

37C South Terrace, Littlehampton, BN17 5NU – Design and Access Statement and Heritage Impact assessment

This statement forms part of the planning application for : Proposed internal alterations to top floor flat, replacement windows to rear outrigger building.

Date: 6th March 2020

Reference: 37C South Terrace

Full Address of Site in Vicinity of Heritage Asset:
37C South Terrace, Littlehampton, BN17 5NU.

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address: 19 Twining Close, Tunbridge Wells, Kent, TN4 8FJ

For: Ms Alison Verlander – Property owner

Location and Setting: The site lies on the North side of South Terrace facing over East Beach Green towards the sea. Located within the Littlehampton seafront conservation area, the property is a typical white stucco fronted terraced house, converted into flats.



View of the front of the existing property.



View of the rear of the existing property.

Historic England's website describes the asset as

1860s (built by Robert Bushby, a local builder). Reflected pairs. 3 storeys stuccoed. 3 sash windows each, 2 contained in semi-circular full height bows. String course

above each floor and sill course on 1st floor. Bedmould to cornice parapet. Round headed doorways with semi-circular fanlights, keystones and dripstones over. Nos 35 to 38 faced in cement.

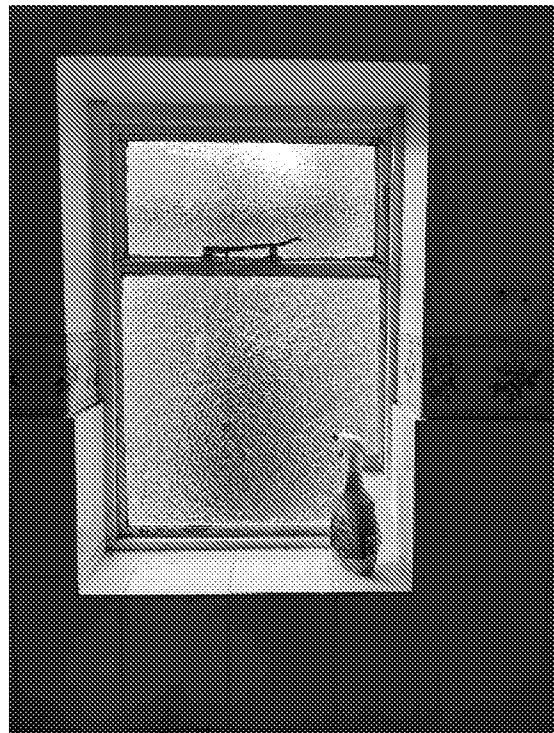
The property was first listed on 21st August 1975 under list entry number **1191059**.

Existing House: Looking into the online planning history of the property we can see that there is in fact only one application on record to our knowledge ref: - **LU/260/00/CLE application for certificate of lawfulness for an existing use as a flat**. The decision date being Nov 2000. Observations of the property to the rear show that there have been various changes and possibly a large rear addition added at some point. The front, street scene, elevation shows no obvious signs of change from its 1860's conception.

Proposed New Outbuilding: The current owner would like to carry out various internal alterations to the top floor flat, known as 37C, including removal of walls. The client would also like to replace several areas of fenestration to the rear.



Existing glazed door and window to kitchen
Proposed to be replaced.



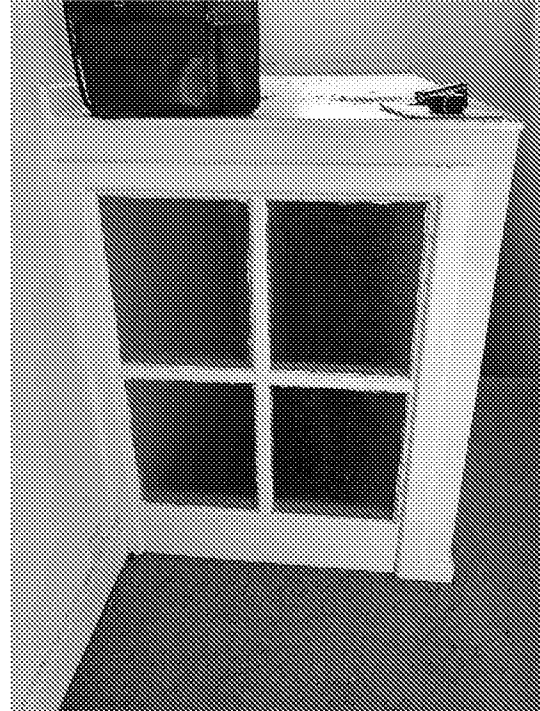
Existing bathroom window to be replaced

Existing windows are a mixture of aluminium and timber, none of which match the character or aesthetics of the host building.

