
Design Access and Heritage Statement

EDWS Architects

Mewsbrook House
59-61 East Street
Littlehampton
BN17 6AU



Mewsbrook House

Littlehampton – BN17 6AU

Contents

Mewsbrook House

Littlehampton – BN17 6AU

1.0 BACKGROUND: The SITE, LOCATION AND SETTING.

2.0 HISTORICAL CONTEXT OF MEWSBROOK HOUSE.

3.0 HISTORIC MAPS and HISTORY OF THE SITE.

4.0 NATIONAL HERITAGE VALUES [& The List Entry].

5.0 EVIDENTIAL AND ARCHITECTURAL VALUES.

6.0 LEVELS OF SIGNIFICANCE.

7.0 SCHEME PROPOSALS AND IMPACT

8.0 CONCLUSIONS.

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Mewsbrook House

Littlehampton – BN17 6AU

Executive Summary

Mewsbrook House

Littlehampton – BN17 6AU



This heritage report outlines the historic and architectural interest of this Grade-II Listed 18thC house at 59-61 East Street in Littlehampton, West Sussex. We offer a glimpse of its story, based on the historic map evidence and site plans. Although it has been altered for conversion into a care home, we can still see traces of this elegant stuccoed house in the oldest wing, which retains some of its basic features. Since the 20th century, it has been greatly enlarged for use in multiple accommodation. Mewsbrook House is still in use for the local community as a care home, today.

Since the continued residential use has a long history, we can trace its evolution from the late Georgian era of Littlehampton when it was a bustling port and began to be a seaside attraction in the early 1800's, and into the Victorian period. We assess the significance of this lovely Georgian house in its past life. This gives an understanding how this historic building may be sensitively altered and repaired to prolong its future life, today.

Plans are to obtain Listed Building Consent to restore its sash windows in the historic core, and extend it, while respecting its original form. This is based upon the accepted value that an original use will often be the best use for a historic building.

Anna Marie Pagano - MA IHBC / Ewan Stoddart - Ba Hons Dip Arch - RIBA Chartered Architect

Mewsbrook House

Littlehampton – BN17 6AU

BACKGROUND: THE SITE LOCATION AND SETTING

Site and Location

Mewsbrook House

Littlehampton – BN17 6AU

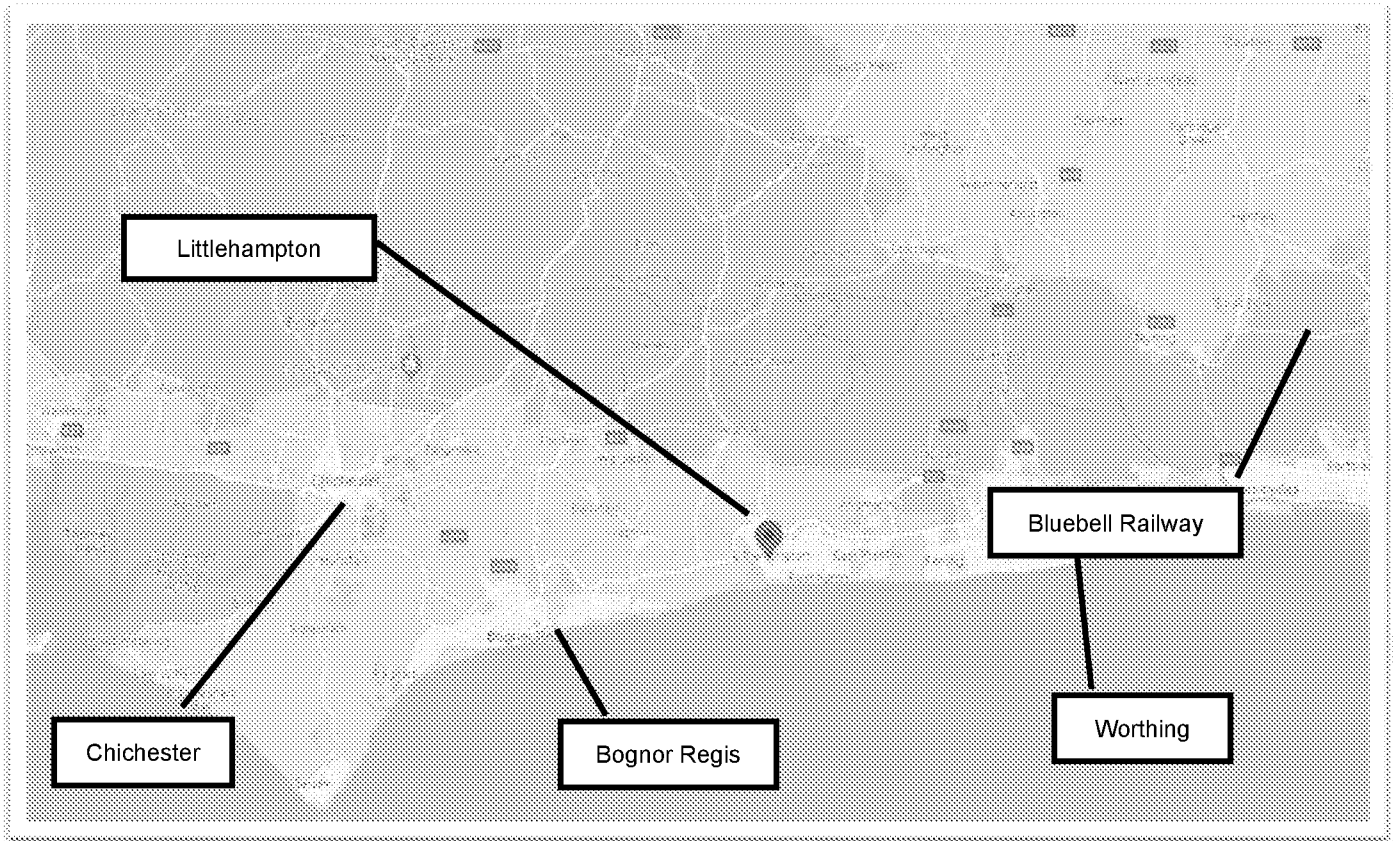


Image 1 – Site Plan – Google Maps 2022

Origins.

1.1 The local museum has displays showing Littlehampton's prehistoric and Roman roots. It appears as the small hamlet of 'Hantone' in the Domesday Book [1086]. The settlement began as a fishing community and appeared on a French map c.1100 as 'Hanton'. Later, the settlement was given to the Abbey of St Martin de Seez in Normandy, who owned Littlehampton until about 1400. The ownership then passed successively to the Earls of Arundel and Dukes of Norfolk, whose successors still reside in Arundel today.

Littlehampton's life as a port began developing because the River Arun was constantly silting up, so giving the prefix of 'Little' being added to 'Hampton'. This distinguished it from the larger Southampton further west along the coast, near Portsmouth. The port activities expanded, so a new river mouth was cut in 1735, with the building of a wooden harbour. Then, it appears variously as Hampton or *Arundel Port*, on historic maps (Section 3.0).

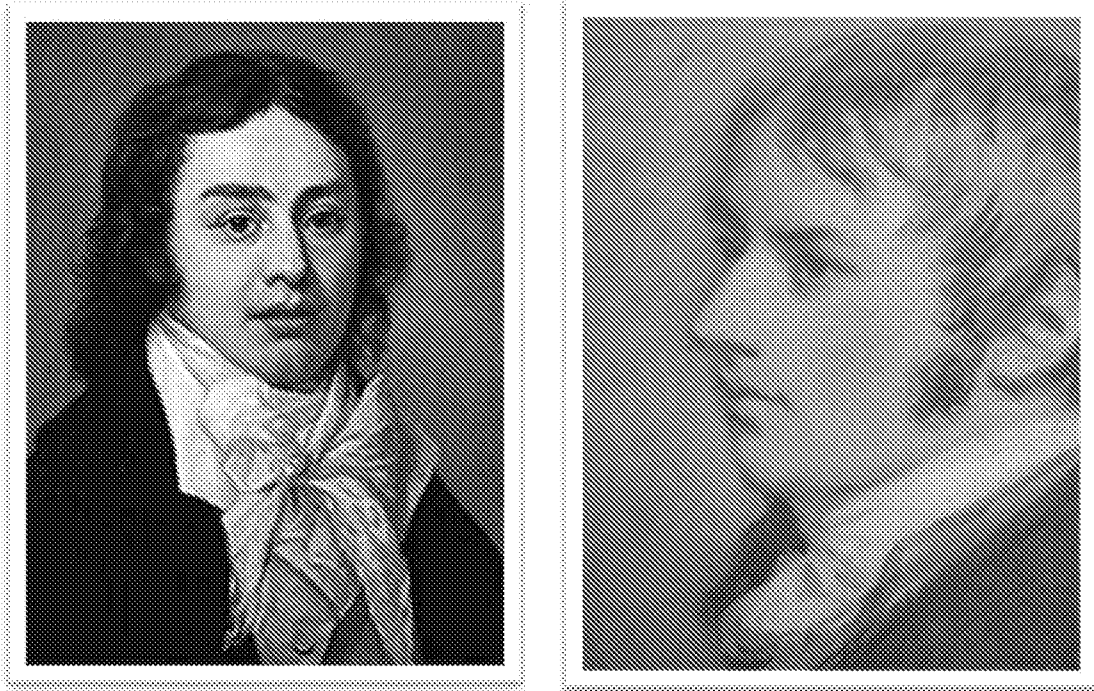
Mewsbrook House

Littlehampton – BN17 6AU

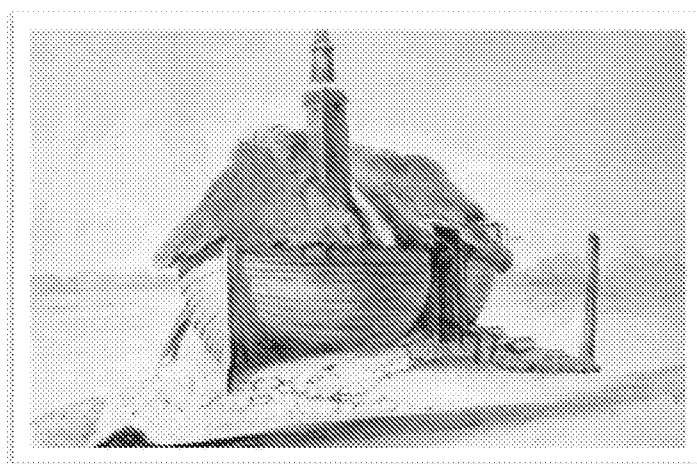
HISTORICAL CONTEXT OF MEWSBROOK HOUSE

Mewsbrook House

Littlehampton – BN17 6AU



2.1 Georgian Era. As the 18thC. progressed, Littlehampton developed from a fishing village to a seaside resort in the early 1800's. Famous artists who holidayed there include: Lord Byron, plus Samuel Taylor Coleridge [above left], Percy Bysshe Shelley, and John Constable, the painter [above, right]. However, few of the Georgian houses still survive in their original form.



Above: This watercolour [1847] shows a thatched house made out of an old clinker boat nestling along the River Arun, near Arun View Pub. It had a reputation as a smuggler's den. It shows the strong ties to the seaport here. (Littlehampton Museum).

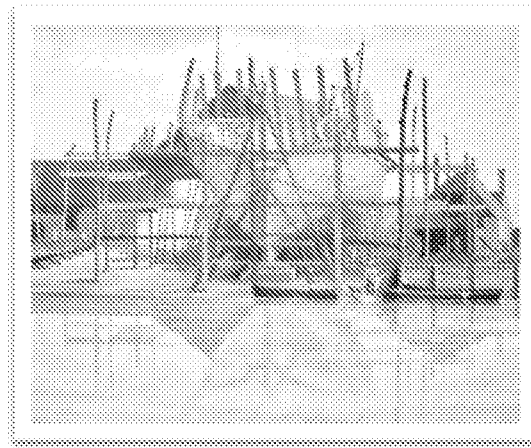
Mewsbrook House

Littlehampton – BN17 6AU

2.2 The Victorian Era.

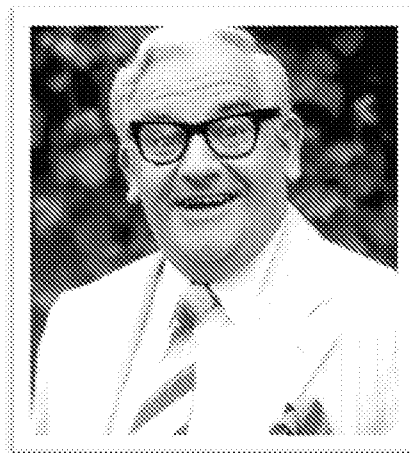
The town's status as a bustling port is depicted in period paintings, such as this picture [c.1852, depicted by Poulson, Littlehampton Museum]. It grew into a holiday resort leading to its economic success in the 19thC when a rail line and cross-channel ferry to Honfleur, in France sprung up. Population rose tenfold in a century, rising from 584 in 1801, to 5,954 in 1901.

Below a Littlehampton shipyard shown in the mid 19thC, excerpt from a local oil painting.



2.3 The Modern Era. Littlehampton remained a holiday resort. In the 20th century, it was called 'The Children's Paradise' [1920's]. A generation later, in the Post-War years, large-scale housing grew up on Littlehampton's outskirts, incorporating the surrounding villages of Wick, Lyminster and Toddington. Commercial interests focussed on boat building and water sports. In 1967, the very first *Blue Peter* life-boat was based here. Today, The Body Shop's headquarters is sited north of town and is a major employer.

Trivia. The BBC comedy *Open All Hours* was inspired by a shop in Norfolk Road near Ronnie Barker's home. The series was penned by Roy Clarke and finished airing before Barker moved to town. Still, locals believe that Granville's name (a major character in the show), was probably inspired by Granville Road nearby.



Mewsbrook House

Littlehampton – BN17 6AU

2.4 The Edwardian Era and the Suffragette Movement at Littlehampton



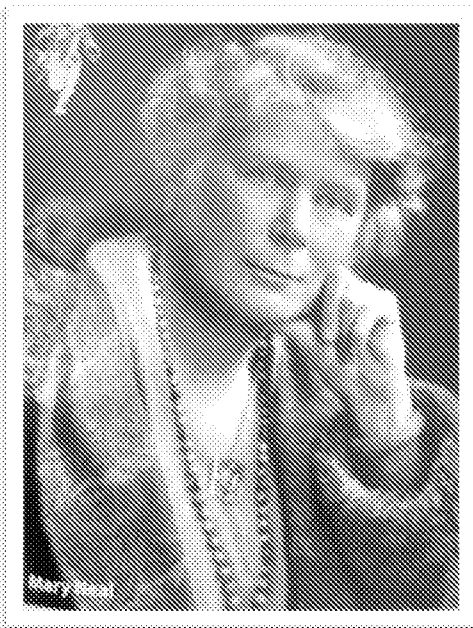
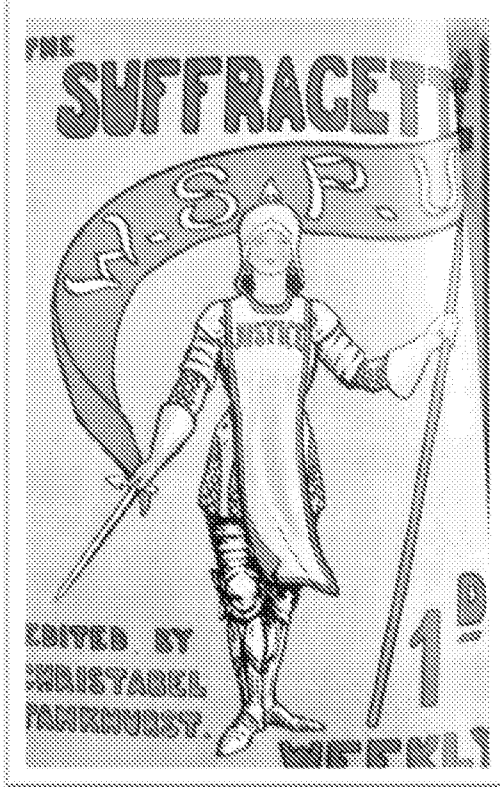
Above Muriel Matters & Lillian Hicks

2.4.1 In October 1896, the National Union of Women's Suffrage Societies (NUWSS) was formed at a Birmingham conference in a proposal to unite all suffrage societies. At London in 1906, Mrs. Pankhurst formed the Women's Social & Political Union (WSPU) as a national branch, after moving it from Manchester. In 1908, militant Suffragists visited Surrey and Sussex in horse-drawn caravans painted green with slogans in order to raise supporters and funds, and in order to reach remote towns not linked by rail. Shortly after in 1909, the Worthing & Littlehampton Women's Franchise Society (WWFS) was formed as a branch of the NUWSS. The WSPU concentrated in coastal towns as more women and servants lived there. Inland towns and villages had smaller populations, dotted in more rural areas; ladies' groups met in larger towns. Muriel Matters and Lillian Hicks [above] campaigned 150+ km. in Surrey and Sussex for three weeks, facing hostile 'roughs' who disrupted speeches with bells and whistles, throwing eggs to prevent them from being heard. Young men plotted to release cages of mice and rats. But Muriel, an intrepid Australian, subdued them by asking to stroke the rodents! By 1918, Dame Millicent Fawcett, a leader of the Suffragette movement, came to Littlehampton *"to mark the partial victory of enfranchisement, an occasion she had spent so many years fighting for."* [Ref; page 8, a concise history by Angela Tester: "The Suffragettes at Littlehampton" - 2018.] (See also- Sect. 5.6 Notable Persons.)

