer has raised concerns in this regard, and the Council's Conservation Area Advisory Panel have raised an objection on these grounds. NB the sections of fencing and gate and the other sides and rear are considered acceptable (given their limited visibility and existing section of fencing/gate left hand side of building)."

The new fencing design proposal seeks to provide appropriate security to the premises without altering the front boundary of the building and in such a manner to avoid disturbance or damage to the surrounding boundary walls. Manual vehicular and pedestrian gates are proposed be installed to allow

access through various areas. Drawings have been provided with this application to specify the scale of the works and should be read in conjunction with this document and the Design and Access statement.

In line with the commentary provided by the planning authority following the previous planning application being submitted (REF: LU/218/20/PL), the proposed design of the fence to areas that can be seen from the front elevation seeks to have a low impact, complement the historical style of the building, conform with current legislation and is specified to a maximum of 2m in height. The separation between the carpark and the front hardstanding is proposed be set back from the boundary to avoid encroaching or shrouding the front elevation.

Due to the proposed fencing installation including the setting back of the fencing to provide the separation between the carpark and the front hardstanding, there is also a requirement to alter the secondary access to the south elevation of the building (shown in figure 11 below). This entrance is located within a flat roofed extension, that is understood to have been constructed within the past 15 years. This extension operates as a porch access area, and due to its age, construction, and current condition it is deemed to be of limited significance. This proposal includes for the careful removal of the flat roof extension including the ramped access and all associated fixings, with the ground to be prepared with a suitable sub-base to receive a new, level, tarmacadam finish to match the surrounding. The existing level platform externally, which includes stepped access, will remain in situ to ensure compliance with Part M of the Building Regulations. Please see the below images identifying the flat roof extension that is proposed to be carefully removed from site.

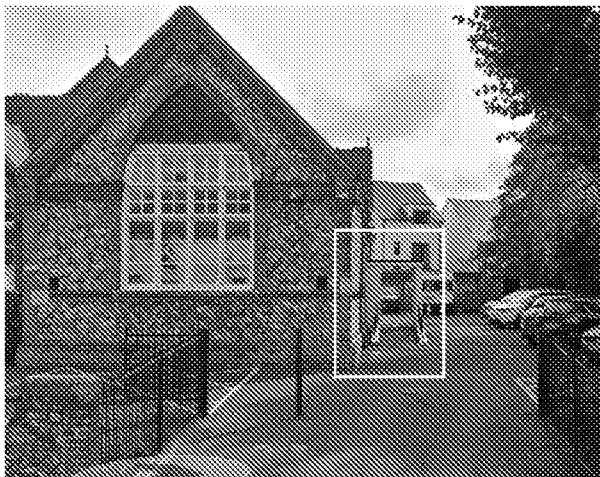


Figure 11: Flat roof extension (shown in yellow), proposed for removal



Figure 12: Flat roof extension, proposed for removal

Following the careful removal of the extension, it is anticipated that there will be a requirement for minor brickwork repairs and flint wall repairs to the main building. These are to be surveyed in detail following the careful removal of the flat roof extension, with specialist repairs to be specified to ensure the appropriate conservation and repair of the south elevation wall and to prevent the appearance of blemishes/scars within the masonry. All repairs are to be conducted using materials to match the existing and a specialist contractor will be employed to complete this portion of the work. Due to the unknown nature of this work, until the extension area is removed, it is requested that the repair be dealt with as a Planning / LBC condition.

Justification for Proposed Works

The purpose of the works is to provide security for the occupants and means to safeguard from trespassers (which has been a reoccurring event in the past few years), safeguard health and safety (specifically falling from heights) around a basement stairwell and provide further security within the premises boundaries to include a clear separation of the carpark from the front of the school.

Existing Condition and Finishes

The existing perimeter cobbled boundary walls are generally in good condition, however the low heights in isolated areas are allowing unauthorised access. The condition of the front boundary wall is relatively good however there are no plans to undertake works on this wall for the purpose of this proposal.