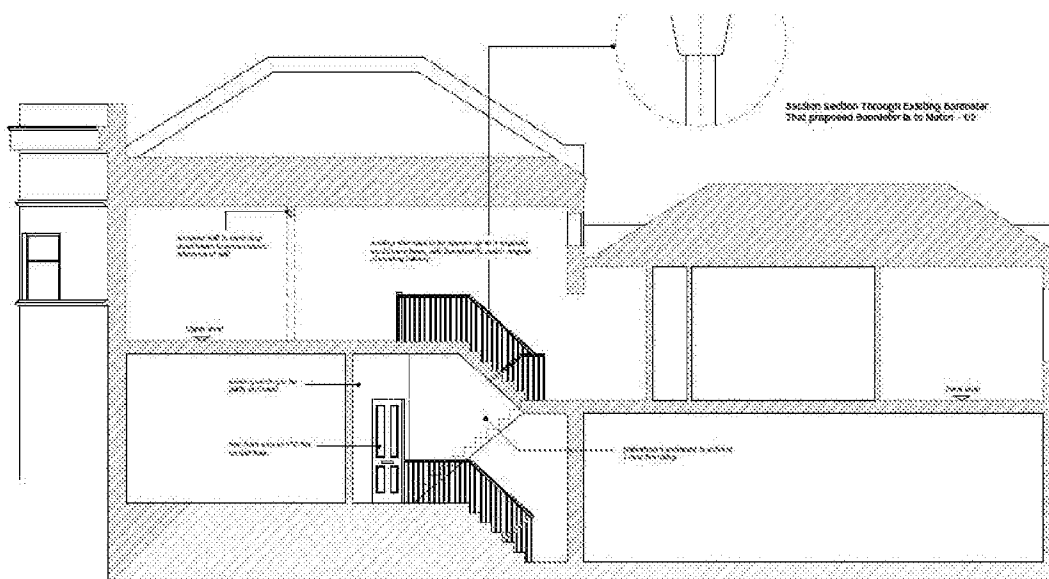
The internal alterations include the removal of some internal walls, and removing boxing to that currently encloses the main stair.



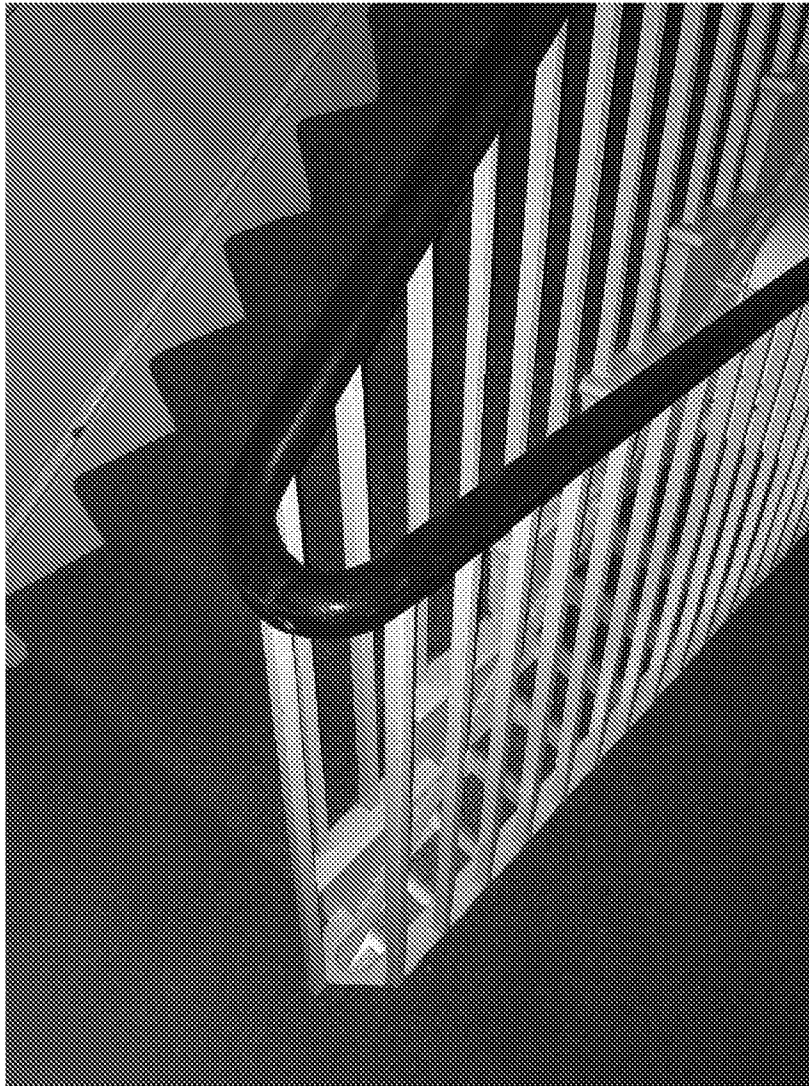
Existing boxing that encloses main stair pic 1



Existing boxing that encloses main stair pic 1



Proposal will be to replace boxing with an enclosure in lower hallway and reinstate handrail to match existing.



Picture of existing handrail to be matched.

Potential Impact of Proposal: When considering any alteration, or development to or in close proximity to this asset, it is intelligent to consider the significance of the heritage asset in terms of its architectural, archaeological, and historical merits. Significance being what people value about the specific heritage asset. Often significance is derived from the prominence or age of the fabric of the building concerned, as the actual description of the asset suggests the front elevation has far more value than the rear elevation. The same can be said, in this case, about value between the external elements over internal elements. In this case the internal arrangement has been heavily adapted and changed over the years, particularly in its conversion from a single house to 3 no. flats. The part of the building which we are looking to replace windows to doesn't appear to be original, and with the existing windows currently in aluminium, this would seem to strengthen this theory.

With the above in mind it would seem sensible that the internal alterations we wish to make to the property being entirely internal, and the replacement fenestration being to the rear, with both proposals having no affect to the front elevation, it would seem sensible to consider these as acceptable, especially given the large number of internal alterations to date.

Mitigation : The asset in this case is essentially the street scene elevation that faces onto South Terrace. Given that none of the proposed works affect the front elevation then by its very nature the works do not have a negative affect on the asset.

If you have any queries or concerns please do not hesitate to contact the agent;
Mr George Burn of G. B. Architectural Design Ltd. - [REDACTED]