Mewsbrook House

Littlehampton – BN17 6AU

2.4.2 Littlehampton, Suffragettes and the WSPU.



Christabel Pankhurst, icon of the Suffragette movement, [above left] helped found the WSPU, led by Dame Millicent Fawcett. The colours of the Suffragettes were the idea of Emmeline Pethick-Lawrence, a life-long friend of Mary Neal [left] who began the Green Lane Hostel for working women, Littlehampton. Miss [Clara Sophia] Neal as Mary was originally, a well-to-do lady from Birmingham. In 1898, at 32 years, she attended London International Congress for Women and became an idealist and a Socialist after meeting Keir Hardie. In October 1902, Emmeline Pethick married Frederick Lawrence, and Lloyd George attended the ceremony at Canning Town Hall, London.

Mewsbrook House

Littlehampton – BN17 6AU

2.4.4 Ormesby House, Idealism, and Morris Dancing.



Emmeline Pethick-Lawrence explained their ideals: “We recognised the fact that almost all national reform had been originated by individuals who had been inspired by imagination and courage to carry out initial experiments, and then... educated public opinion until eventually their ideas were adopted. Mary and I accepted quite definitely the gospel of Socialism, by Keir Hardie in the political field ... We were rebels against the system that decreed that those who did the hard and unpleasant work of the world should be shut out from any enjoyment of the wealth which they wrought with their hands.”

[Victor Gollancz, London, 1938.
[Extracts from: “*My Part in a Changing World*” by Emmeline Pethick-Lawrence.]

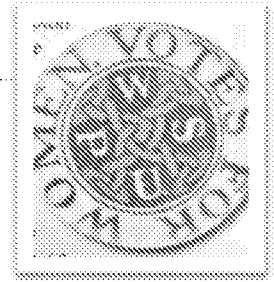


July, 1912, Littlehampton’s Seashore Green: A School’s Morris Dancing Competition, the headline event for the summer season, arranged by the Urban District Council’s events committee (Ref 27); next, Mary Neal’s Esperance Dancers, from her first Esperance Book.

Far from being Puritanical souls, Mary Neal and Emmeline reacted against the dour Missions in poor London streets where they had first volunteered. Instead, Mary believed girls should enjoy life and had dancing incorporated into their “Esperance” girls’ clubs.

Mewsbrook House

Littlehampton – BN17 6AU



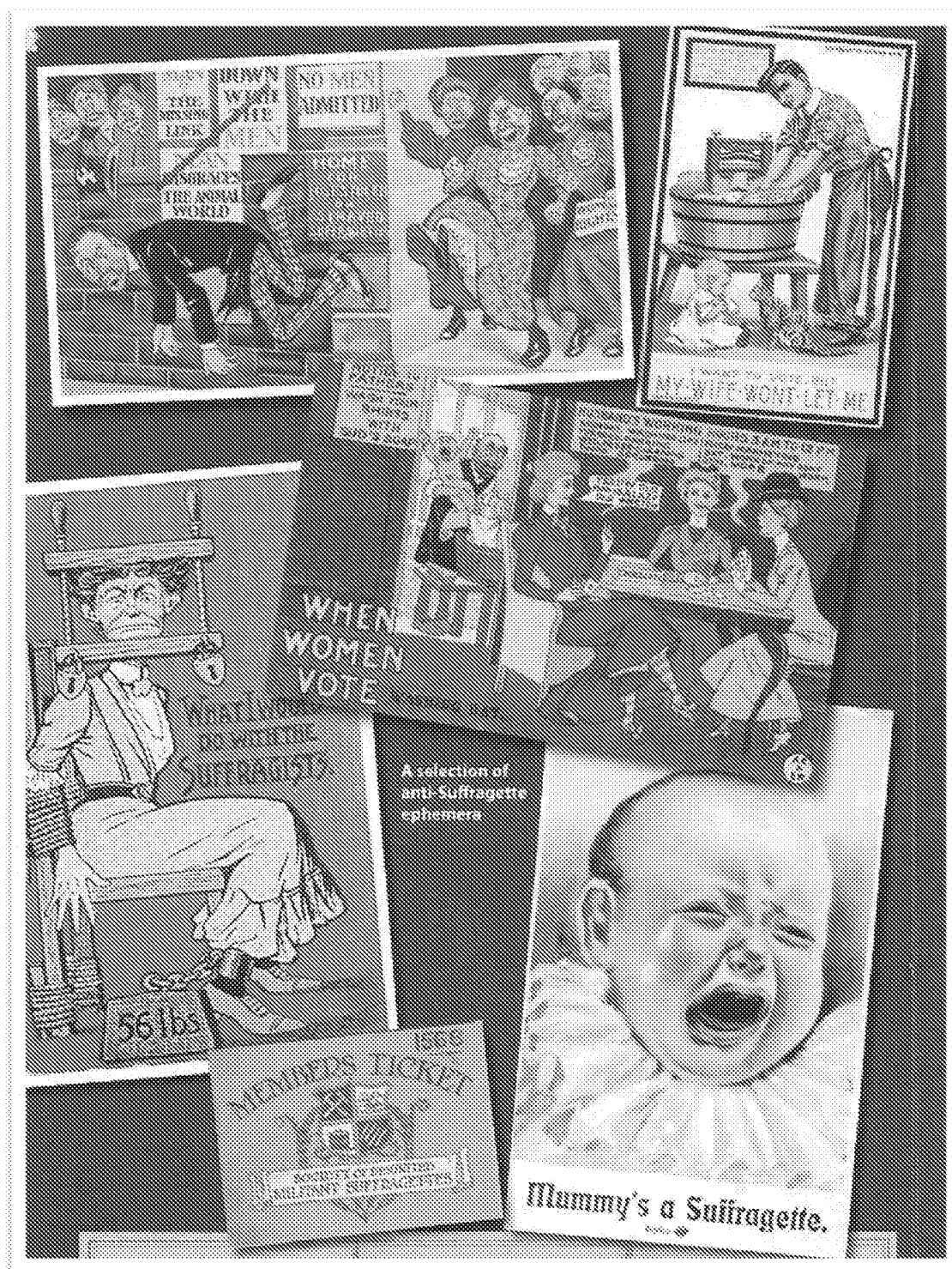
2.4.5 Local Charity and National Ideals.

There is a communal value coming from national ideals which shows that, although little of the original Georgian fabric survives in Mewsbrook House, the persons associated with it are of national interest and inspire the work here today, in its ongoing use as care house. Below: A photograph on the cusp of World War I shows ladies of Mewsbrook House who travelled down from Kentish Town, London to enjoy a fortnight's holiday in Littlehampton. This kind of break was a rare treat in days before annual breaks were normal.



2.4.5 The Littlehampton Gazette (1936; Ref. British Newspaper Library) says Mewsbrook House was named the Green Lady Hostel after a child said: "the green ladies come up today" because London girls visiting Littlehampton commented on seeing a tree for the first time. When Mary Neal heard this, she named the hostel the Green Lady. The papers reported a second storey was built with contributions from Frederick Lawrence, (husband of fellow suffragette and friend Emmeline Pethick-Lawrence) and Lord Swaythling who bought the house from Colonel Bishop. Mary lived around the corner at her house named "Green Bushes", on St Flora's Road, Littlehampton, where a Blue Plaque was installed. Local newspapers later reported that the hostel closed in April 1936, when it was sold soon after to the London County Council on behalf of Women's Holiday Fund in September 1936, when it opened as a recuperative holiday home for London children. (Source: W. Sussex Archives.)

2.5 Suffragettes and the Press.



Mewsbrook House

Littlehampton – BN17 6AU

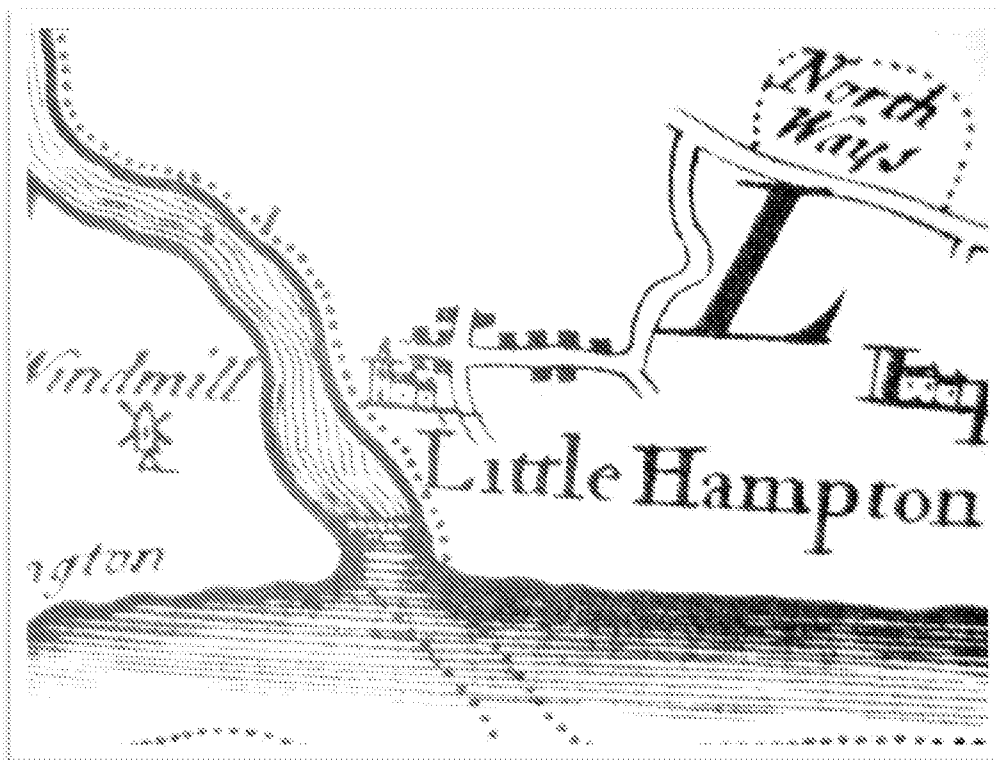
HISTORIC MAPS AND HISTORY OF THE SITE

*The Road from LONDON to SPINNEY,
 and Suffex.*

By JOHN OGBLEY Esq
the 2^d Cosmographer

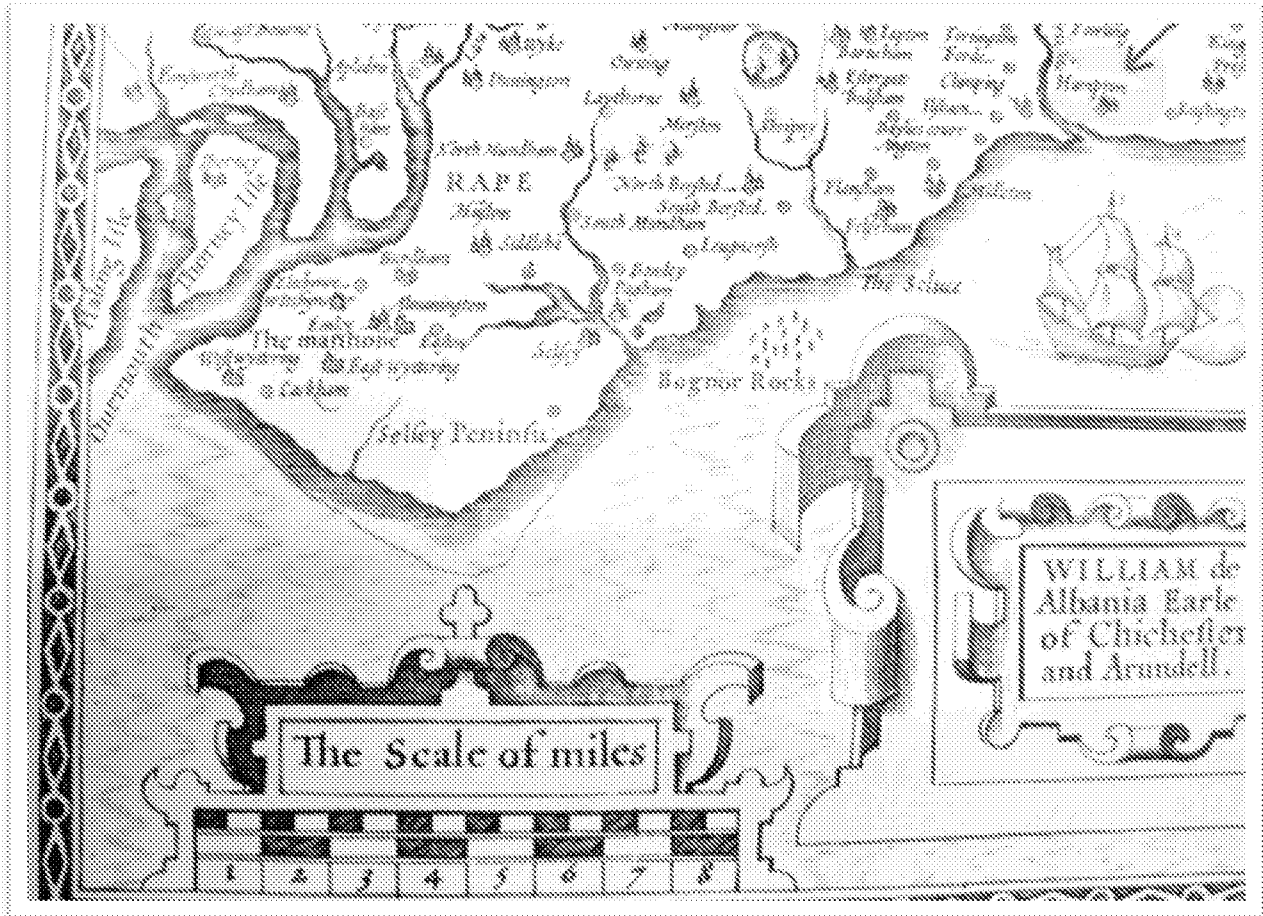
Containing 56 miles & 4 Furlongs viz^t
From St. Dunstons in Church to Rochester & thence to
Spinnery in Middlesex &c. to Dorking & St. Hillingham &c.
to Lambeth &c. to Maidstone &c. to Arundel &c.

With the continuation
From SPINNEY to CHICHESTER.



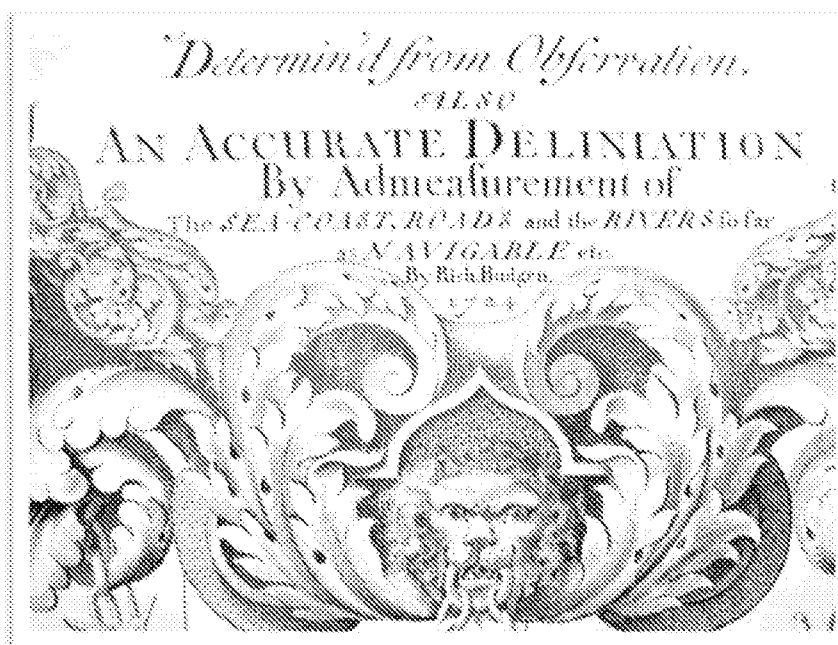
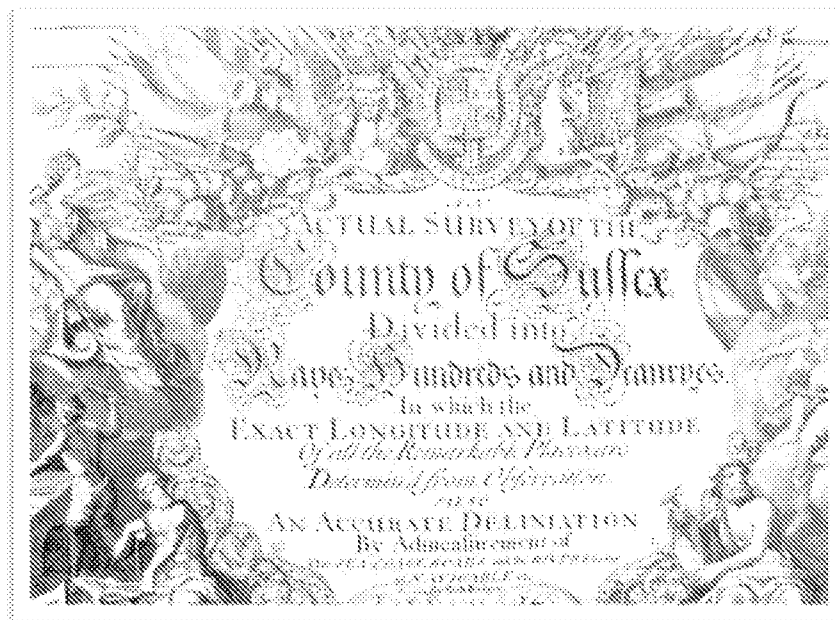
The earliest map we see is the 1675 Ogliby survey of Sussex showing Littlehampton. There is little detail; but we can see the basic layout of High Street with the Church at one end, the harbour to the south, and a rural Windmill to the west of the inlet.