There have been some modern repairs in the past which have not detracted from the stability or security of the structure to warrant any significant concern. The proposed increased heights will be for the most part freestanding of the structure and will not tie into the existing building or walls to form excessive damage.

6.0 Heritage Impact Assessment

The proposed works are limited in nature and have been broken down by element, to better determine the level of potential impact upon deemed significance. The levels of significance that are referred to are the same as those detailed within this report above. Four levels of works impact on significance are identified and are outlined in the table below:

HIGH IMPACT
MEDIUM IMPACT
LOW IMPACT
NO IMPACT

HERITAGE IMPACT ASSESSMENT – THE FLINTSTONE CENTRE, LITTLEHAMPTON – NEW FENCES						
ITEM	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATION	POSSIBLE MITIGATION
1	Fence and gates separating the front carpark	To erect a 2.0m Ornamental fence separating the front hardstanding with the rear carpark. Fence to include vehicular swing gate.	NO IMPACT - Modern tarmacadam cover to floor. Cobble boundary wall to the South and The Flintstone Centre to the North and low-level wall at the front of the premises.	LOW IMPACT - Fence & associated gates will be freestanding and independent of the South cobbled boundary wall and/or to the Flintstone Centre located to the North. Fence set back from primary elevation to reduce visual impact.	None	Site control of contractor works, and specific instruction denoted in Schedule of Works. Agent control over the design process. Full photographic schedule of existing areas prior to works commencing.
2	Fence and gate around back stairs leading to basement	Remove existing 1.2m high fence around stairs to erect 3m welded mesh fence with pedestrian swing gate.	LOW IMPACT - Modern tarmacadam cover to hardstanding ground. Situated abutting the south elevation of The Flintstone Centre. Fencing panels to be removed not suspected to be original and of no historical significance.	NO IMPACT - Fence & associated gates will be freestanding and independent of the rear elevation of the Flintstone Centre. Fencing to the rear of the property and cannot be viewed by members of the public.	None	Site control of contractor works, and specific instruction denoted in Schedule of Works. Agent control over the design process. Full photographic schedule of existing areas prior to works commencing.

3	Mesh fence between the building and playground	Remove existing mesh fence and gate. Erect 2.0m high Ornamental fence with pedestrian swing gate between building and playground.	LOW IMPACT – The removal of the existing mesh fence with gate would relieve the elevation of the bracket fixed to it currently. The tarmacadam floor would be repaired in site of the works.	NO IMPACT – Fence & associated gates will be freestanding and independent of the prominent elevation of the Flintstone Centre. Existing fencing is not in keeping with the style of the original building material.	None	The posts for the new fence would be grounded and more subtle than the existing, which is unappealing and detracts from buildings significance. The location of the fence is shrouded by surrounding features. Full photographic schedule of existing areas prior to works commencing.
4	Fence set back and above rear boundary wall at South and West boundary	Erect 3m wicketed mesh fence above the existing cobbled wall and set onto independent posts.	NO IMPACT – Modern tarmacadam cover to hardstanding ground. Cobble East boundary wall, along the full length of the rear of the site	NO IMPACT – Fence & associated gates will be freestanding and independent of the South cobbled boundary wall and/or to the Flintstone Centre located to the North. Fencing to the rear of the property and cannot be viewed by members of the public.	None	Site control of contractor works, and specific instruction denoted in Schedule of Works. Agent control over the design process. Full photographic schedule of existing areas prior to works commencing.
5	Services below tarmacadam floor finish	Services traverse the fence line at the north west corner.	LOW IMPACT – Damage to tarmacadam floor cover	NO IMPACT	None	It is not envisioned that the ground will be disturbed to avoid the services beneath.
6	Flat roof extension to south elevation of the building	Carefully remove flat roof extension to south elevation and dispose off site	LOW IMPACT – Extension believed to be constructed circa 15 years ago. Material to be removed deemed to be of no historical significance, but will need to carefully remove to ensure no damage to main building wall materials and finishes	LOW IMPACT – Building works to take place to extension area only. Limited original fabric of the building will be disturbed because of the proposed works. The extension area will be carefully dismantled and removed from site. Specialist stonemasons to be employed to repair any damage to cobble setts and brickwork	None	Site control of contractor works, and specific instruction denoted in Schedule of Works. Agent control over the design process. Original building material abutting fabric that is to be removed will be inspected following careful dismantling and removal from site and specialist repairs will be

