

Heritage Statement

Address of site (including postcode)

13 South Terrace, Littlehampton, BN17 5NZ

West Sussex Historic Environment Record

Have you consulted the West Sussex Historic Environment Record, which is identified as the minimum requirement of the National Planning Policy Framework (NPPF)?

☐ Yes ☒ No

If Yes, please attach any correspondence to this Heritage Statement as an Appendix 1 (including the HER Consultation Report)

If no, please provide the reasons why not below

No major works proposed, just repairs and renovations to existing building

HERITAGE ASSETS

What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

Please note: This may not just be the building or site itself. There may be an impact on the setting of other nearby or even quite distant heritage assets.

1. Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

Please identify the names or address of the assets identified above?

Name/address of asset	Heritage Asset Type
13 South Terrace, Littlehampton, BN17 5NZ	Grade 2 listed building

ASSESSMENT OF SIGNIFICANCE

What is known about the affected heritage asset(s)?

Please describe the history, character and appearance of the heritage assets. As part of this you could provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping etc.

You should also describe the development site, and its relationship to its surroundings. For example, the building's position in the street-scene, or the potential for archaeological interest which may extend beyond a scheduled monument.

You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available as a starting point. Please do not just copy and paste the listing description!

Please include / attach any research material as an addendum to this Statement.

5 floor Georgian period property. Beach facing with 5 floors. Some evidence of changes over the years but most original features are intact or have been replaced like for like eg the roof – slate tiles and wooden balcony. The house needs renovation and weatherproofing to ensure the appearance and integrity of the property does not deteriorate.

Late C18/early C19, 3 storey, attic and basement with area 2 windows and 2 dormers each. Originally red brick with grey headers and yellow brick dressings, quoins and trillion cornice, and parapet of red brick and grey headers but ground and 1st floors of No 13 now painted. Glazing bar sash windows except on 1st floor, No 13 part glazed. Ground floor windows have boxed heads with fringes. Doorways with rectangular fanlights and panelled reveals and soffits.

What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe what is important about the assets previously identified (otherwise referred to as the significance of the heritage assets), including their setting (and any below ground archaeology) identified in Section 3. Each asset should be discussed separately.

On the seafront and therefore a visible and integral aspect of the Littlehampton character, This house is part of a terrace of Georgian period properties.

What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☐
West Sussex Record Office	☒
Map regression (historic maps)	☐
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

Please include/attach any research material as an appendix to this statement.

PROPOSED WORKS

Please state the type of proposal e.g. extension to a listed building, internal alterations, new structure in the grounds such as a garage.

Repair and refurbishment

Please list all of the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Roof - mortar flashing needs to be renewed in lead flashing.
Re-pointing to the brick work and repair cornice/dental course to the front.
3 windows on the top floor are poorly double glazed and need to be replaced with more period sympathetic windows.
Repair and refurbish 9 wooden sash windows
Balcony - Felt covered canopy needs replacing and balcony needs refurbishing/repainting.
2 sets of wooden balcony doors need repair/refurbishing.

Skirting board in lower ground floor is rotten needs replacing.
Render to the front (brick) and rear (flint) walls is poor and requires repairs.
Front door entrances to lower ground floor and ground floor need refurbishing/repainting.
Repaint front brickwork.
Replaster, paint front entrance hallway.
Front steps to the upper floors and steps leading to the lower ground floor should be reformed.

What is the justification for the works?

Improve appearance of property, stop further deterioration of exterior and ensure it is weatherproof

How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

Replace double glazed windows with period sympathetic Georgian style timber windows

IMPACT ASSESSMENT

How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) including:

1. The likely impact of the proposed works on the significance of the buildings and/or its setting.
2. The scale and nature of any harm that would be caused to the significance of the building.
3. Any potential heritage benefits, including proposals which enhance or better reveal the significance of the buildings.

Will improve appearance, protect from deterioration and enhance historic integrity of building

Mitigation

If harm has been identified as a result of the proposals, what steps have been taken to mitigate it?

This won't always be necessary, particularly if the works are solely to repair or restore a heritage asset. But if some degree of harm has been identified you will need to explain what steps have been taken to avoid, minimise the harm. For example, is the intervention the minimum necessary? Are the works reversible? How has new work been designed to complement or harmonise with the existing? If any feature is to be lost or hidden, will it be recorded?

Designed to complement neighbouring buildings, respecting the historical relevance and integrity of this building and those around it in this historically important area. We intend retaining the existing Georgian period features and protect them from deterioration.

Contact details:

West Sussex Historic Environment Record

<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

Historic England

www.historicengland.org.uk

Arun District Council Planning Department

Website: <http://www.arun.gov.uk/planning>

e-mail: Planning@arun.gov.uk