3.1.2 The John Norden 1695 Map: Early Origins.



3.1 We see the earliest legible map of Sussex drawn by John Norden for the Earl of Arundel in 1595, above. Littlehampton is shown merely as "Hampton" as seen in Sect.1.0 (page 4). Before the start of national surveys at the end of the 18thC., there were few Tudor topographers. The Elizabethan surveyors Christopher Saxton and John Norden produced charming maps showing Sussex as both an agricultural landscape, and a maritime county facing Europe across the English Channel. The first large-scale road maps were made by John Ogilby. In the 18thC., more precise survey methods were used to cover the whole country with maps, made by men taking field surveys, tramping the county and making observations. In Sussex, the Georgian phase is shown in county surveys by Richard Yeakell & William Gardner. The whole of Sussex was re-surveyed in the early 1800's in maps by J. Greenwood, for example. Here, the John Norden map of 1595, while not in fine detail, is succinct and picturesque.

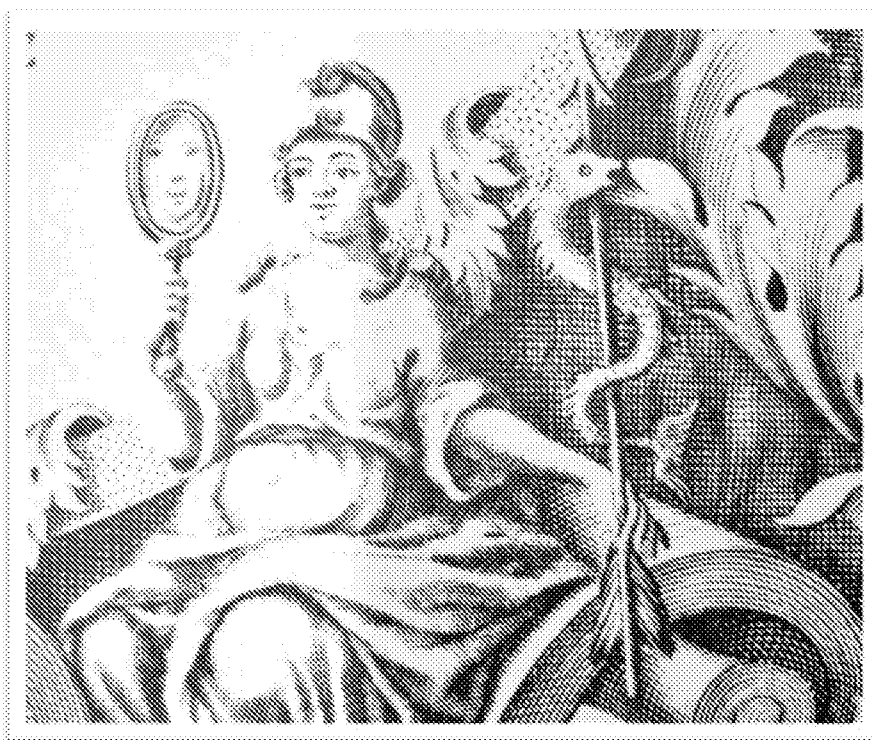
3.2 The Early Georgian Era: 1724 Map of Richard Budgen.



This page: the engraved title-block for the 1724 Richard Budgen map of Sussex showing:
"The Sea-Coast, Roads, and the Rivers so far as Navigable."

1724

3.2 The 1724 Budgen Map of Sussex: Artistic Values



Mewsbrook House

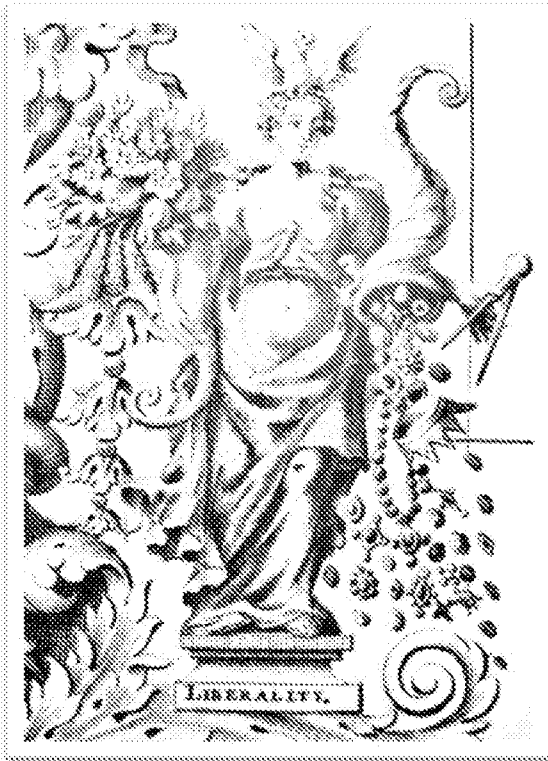
Littlehampton – BN17 6AU

3.2.3 Early Georgian Era: The 1724 Richard Budgen Map



3.3 The early 18thC. Budgen map not only has a splendid title block, with artistic statues, it also has small icons to denote various land-marks. Arundel Haven is marked at the mouth of the River Arun. Little-Hampton is clearly marked, but only has a Parish Church and High Street. Arundel Park and Arundel Castle are shown. It is worth noting the detailed artistry of 18th-C. maps as it shows their significance.

3.2.4 Artistic Flourishes of the Budgen Map (1724)

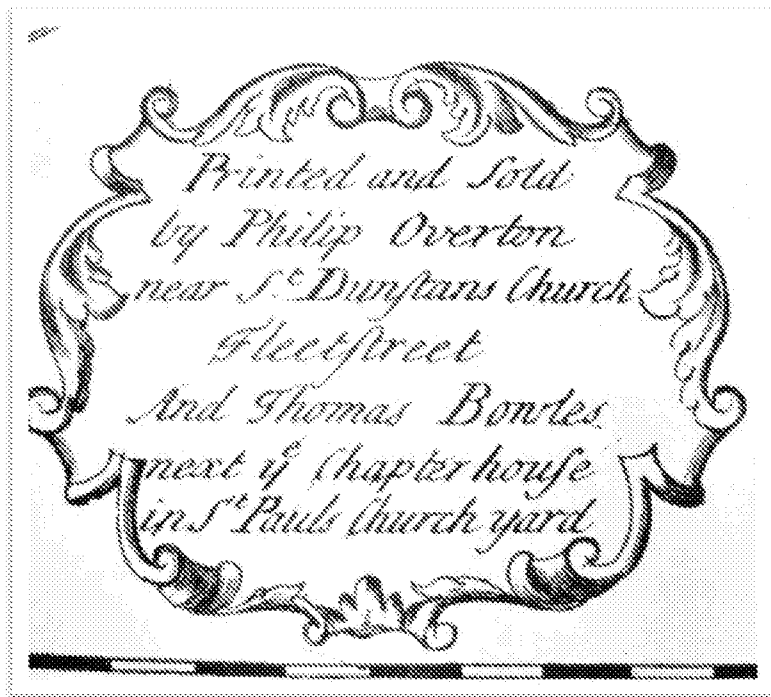
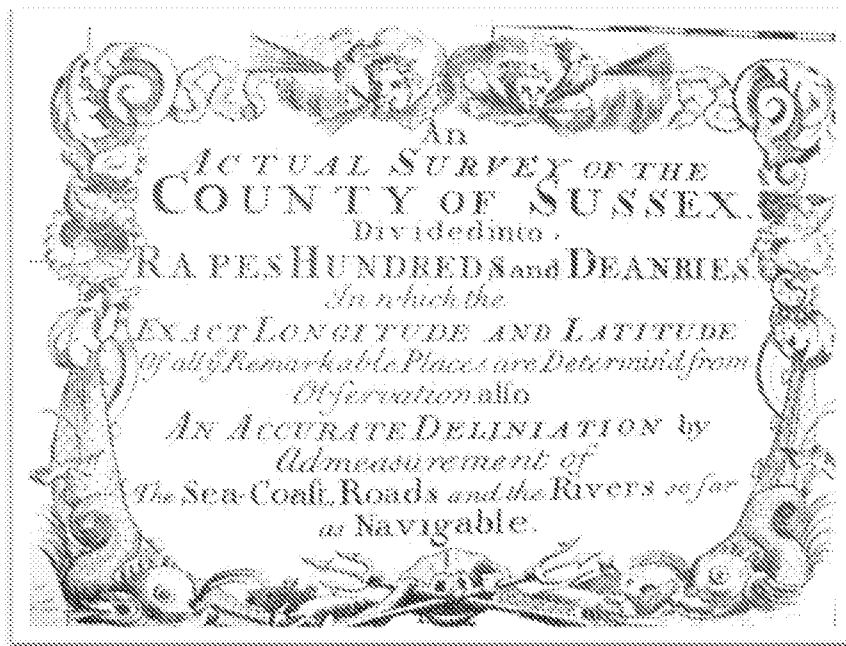


3.3.2 The Budgen map of 1724 has artistic aims of educating and entertaining its readers. As such, it holds a 'High' artistic value. Above: We see the virtue of Liberty, her Surveyors' compass strewing gems of wisdom from a cornucopia of plenty.

Right, we see Eloquence holding a book and staff.

Bottom left: We see a scantily clad figure in a toga, holding the scales of Justice. This is an obvious illusion: her eyes are blind-folded, since justice should be "blind." She not only wears a toga, but also Roman sandals, so the reference is clear.

3.3 The Mid-Georgian Era of Sussex Map-Making: The 1740 Overton Map

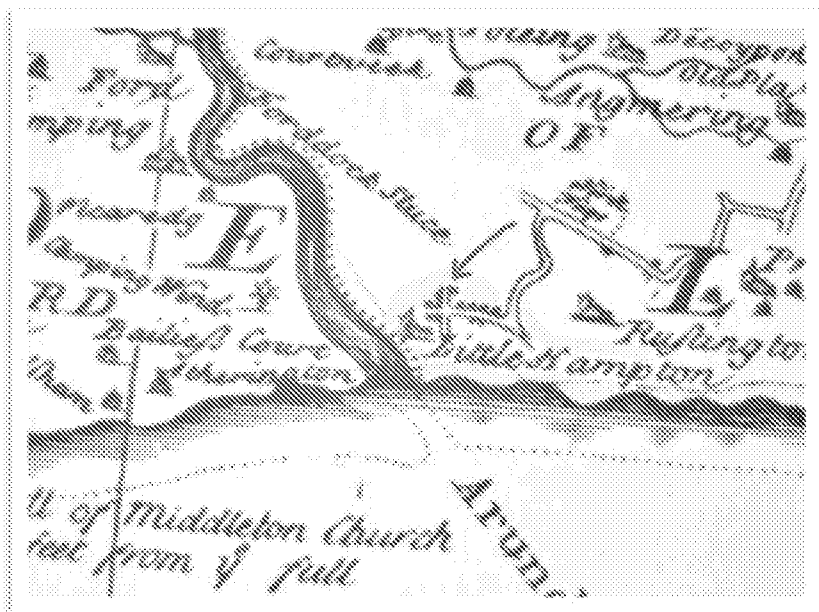


This page and next: the Georgian era began with the Philip Overton map of Sussex. The frontispiece here is typically elaborate and notes the sea-coast. However, there is little actual detail in the drawing of Littlehampton. Nonetheless, the wider view of Sussex shows that Arundel Haven and Littlehampton were significant ports east of Chichester, which was a city by then. However, little has changed in map-making since the 1724 Budgen map, as we see.

Mewsbrook House

Littlehampton – BN17 6AU

3.3.1 The 1740 Philip Overton Map of the Arundel Estate, in Sussex



Above: the wider view of Sussex shows the south coast, Bognor Rocks, Pagham, Sidlesham or Selsey Harbour. To the east, lie Arundel Haven and the port of Littlehampton. To the north-west lies Chichester, a cathedral city for centuries already by the 18thC. Left: a close-up of the Philip Overton map shows the Littlehampton Parish church and High Street, a line of houses, and cross-roads, but little else.

Mewsbrook House

Littlehampton – BN17 6AU



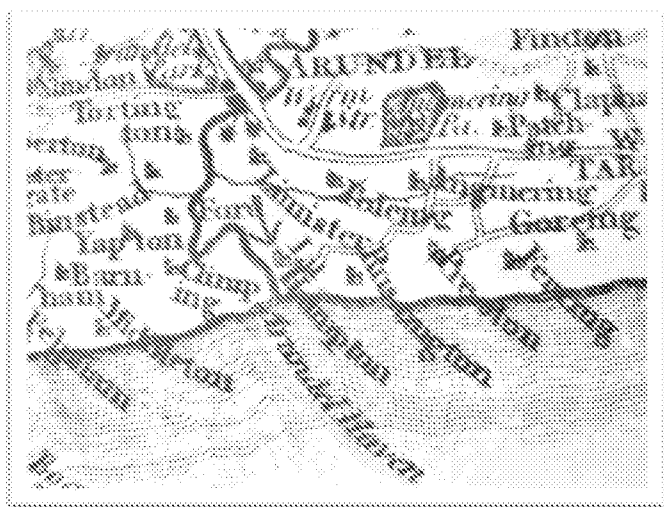
3.3 The 1740 Philip Overton map shows context within the Earl of Arundel's estate. It was linked by road to Angmering to north-east, and Arundel to the north-west.

3.4 The Emmanuel Bowen Map of 1749



3.4.2 The frontispiece of the Emmanuel Bowen Map of 1749 is worth reproducing here because it clearly shows a Surveyor of the Georgian Era described above in Section 3.1. Harry Margary explains in his text "250 Years of Map-Making in Sussex 1575 to 1825" these maps were made by men "tramping the county and making observations." Above right, the 18thC gentleman geographer and surveyor, Mr. Bowen, with his frock coat wheels a pedometer (wheel and compass). Far right, we see a nude cherub taking map measurements with a surveying instrument on a tripod.

3.4.1 The Emmanuel Bowen Sussex Map of 1749



This page: Top map gives a wide view showing the Sussex coast. We see Brighthelmstone (Brighton) and Shoreham to the east; Arundel-Haven south of Hampton; to the west, we see Bognor Rocks, Selsey Harbour; to the north-east, the cathedral city of Chichester. The River Arun is conspicuous as it meanders north towards the Castle city of Arundel.