						specified where required. Full photographic schedule of existing areas prior to works commencing.
7	Removal of ramped access to south elevation of the building	Carefully remove ramped access to below finished ground level. To include the removal of all associated fixings.	NO IMPACT – Ramped access believed to be constructed circa 15 years ago. Material to be removed deemed to be of no historical significance.	NO IMPACT – Building works to take place to extension area only. No original fabric of the building will be disturbed because of the proposed works. Sufficient accessible entrances will remain in situ to the front and rear elevations of the building.	None	Site control of contractor works, and specific instruction denoted in Schedule of Works. Agent control over the design process. Original building material abutting fabric that is to be removed will be inspected following careful removal and specialist repairs will be specified where required. Full photographic schedule of existing areas prior to works commencing.

7.0 Conclusions

Faithful + Gould have carefully assessed the significance of The Flintstone Centre and boundary walls, the preceding information clearly illustrates that the building can be deemed to have a high significance in terms of the evidence it provides about past lifestyles and construction methods, its historical connections, current aesthetic appeal, and impact on the local community and other associated groups.

Having reviewed the revised proposed fencing works scheme to the surrounding boundary walls including the likely impact on the property, we believe that they have a minimal impact on the significance of The Flintstone Centre and front wall. This is partly because the works are only minimally invasive and therefore will cause very limited disruption of historic fabric. Furthermore, whilst they alter the external appearance of the property this alteration aims to maintain the aesthetic appeal of the premises with a design that suits the construction character of the building. The ornamental fencing product that has been specified is believed to be in keeping with the age and design of the original building.

In addition, it is our opinion that the careful dismantling and removal of the flat roof extension to the south elevation of the building will have a minimal impact on the historical significance of the Flintstone Centre. The flat roof extension is of modern construction, and has limited historical significance and practical use for the occupants and the removal of this building fabric will restore the original appearance of the south elevation, which can only be of benefit. The removal of the flat roof extension also facilitates the setting

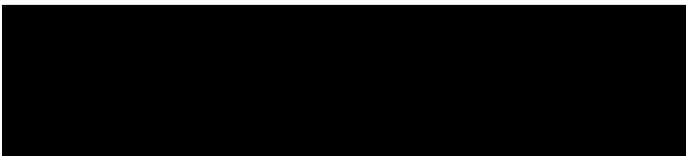
back of the fencing to the front boundary, reducing the visual impact of the fencing installation on the prominent elevation of the building.

Ultimately the construction works are necessary to preserve the security and maintain the health and safety of occupants in the premises. The stairs leading to the basement are a cause for concern and do require immediate attention in this matter with careful consideration of how they would also restrict access in future. The fencing which is existing is at a 1.2m height and is a Health and Safety hazard whilst being unable to secure the area from trespassers. Some modern fences and gates are currently installed on site, surrounding the school playground area to the north elevation of the building. The newly proposed fencing that is to be installed is believed to be far more sympathetic to the historic significance of the building.

It is therefore our considered conclusion that the proposed works benefits outweigh any negative impacts on the property have an overall LOW impact on historical value, due to the age of the materials / features being replaced, location of the proposed works and the mitigation measures proposed. The design is set to avoid fragmentation of management of the asset and assists with the continued operation of the premises for educational purposes which is its intended occupation. There is a sensitive design approach which retains the boundary lines, and it does not restrict views, whilst avoiding alteration to existing site features and respects the character of the area.

As per the requirements of the National Planning Policy Framework, the works will allow for the building areas to be sustained, maintaining the benefit of long-term current use.

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