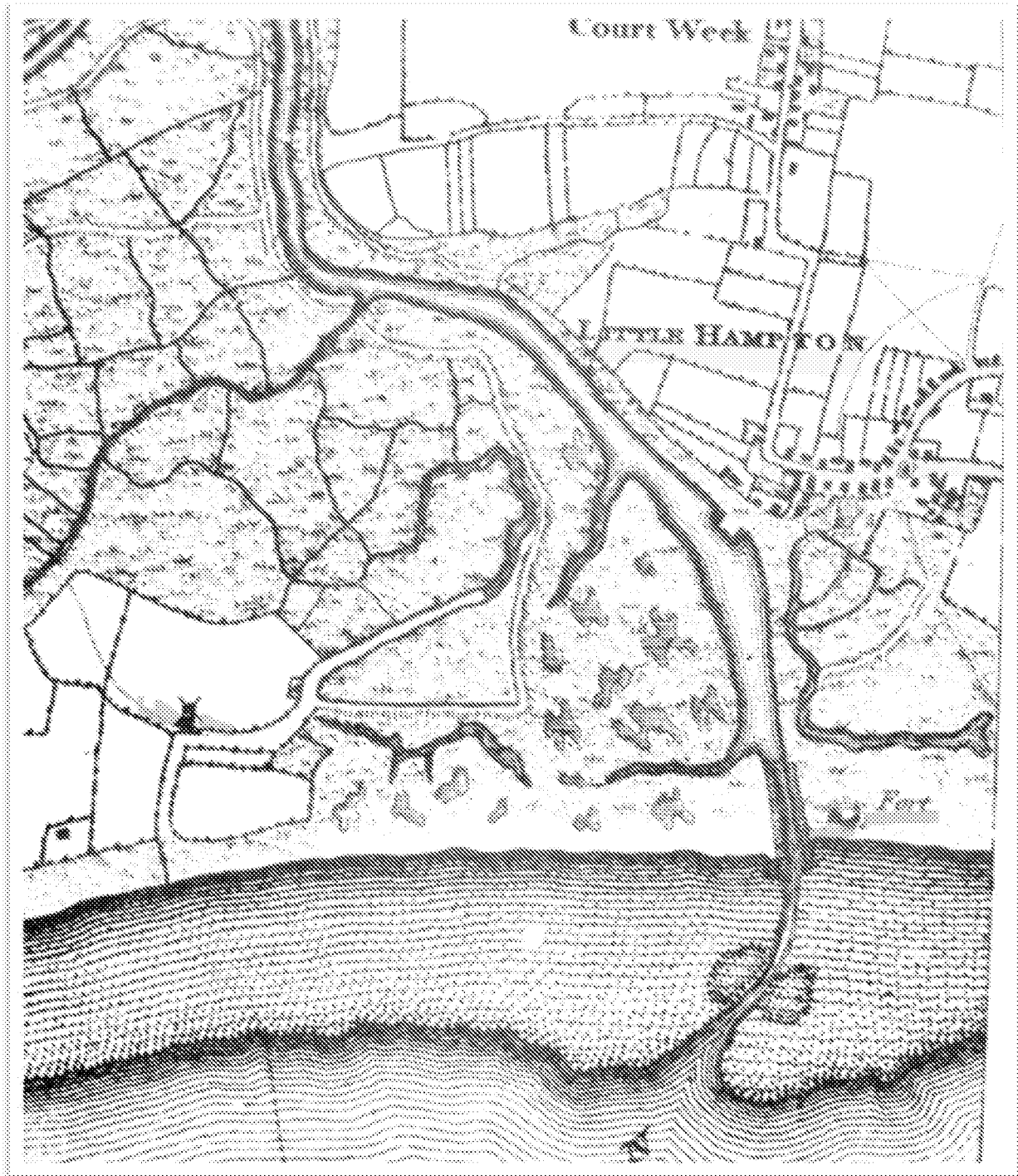
3.5 The William Gardner 1769 Maps of Sussex



Mewsbrook House

Littlehampton – BN17 6AU

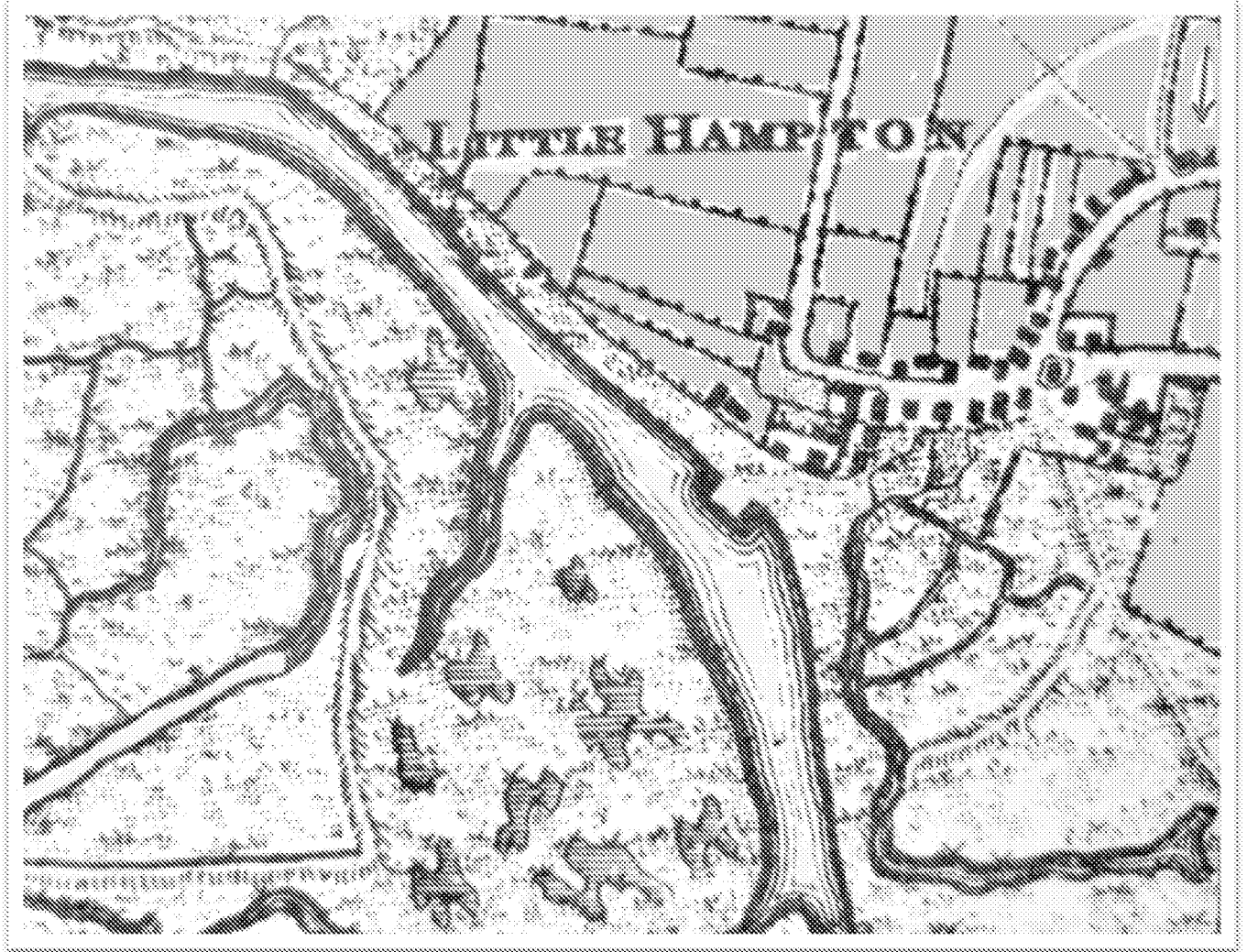
3.5.1 The William Gardner Map of 1769



Mewsbrook House

Littlehampton – BN17 6AU

3.5.2 The 1769 Gardner Map: Detail of Littlehampton High Street

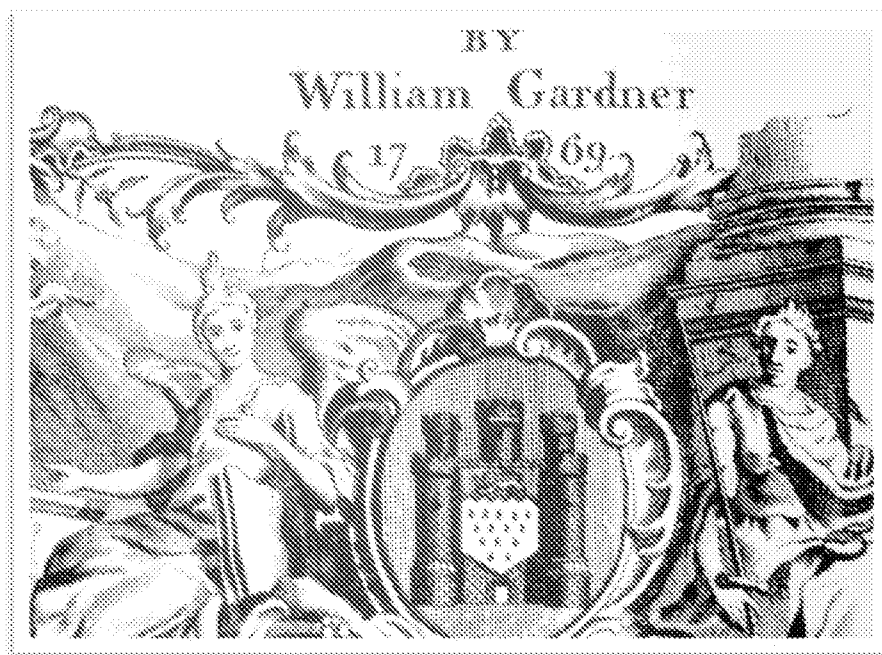


Above: This close-up of the 1769 William Gardner Map shows Littlehampton High Street, for the first time, in any detail. Fascinatingly, it appears that Mewsbrook House is now being shown on the edge of the map, on the town's north-east curve. A stable appears to the east (right side). The context is set in a predominantly maritime and rural landscape with marshes and an inlet to the south. Individual houses are shown lining the main street, and long, narrow burgage plots begin to appear behind the houses, amid fields. While the road leading into town from the north follows field plots, the High Street itself would appear to follow a meandering path following an old river-bed or stream (as Fleet Street did in London). This is a significant moment because it dates Mewsbrook House, or at least its first phase. Note: Colour is author's emphasis to pick out the streams, roads, tow-paths, and pedestrian foot-paths.

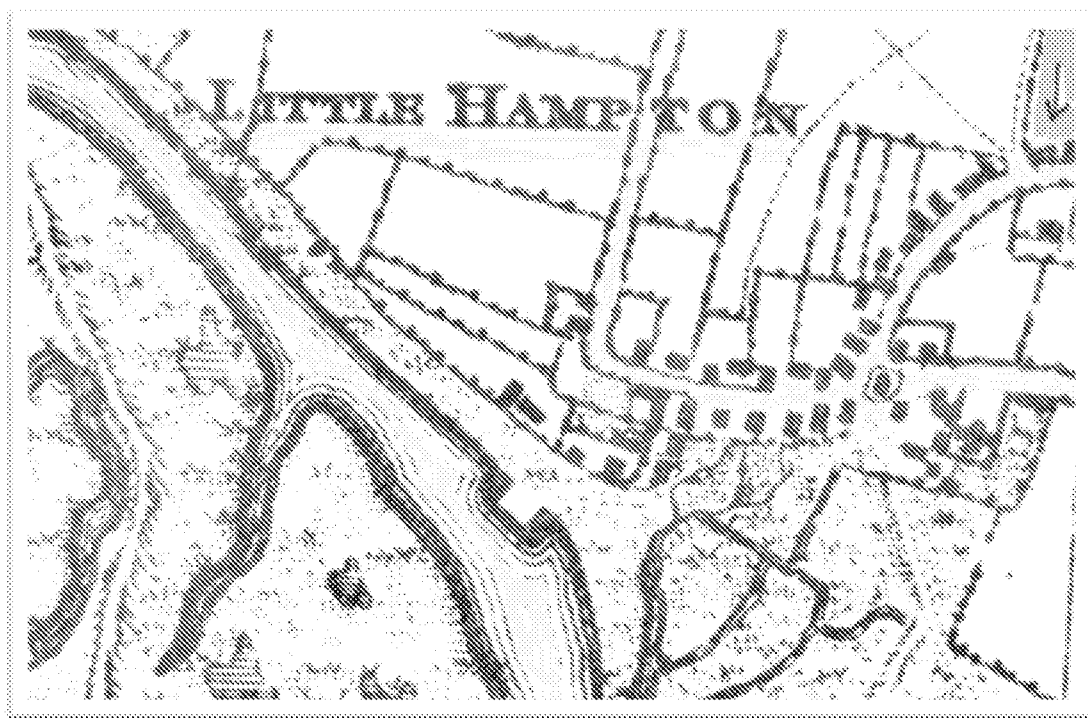
Mewsbrook House

Littlehampton – BN17 6AU

3.5.3 More Detail: The William Gardner Map of 1769



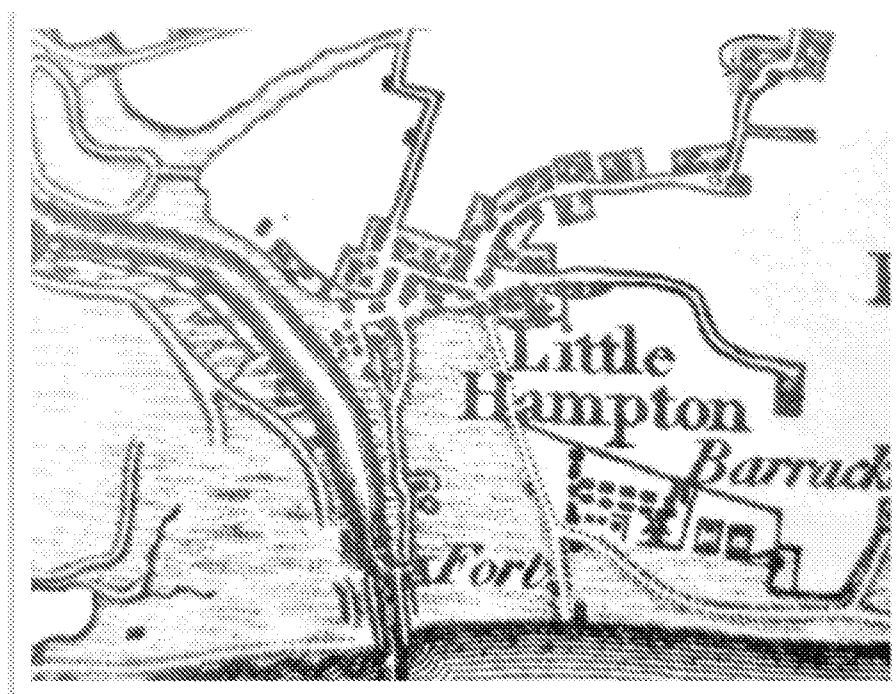
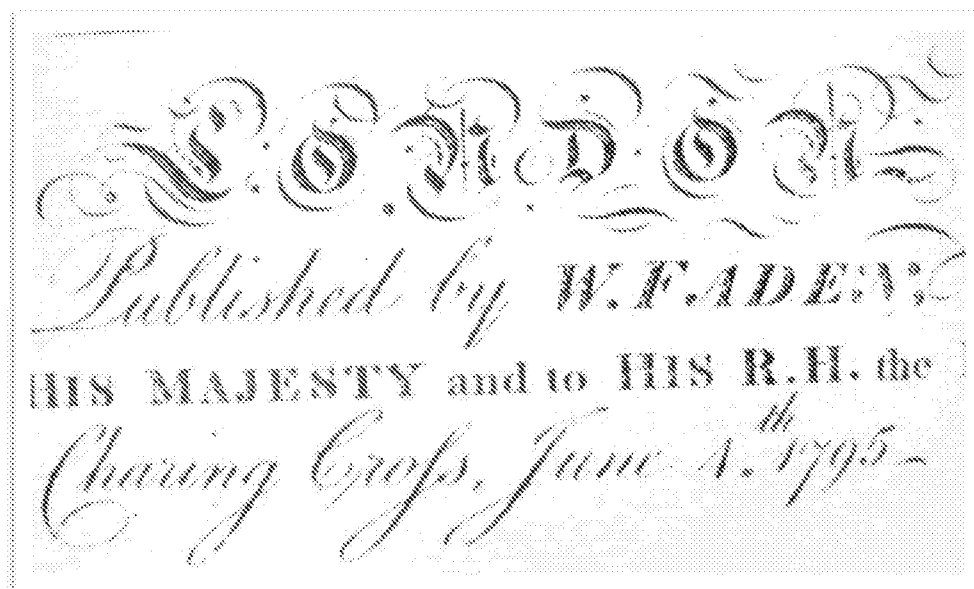
The significance of 18thC. maps is clear by the detailed engravings gracing them. This detail below shows the curving High Street of Littlehampton, its location north of the port and "Fort" built to guard shipping. The town lies south of Court Week, the vanished village along the road leading north to Arundel. The coastal marshes and watery context are clear.



Mewsbrook House

Littlehampton – BN17 6AU

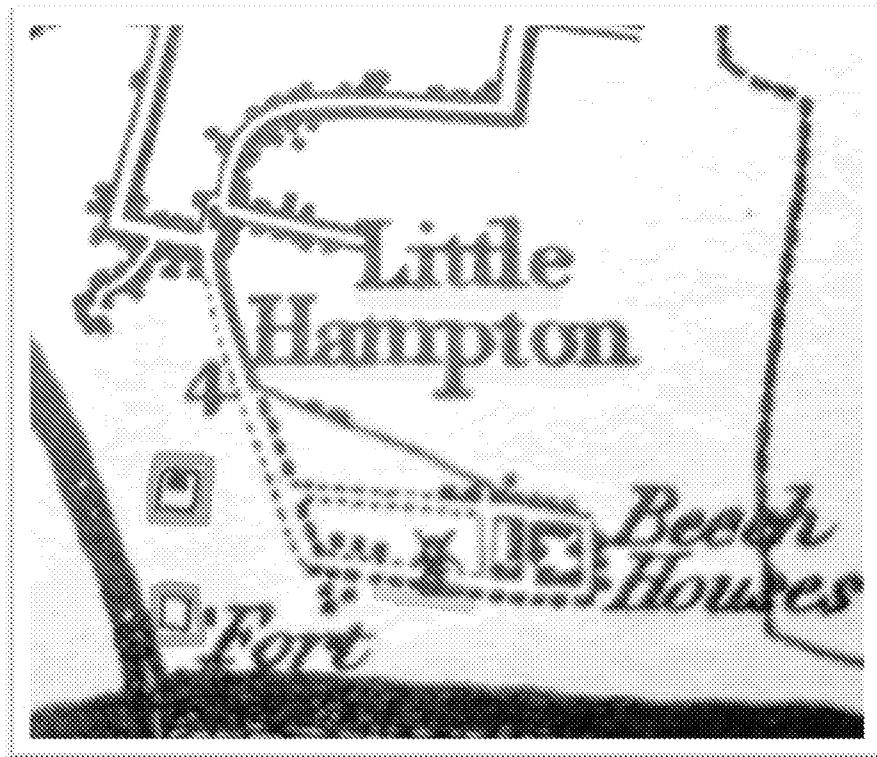
3.6 The William Faden Map of Sussex, 1795



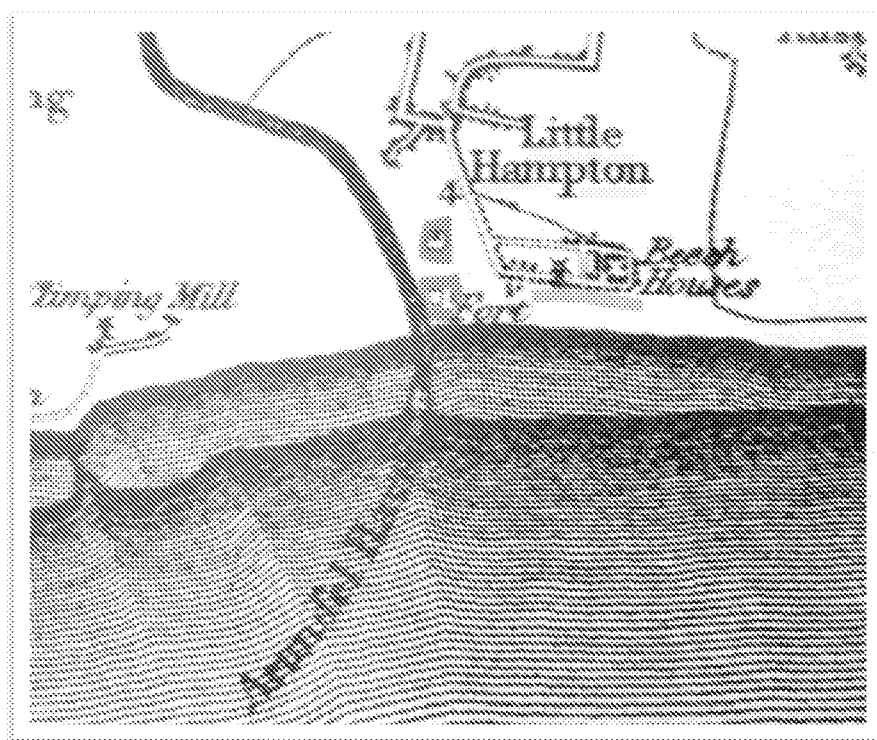
3.6.1 The Faden map here shows Littlehampton houses along the curving Main Street. While tiny, we see the 1st phase of Mewsbrook House here running north.

Mewsbrook House

Littlehampton – BN17 6AU



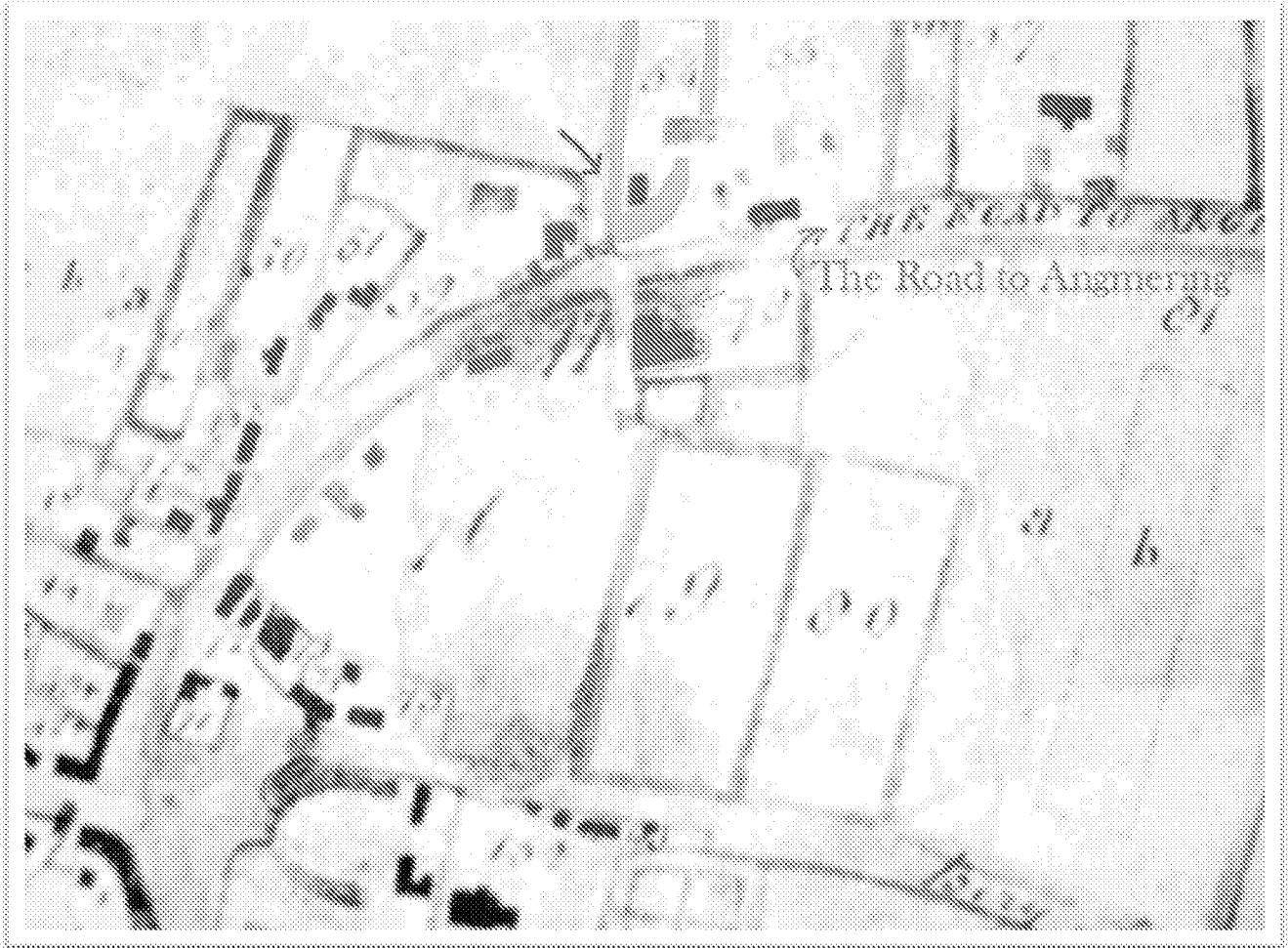
3.6.2 In another view from 1795, we can see houses dotted along the High Street and a bit more information about the “Beech Houses” on the coast near the *Fort*. East of the Fort there is a Windmill near the “Beech Houses.” “The huts ran in a rectangular townscape, which suggests they may have housed the local military who ran the Fort, perhaps. More dense housing is shown filling in Littlehampton, also.



Mewsbrook House

Littlehampton – BN17 6AU

3.7 The Late Georgian Era: The Littlehampton Tithe Map c.1790



LITTLEHAMPTON, c. 1790
A Plan of Littlehampton Parish. [No surveyor or scale.] About 13.3 i to 1 m. 32 x 27½ (framed). *Littlehampton Public Library & Museum.*

3.7 Littlehampton Parish Tithe Map c.1790 gives a fascinating glimpse of Mewsbrook House. The owner- occupier on this tithe map was “William Batty Esquire” and the holding was described in the West Sussex County Archives as “a House, Garden & Buildings etc. consisting of a plot measuring 1 rood and 30 perches.” The various outbuildings appear on this map to include a large stable or barn to the rear of the plot, because it is indicated in a paler colour (grey) than the house, typical of map icons.

Mewsbrook House

Littlehampton – BN17 6AU

3.8 The First Ordnance Survey, Early Victorian Map: c.1840



ORDNANCE SURVEYORS' DRAWINGS

1789 - c.1840

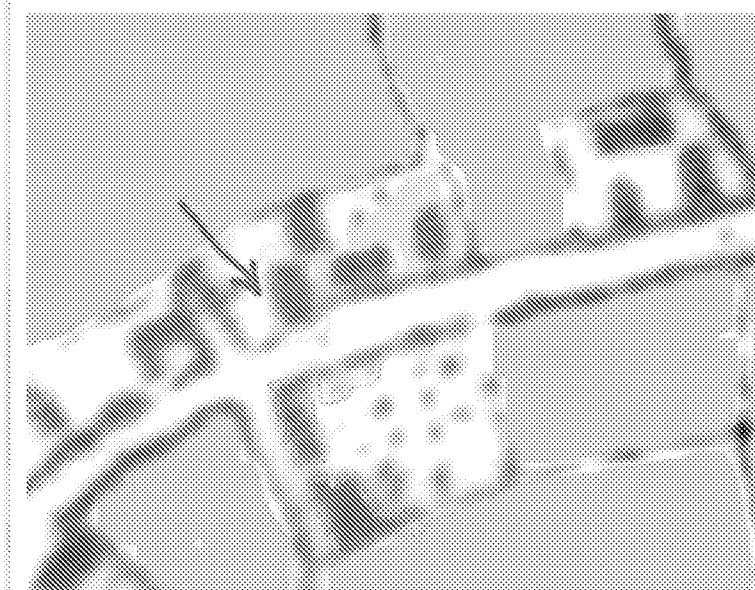
The Original Manuscript Maps of the
First Ordnance Survey of England and Wales
from the British Library Map Library

3.8 The first Ordnance Survey map c.1840 shows little real detail of the houses on the High Street of Littlehampton. However, it does show that the layout of the street plan remains stable, as do the Barracks on the south coast, the Fort, and the local Windmill (above).

Mewsbrook House

Littlehampton – BN17 6AU

3.8.2 Detail: The 1840 Ordnance Survey Map of Littlehampton

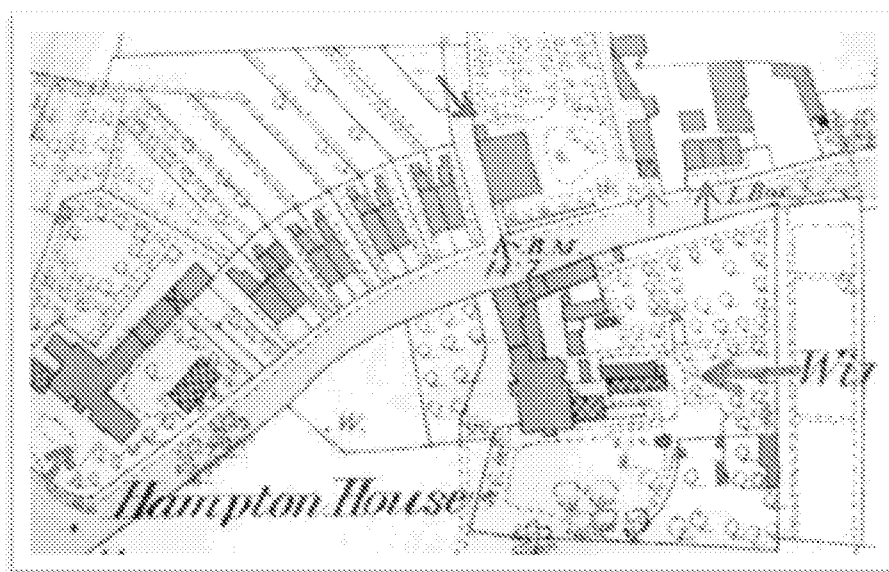
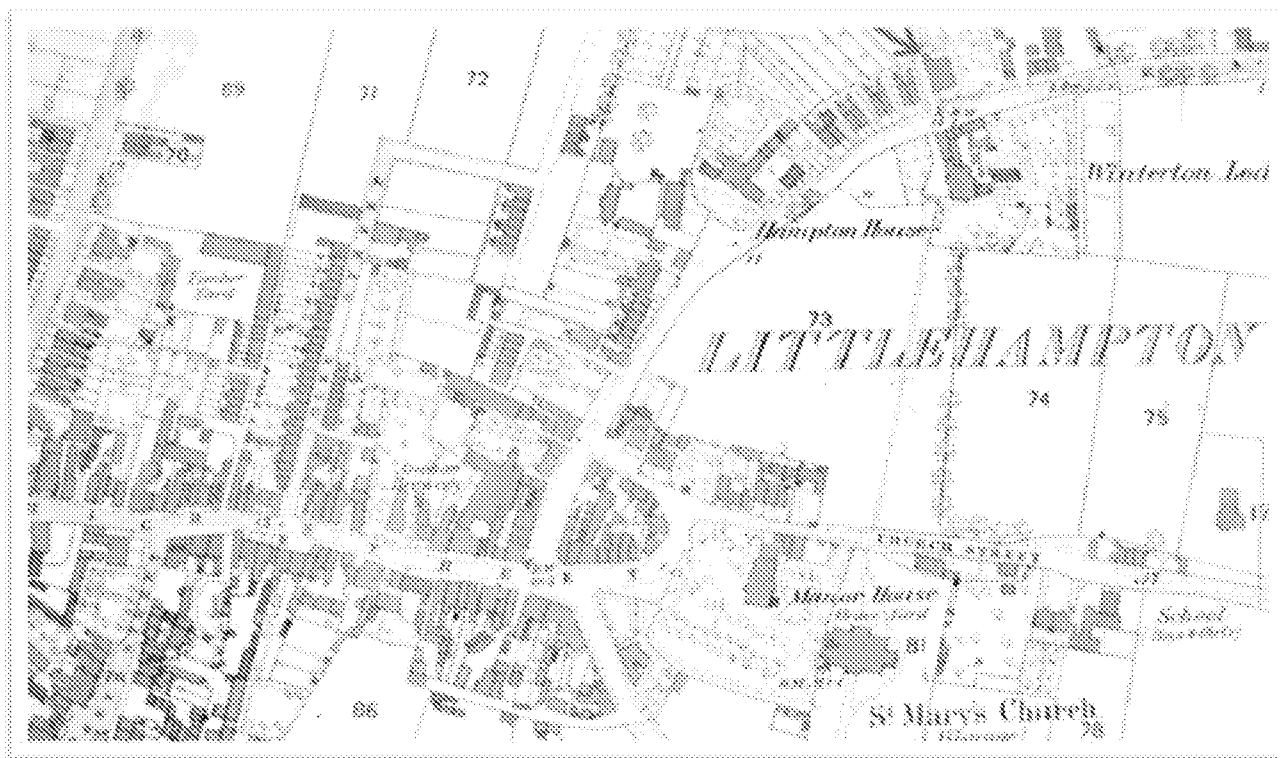


This page: The 1840 O.S. Map of Littlehampton shows the same relative position for a house on the n.e. curve of the East Street. While the map is indistinct, there is enough detail to show [left] a main house and a barn to the north with stable-yard to the east of the property. This layout remains until 1910 (at least). The positions may also give an indication of the age and use for the surviving boundary walls, as the house was likely separated off from the service areas around the turn-of-the C20.

Mewsbrook House

Littlehampton – BN17 6AU

3.9 The Later Victorian Era: 1876 Ordnance Survey Map



3.9 The 1876 OS Map shows semi-detached houses lining the north side of East Street between Hampton House to the s.w., and Mewsbrook House to the n.e. - which would have been nearly 100 years old by this date. It still has a large garden with foot-paths to the north and stables to the east with a small green-house. Three cottages appear in the old stable-yard. An old foot-path from the north fields has become a wide alley.

Mewsbrook House

Littlehampton – BN17 6AU

3.9.2 The 1876 O.S. Map Detail: Setting of Mewsbrook House

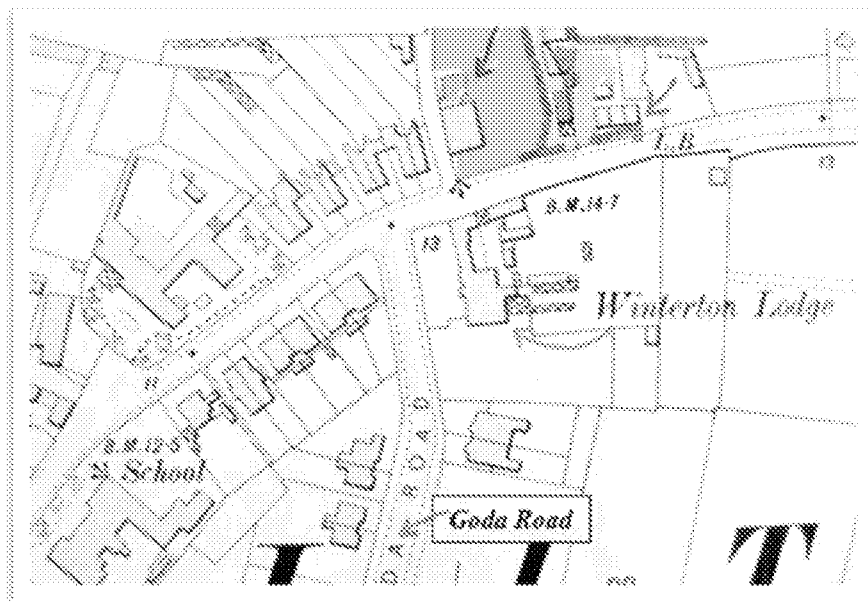
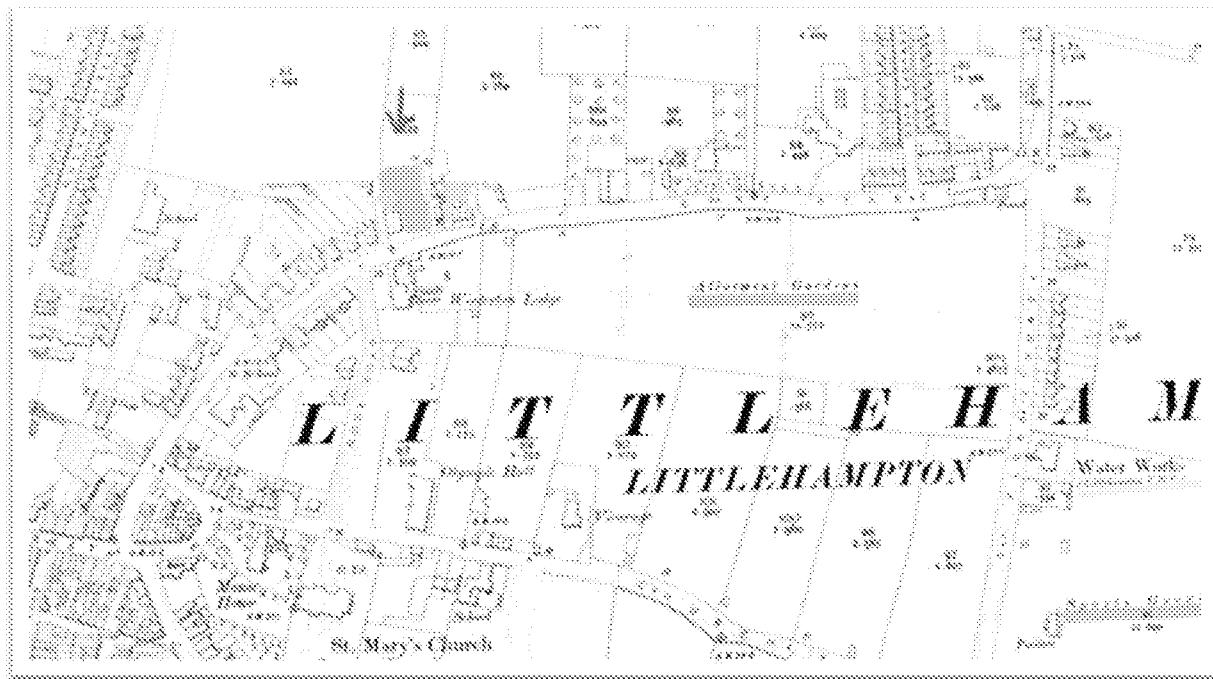


3.9.3 Above, a detail from the 1876 O.S. Map shows clearly that the original foot-print of Mewsbrook House is a rectangle with only a tiny north extension at this date. To the east lies the stable-yard and a glass-house. A large garden with paths lies to the north of the House. Winterton Lodge and its stables lies just across East Street.

Mewsbrook House

Littlehampton – BN17 6AU

3.9 The 20th-C. Era: The 1910 Ordnance Survey Map



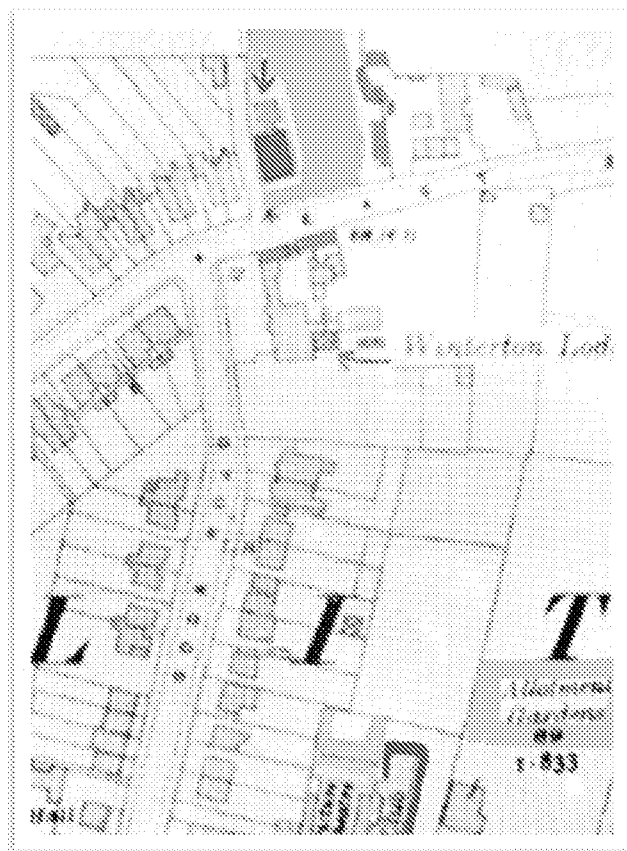
3.9 The 1910 O.S. Map shows increasingly dense housing in Littlehampton. Goda Road follows an old foot-path west of Winterton Lodge, lying south of East Street. Mewsbrook House now has a north extension. The 18thC. north barn has vanished, but it appears some stable blocks remain. While the stable-yard remains, the south end has been infilled with 3 terraced houses.

19thC improvements include: The **School** on East Street, a Sports Field, Allotment Gardens, and Water Works are noted here (top view). The setting is now more suburban than rural.

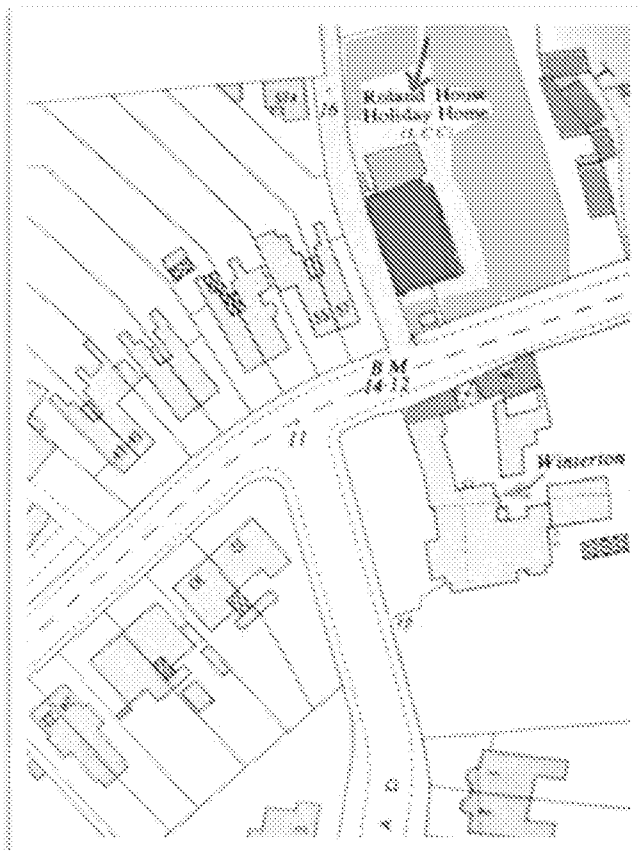
Mewsbrook House

Littlehampton – BN17 6AU

3.10 The 20th-C. Ordnance Survey Maps



The 1933 O.S. Map (Left, above).



The 1970 O.S. Map of Littlehampton (Right).

3.10 The 20th-C. brought with it the modern era after both World Wars. Comparing the maps from the Inter-War years, with 1970 OS Map, it shows how a once rural landscape had become entirely suburbanised. There are few open fields left and of those that remain, some are given over to "Allotment Gardens by 1933. Goda Road is completely lined with housing and a **Picture Theatre** has appeared. The north extension to Mewsbrook House appears to remain unchanged from the 1933 to 1970 O.S. Maps. However, by 1970 it is now called the "**Roland House Holiday Home.**" It is notable that the London County Council was continuing its leisure use that Mary Neal and Emmeline Pethick-Lawrence initiated in the Suffragette era of the 1900's. The Victorian stables to Mewsbrook House have survived this period of the modern era, apparently. Winterton Lodge's news stables survive to the south across East Street today.

Littlehampton – BN17 6AU

EDWS Architects – www.edwsarchitects.co.uk

Mewsbrook House

Littlehampton – BN17 6AU

NATIONAL HERITAGE VALUES

Mewsbrook House

Littlehampton – BN17 6AU

The Historic England list entry is an important record for Roland House, or as it is named today- Mewsbrook House. It reads as follows: Official list entry: Listed Building Grade II
ROLAND HOUSE, 59, EAST STREET . Heritage Category: Grade: II
List Entry Number: (1027816) Date first listed: 21-Aug-1975

Location Statutory Address:

County: West Sussex
District: Arun District Authority
Parish: Littlehampton
National Grid Reference: TQ0309502350

Details. West Sussex

Arun (District Authority) Littlehampton TQ0309502350 / TQ 0302 1/70
EAST STREET (North Side) No 59 (Roland House)

Grade II. Probably C18 disguised in later stucco, two storey and tall hipped mansard roof. Street front two windows, main (side) front three windows. Triple windows; half height on first floor; glazing bar sashes. Horizontal channelling ground floor. Band over, supporting corner pilasters of first floor and coupled pilasters framing slight centre recess of main front. Small brackets below first floor sills and moulded panels below. Band above first floor and paired eaves brackets. Glazing bars to dormers. Listing NGR: TQ0309502350



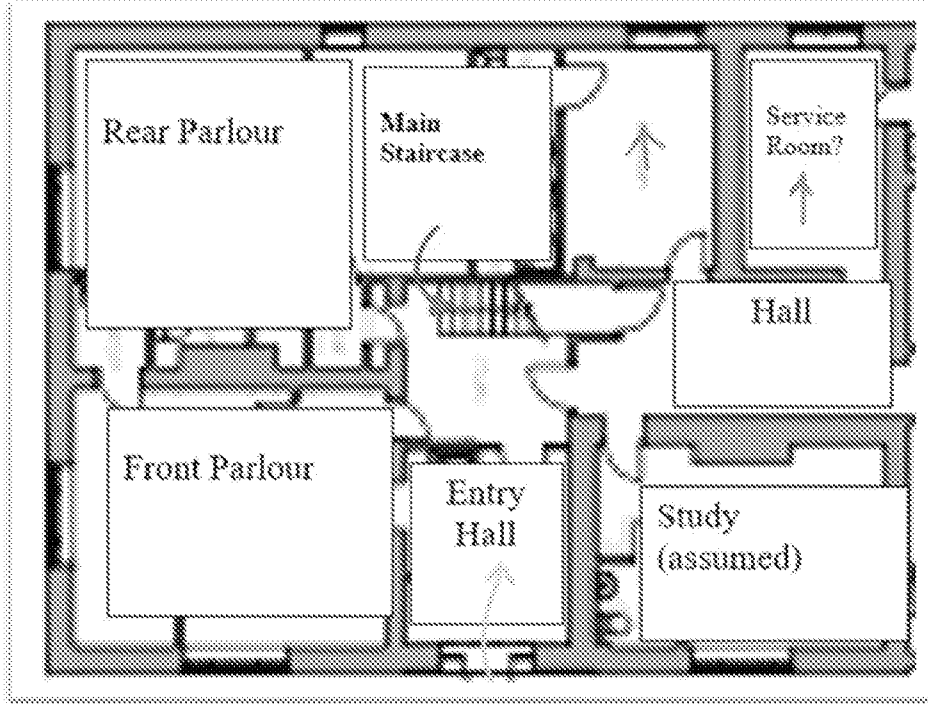
Mewsbrook House

Littlehampton – BN17 6AU

EVIDENTIAL AND ARCHITECTURAL VALUES

Mewsbrook House

Littlehampton – BN17 6AU



Left: Floor plan of the original 18thC house [c.1769]. It is likely there were front and rear Parlours. These were divided by a lateral Hall. Bedrooms would have been on the 1st Floor. The Kitchen appears to have been in the Lower Ground floor. The four-square plan is typical of country houses. Today, little remains except the Plan-Form and central staircase.

5.1 Planning History.

A brief history of this site should touch upon the alterations in the last 50 years, and this is a brief summary. Planning/ Listed-Building Consent [LBC] was granted as follows:

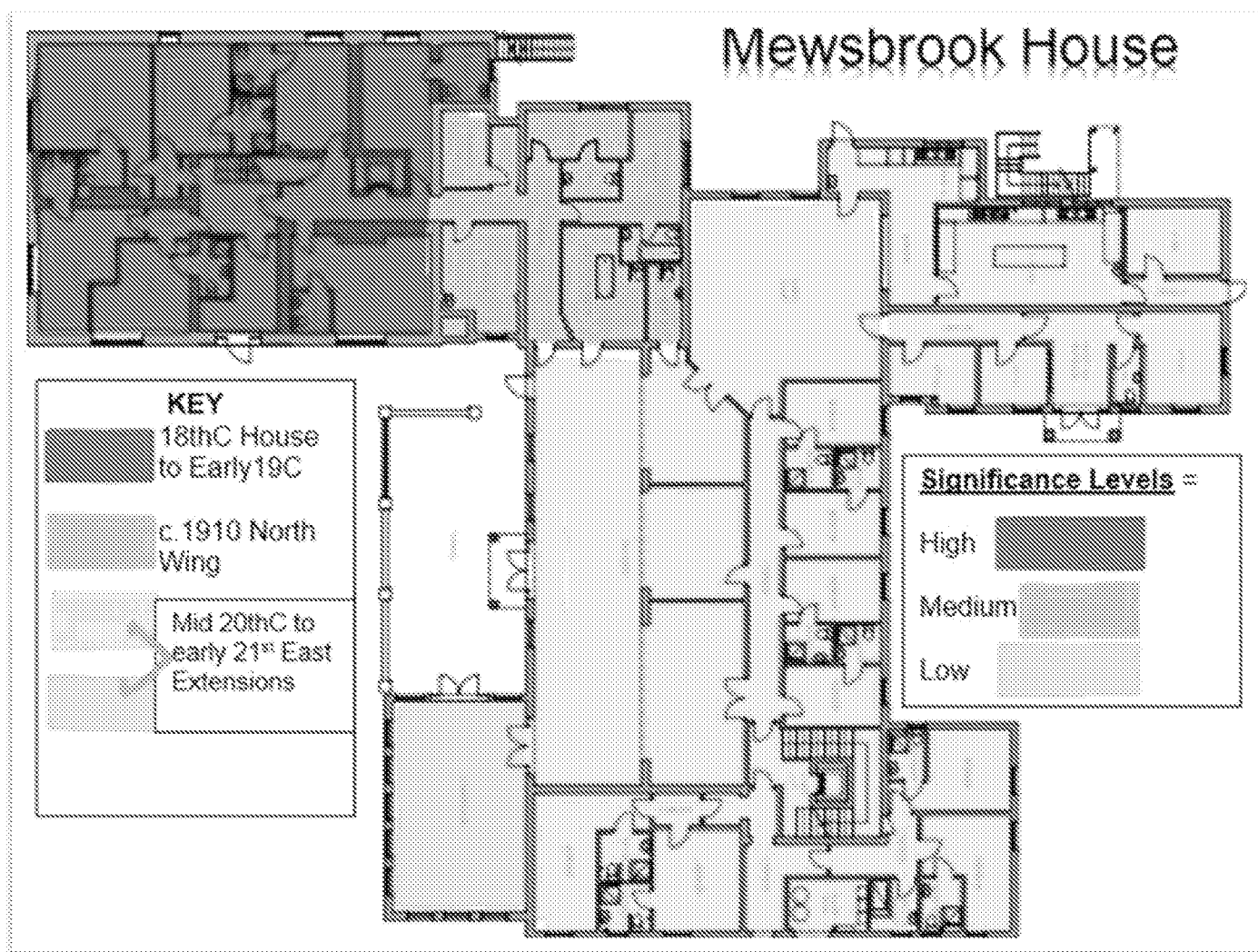
- 11 Sept. 1951 to add an extension as a holiday home. (LU/72/51)
- 12 April 1976 LBC for removal of redundant chimney stack (LU/118/76/B)
- 27 Oct. 1986 Listed Building Consent for new internal lift shaft (et.al.) (LU/397/86/L)
- 4 June 1982 LBC to remove section of wall for new vehicle access (LU/132/82/LB)
- 9th January 1985- Listed Building Consent granted for a 2-storey extension (LU/538/84/L)
- 9th Jan. 1985 Internal alterations and construction of a 2-storey extension (LU/537/84)
- 24 July 1985 New double-storey extension to existing building (LU/231/85/B)
- 6 Sept.2000 2-storey extension[for] additional bedrooms/single storey office (LU/205/00)
- 26 March 2006 Two-storey extension (Ormsby Centre) (LU/77/06/IN)
- 12 May 2005 Alterations/ additions to provide additional accom. Ormsby (LU/147/2005)
- 12 May 2005 LBC for alterations and additions to rationalise existing use and provide additional accommodation(LU/148/05)
- 3 June 2021 2nd/ 3rd storey extensions- 14 residential rooms (LU/136/21/PL) Refused

Mewsbrook House

Littlehampton – BN17 6AU

5.2 Development of Mewsbrook House

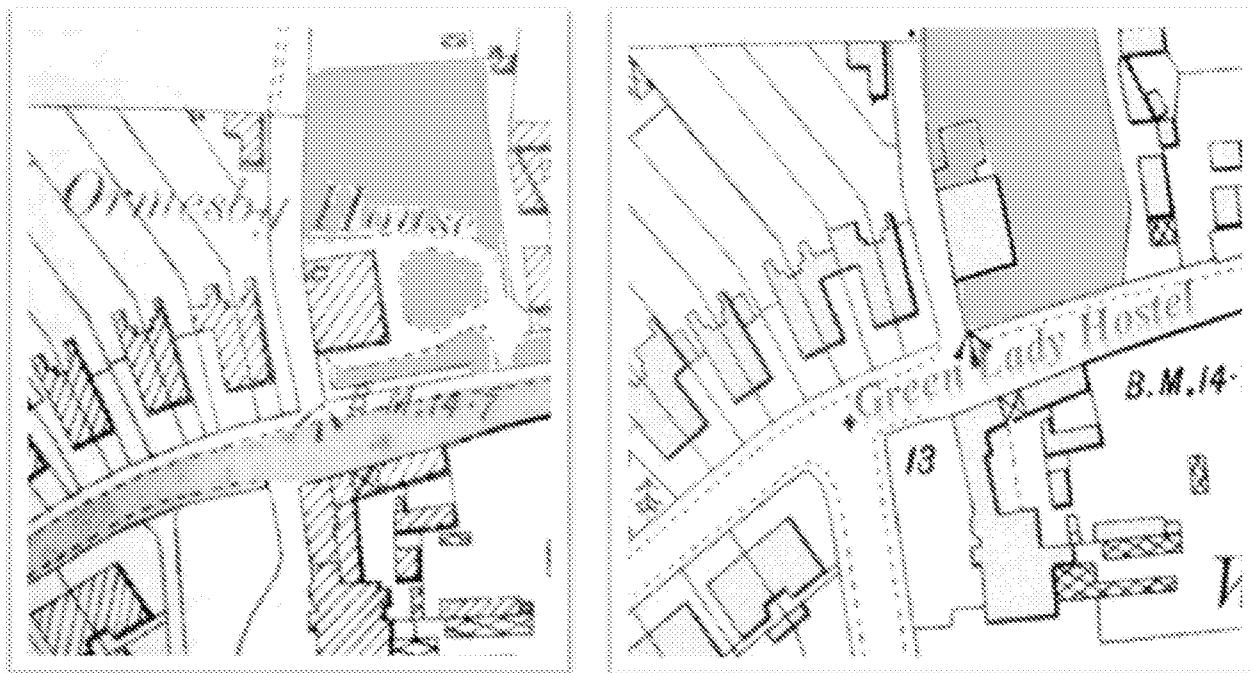
At various times, this property has been variously named Ormsby House, or Roland House. Today it is known as Mewsbrook House and has been a care home for the past ~20 years. During the Edwardian era, it began life as a holiday home for less well-to-do young women, founded by Suffragettes Mary Neal and Emmeline Pethick-Lawrence and her husband Frederick. The idealism of caring for others has a long provenance over the past century and continues today. Below, we trace the relative dating for Mewsbrook House and introduce the Levels of Significance, seen later in Section 6.0. The original Georgian house is on the far left (south) on this plan; the 20thC extensions lie to the right-hand side (north and east). We suggest the Significance Levels broadly related to the major dating periods.



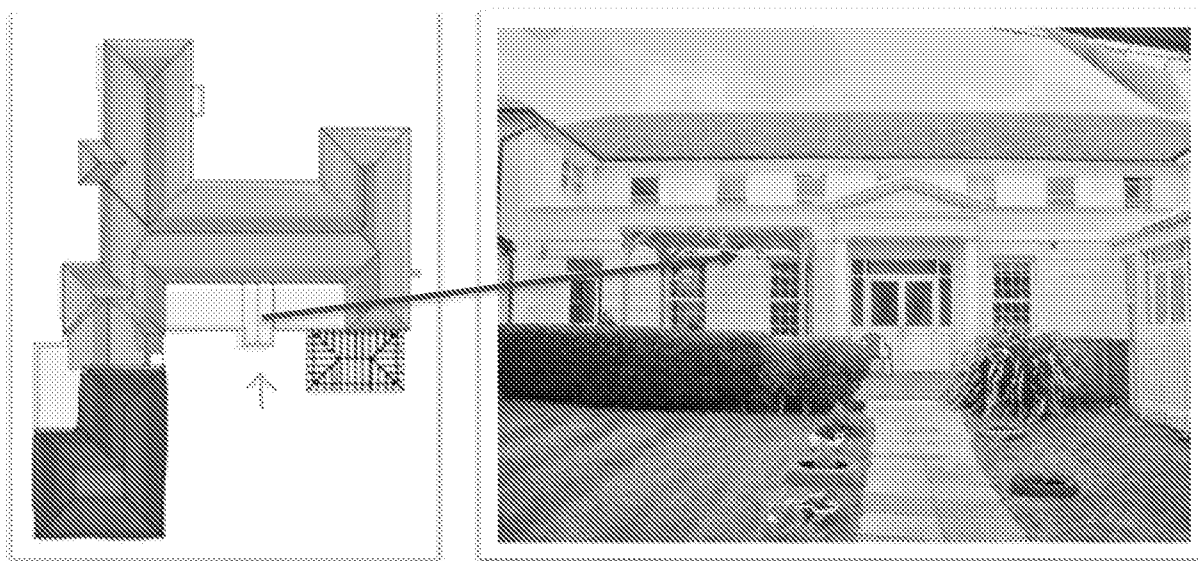
Mewsbrook House

Littlehampton – BN17 6AU

5.3 Extensions for Residential Accommodation: 1906 – 2006



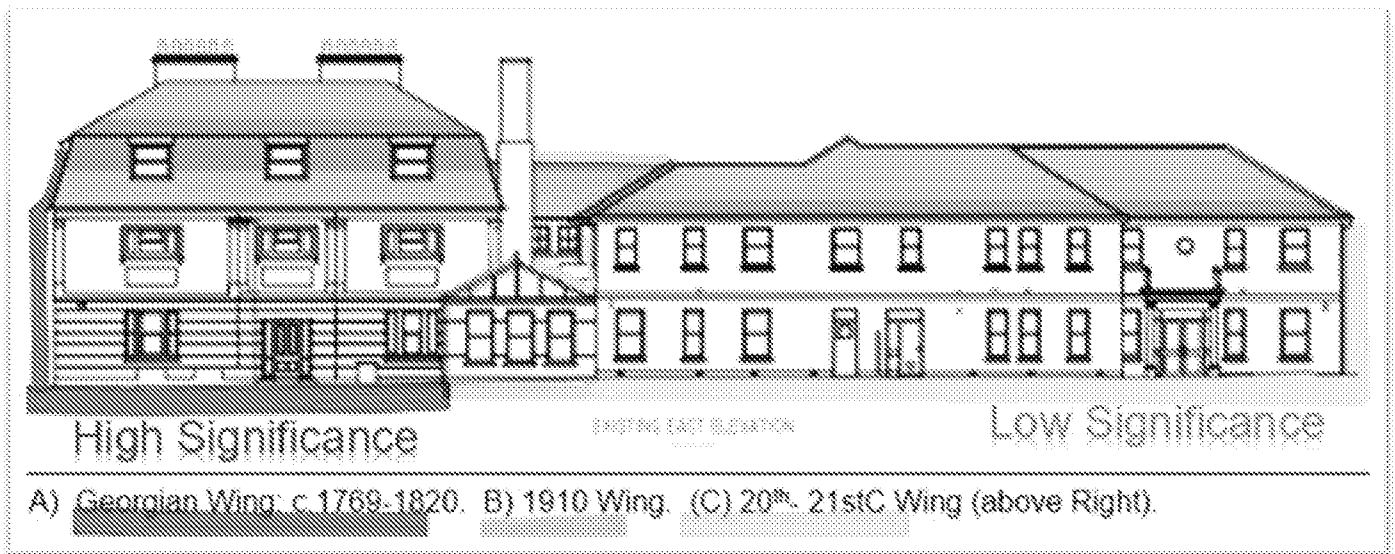
5.3 Between 1896 OS Map (Above Left) and the 1910 OS Map (Above Right) Ormesby House, as it was then known, acquired a northern extension. We also know that by this date, the Suffragettes Mary Neal and Emmeline Pethick-Lawrence had acquired this property and re-named it the “Green Lady Hostel”. The extensions for residential use continued, and the most recent was granted as recently as 2006 with building work carried out in 2007. The original Georgian wing (red) is the most significant; the modern wings (green) are not of special historic or architectural value.



Mewsbrook House

Littlehampton – BN17 6AU

5.4 Evidential Values: Surviving Historic Features



5.4 Features of Historic /Architectural Interest

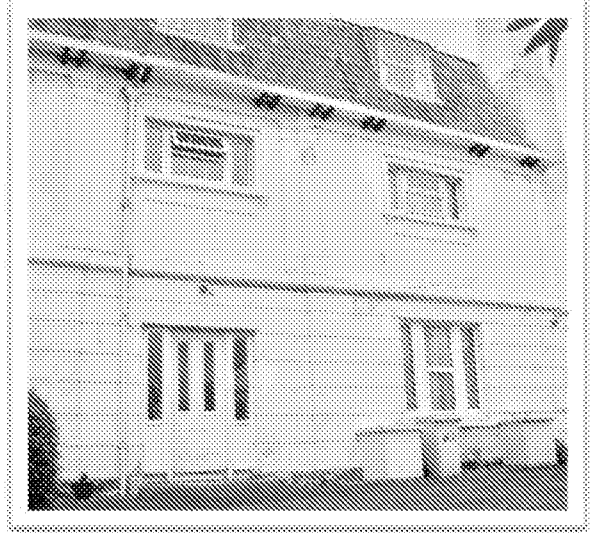
There are few features of special interest surviving in Mewsbrook House due to the successive alterations carried out for use as a holiday home, then as a residential care home. Therefore, the principal features of interest are found in the Georgian wing, which appears on the historic maps as early as 1769. However, it appears more likely that the remaining architectural features of interest could date from a refurbishment c.1800- 1820, or the late Georgian era due to their stylistic simplicity. The mansard roof over-sailing the eaves would appear to be a later style than the 1760's, and the main staircase with its 'stick' balusters and simple mahogany handrail appears to be of the later Georgian period [c.1800]. In summary, the key features of interest include:

- I. The 'envelope' or structure including Lower Ground Floor; chimneybreasts,
- II. The main staircase and balustrade,
- III. The window openings, Regency sashes, late Victorian sashes where they survive,
- IV. The original Plan-Form, or pattern.

Mewsbrook House

Littlehampton – BN17 6AU

5.5 Features of Architectural Significance



1.(a) Mansard Style Roofs

The French Second Empire style or mansard style began in France, during the reign of Napoleon III [1852-1870]. Houses in this style were typically large and built for affluent owners. The Second Empire style's popularity led to a widespread re-modelling boom, during which mansard roofs were incorporated into formerly pitched-roof residences. A principal feature of the mansard roof is the style's distinguishing profile, having: "a continuous broken roof with a steep lower slope and a flatter, shorter upper portion." [Pevsner, see below, page 282.]

François Mansart [1598-1666] was the 17thC. French architect who introduced the mansard roof in his design the Orleans wing at the chateau of *Blois* [1658]. Shared features of 2nd-Empire and Italianate style are found in the use of decorative brackets in overhanging eaves, seen in Mewsbrook House (above). Mansart is claimed to be "*the first great Classicist in French architecture*" [Reference: page 281, *The Penguin Dictionary of Architecture*, by John Fleming, Hugh Honour, and Nikolaus Pevsner, 4th Edition, 1991].

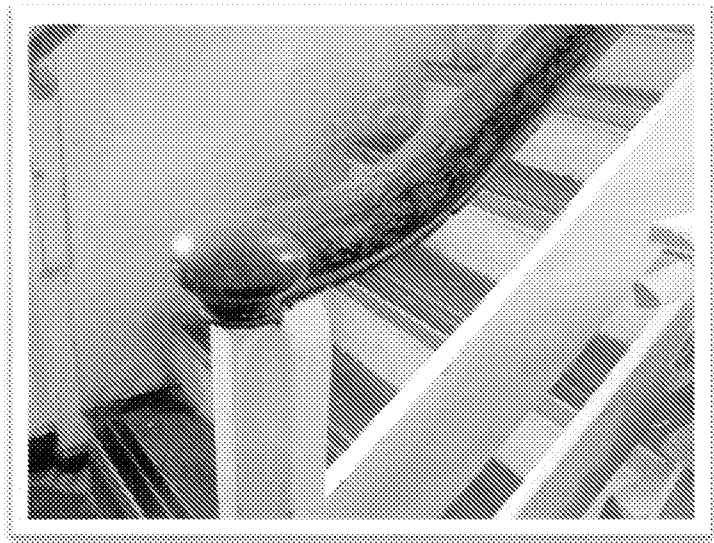
Also called a French roof, a mansard roof is a four-sided gambrel-style hip roof characterized by two slopes on each side. The lower slope has dormer windows and has a steeper angle than the upper. It is described as a hip roof with the top slope nearly reaching the edges of the house. The two most distinct traits of a mansard roof are the **steep sides** and a **double pitch**. The top of mansard roofing is usually broad and relatively flat so that the interior space under it is maximized. In fact, that's one of the biggest advantages of the mansard style—it makes maximum use of attic space and provides an easy way to add more stories to an existing structure **without requiring masonry**.

Mewsbrook House

Littlehampton – BN17 6AU

I.[b] The Basic House Structure: Lower Ground Floor

The Lower Ground floor (basement) is of interest because the oldest features may be found here. They include: the masonry structure (load-bearing brickwork), original 6-panelled doors, ironmongery, flag-stone floors, and chimney-breasts and recesses. [pictured below]



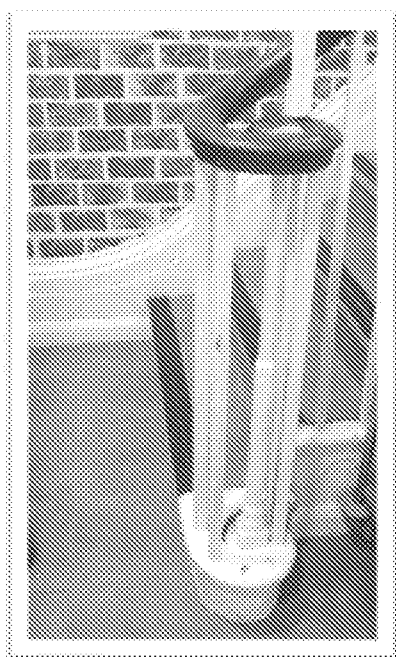
This page: Clockwise from top left - the original stair from Ground to Basement with mahogany handrail. Right, bottom: the curved masonry arch of the original house structure; left and right: an original 1760's six-panelled beaded door with Georgian thumb-latch handle and door-plate.



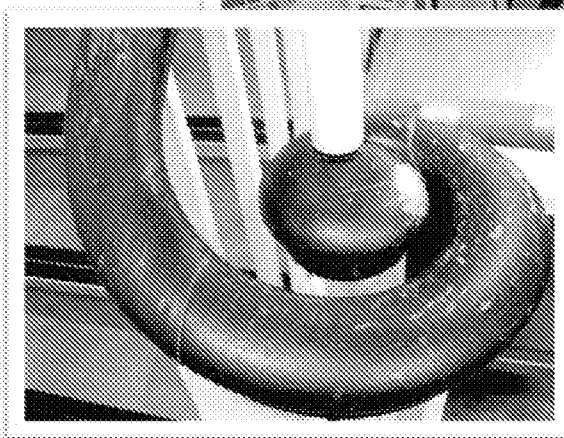
Mewsbrook House

Littlehampton – BN17 6AU

II. The Original Late Georgian, Regency Staircase



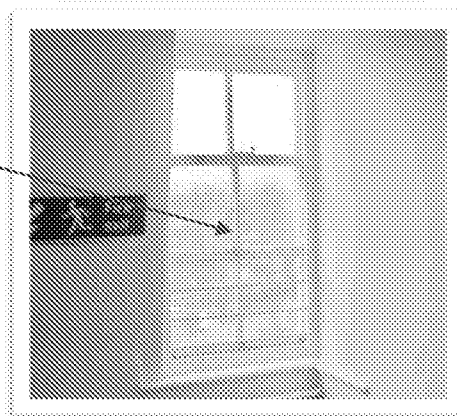
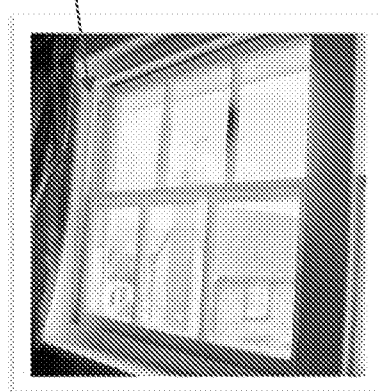
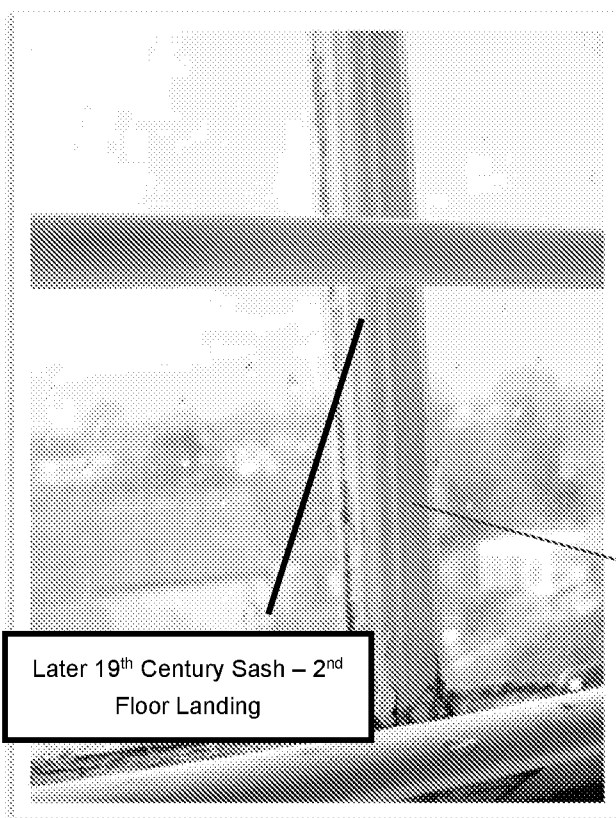
Regency 'Stick' Balusters ,and
Mahogany Handrail and Newel
Post.



Mewsbrook House

Littlehampton – BN17 6AU

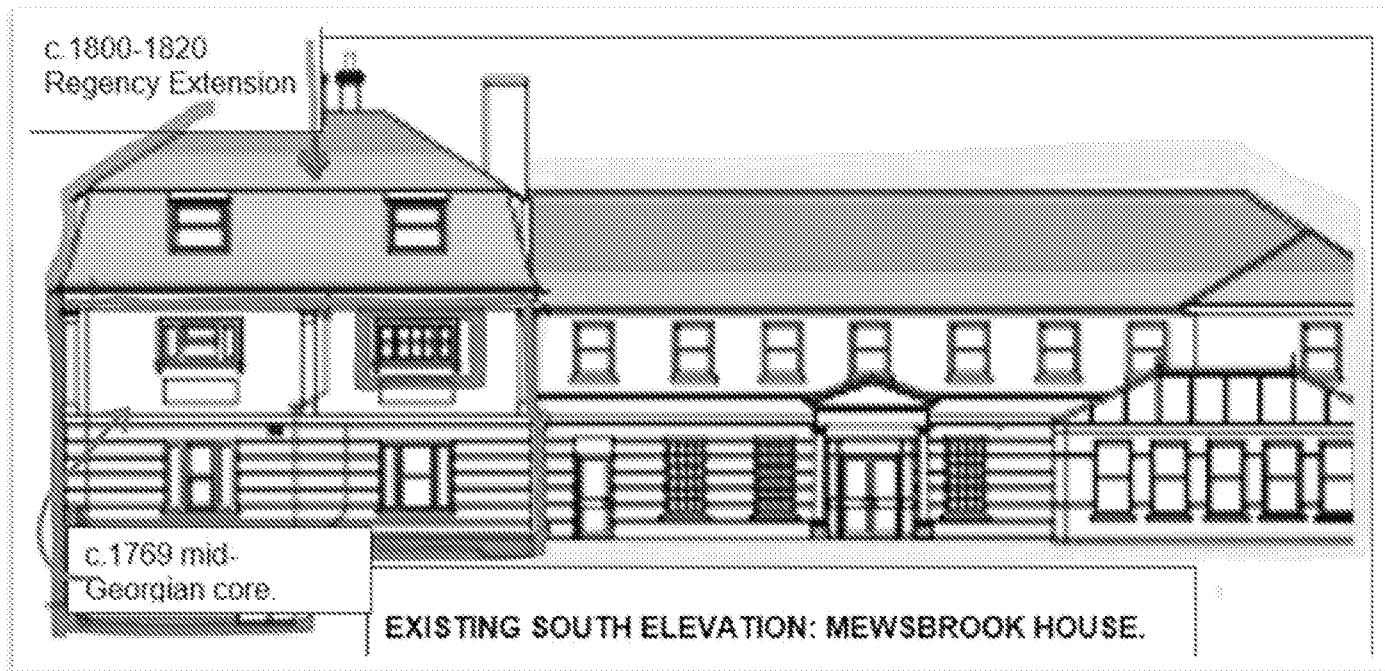
III. Surviving Window and Window Openings



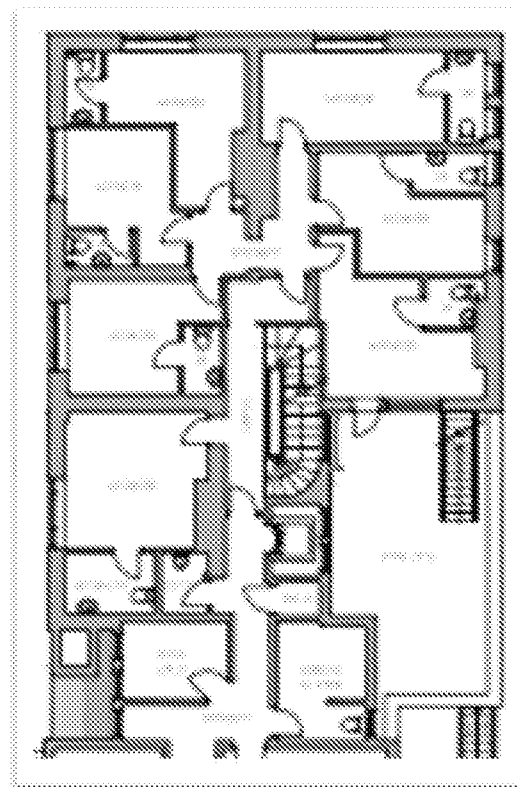
Mewsbrook House

Littlehampton – BN17 6AU

IV. Plan-Form and Stylistic Features



There are very few surviving period timber sash windows, due to the 20thC alterations, unfortunately. However, this may present an opportunity to bring the Listed Building's late Georgian core back to more of its original appearance. There is one large 6/over/6 sash with margin lights that survives in the 1st floor South Elevation (see above). Also, one Victorian 2/over/2 sash survives on a 2nd Floor staircase landing. The original Plan-Form survives in the 18thC core, in Sections 3.1.- 3.2.



Mewsbrook House

Littlehampton – BN17 6AU

5.6 Historical Significance: Notable Persons



5.6 Historical Significance: Notable Persons.

We have seen how Mewsbrook House is linked closely to the Suffragette Movement: it is this historical connection that holds a “High Significance.” Mary Neal dreamt up the idea of a girls’ holiday home, and was an intimate friend of Emmeline Pethick-Lawrence, a founder Suffragette who invented the green and violet colours of this movement. Miss Pethick knew Lloyd George who attended her wedding to Frederick Lawrence in 1901. In 1906, Mrs. Christabel Pankhurst was asked by Keir Hardie [Labour Party founder] to help set up a London branch of the Women’s’ Social and Political Union (WSPU); but Emmeline was busy, so Mary Neal attended the first National Committee of the WSPU. “Suffragette” was a slang given to the WSPU by The Daily Mail when they began damaging property. The women saw it as a “holy war” and made St. Joan of Arc (recently canonised) as their mascot. The magazine “Votes for Women” was founded by Emmeline Pethick-Lawrence and her husband Frederick. However, they were both ousted from the WSPU later, after disagreeing with Mrs. Pankhurst about violent means of protest. Dame Millicent Fawcett visited Littlehampton on 12 April 1918 to mark the progress of the Suffragette Movement. There was some heckling, but a Littleton soldier praised the women supporting soldiers on the Western Front, published in the local newspaper [above]: “**...I wanted very much to be present tonight to tender my respectful congratulations to Mrs. Fawcett for having lived long enough to see the Women’s cause triumphant. ...I saw women working with beneficent tasks with the approval and sanction of ...High Command... within 2,000 yards of the trenches,[women] who had made themselves indispensable to the Army. ...We now look to men and women...to save this country and all the best things that this Great Empire stands for.**”

Mewsbrook House

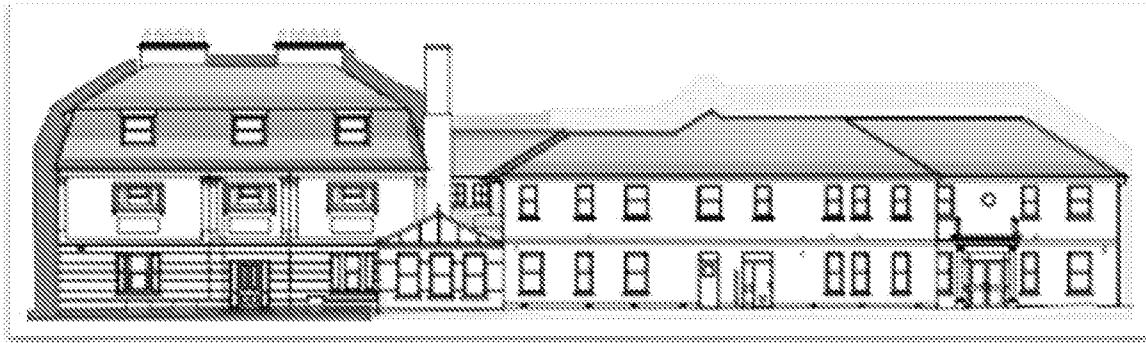
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LEVELS OF SIGNIFICANCE

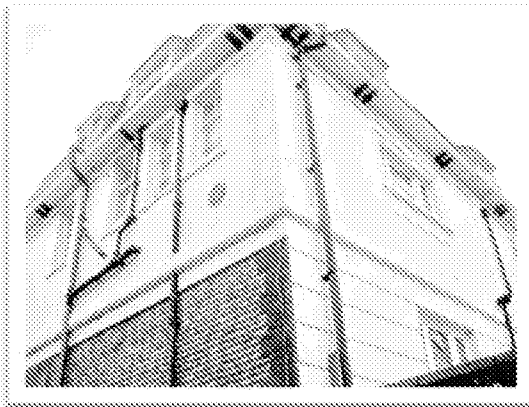
Mewsbrook House

Littlehampton – BN17 6AU

6.0 Levels of Significance: Mewsbrook House



Left: c.1769-1800. Mewsbrook House. East Elevation. Modern Wing- 1910- 2007. Below: South flank, Mewsbrook House. Below Right: a typical Regency terrace c.1820.



At Mewsbrook house, the historic maps show there was a house on this site from at least 1769. However, over its long life, it appears that this residence was given a make-over, the clue being on the south elevation, as the facade turns a corner. Here we see (above) that the Ground Floor on the flank side has neat, rounded flint facing and red-brick quoins. This is an 18thC. local Sussex, rural form, as opposed to its stucco facing with Classical Doric pilasters. The oversailing mansard roof with its projecting soffit and curved brackets speak of a later, Regency era [c.1800-1820] which was sweeping nearby Brighton at that time, due to the Prince Regent's residency. Also, the internal stairs rising all the way to the 2nd floor with its simple yet elegant 'stick' balusters and mahogany handrail, appears to date from the same, later Regency building era. The text: Georgian Architecture 1700- [University of Bristol] explains:

" The end of the Napoleonic Wars in 1815 saw the beginning of a 20 year-long building boom and of a new style of architecture which took its name from the Regency of the Prince of Wales, later George IV, which lasted from 1811-1820. In London large impressive terraces were built by John Nash (1752-1835) the Prince Regent's leading architect – and...Thomas Cubitt. Elsewhere, in Brighton, Cheltenham and Leamington Spa, for example, the building of Regency housing was on a scale large enough to give these towns and other genteel spa and seaside places an enduring 'Regency' character. As we saw in Section 5.2, the Georgian wing has High Significance; the 20thC wing has Low Significance.

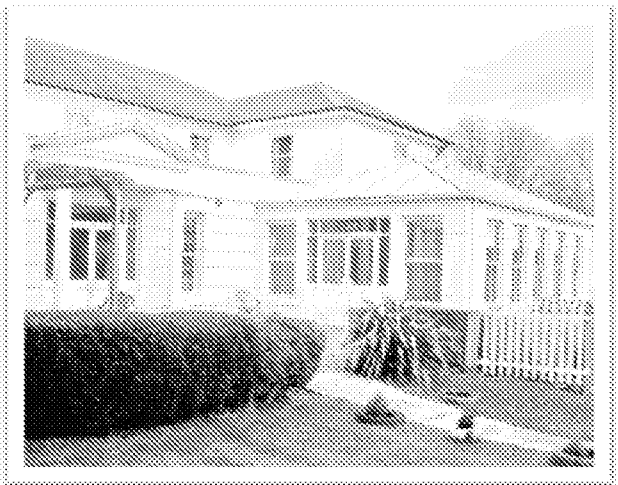
Mewsbrook House

Littlehampton – BN17 6AU

6.2 Summary: Levels of Significance



Georgian wing [c.1769-1820]
High Significance.



Modern Wing [c.1836-2007]
Low Significance.

Summary: the Georgian core has “High Significance” due to its architectural and historic value. The 1910 link wing has only a “Medium” Significance. The modern care home dating c.1936-2007 has “Low” Significance because it lacks architectural or historical merit, overall.

6.3 Communal and Historical Associations: High Significance. The historical associations of Roland House as a holiday home began with Mary Neal and Emmeline Pethick-Lawrence in the early 20th-century. Its links with the Suffragette Movement holds an extremely “High” Significance due to the links with the Women’s Social Political Union [WSPU], and Christabel Pankhurst, as well as Dame Millicent Fawcett, through Frederick Lawrence, and their link to Lloyd George, the Liberal Prime Minister at the close of World War I. The Communal Value of Mewsbrook House as a care home which continues this long-standing use is also of ‘High Significance’ due to its contribution to the community, which carries on today.

Mewsbrook House

Littlehampton – BN17 6AU

SCHEME PROPOSALS & IMPACT

Mewsbrook House

Littlehampton – BN17 6AU

Design Principles

Further to a previous planning refusal (ref: LU/136/21/PL) by other architects, we were brought on board by our client to prepare revised / improved scheme proposals for much-needed additional specialist care home accommodation at Mewsbrook House.

This time with a desire to create a revised set of scheme proposals that could be seen to be:

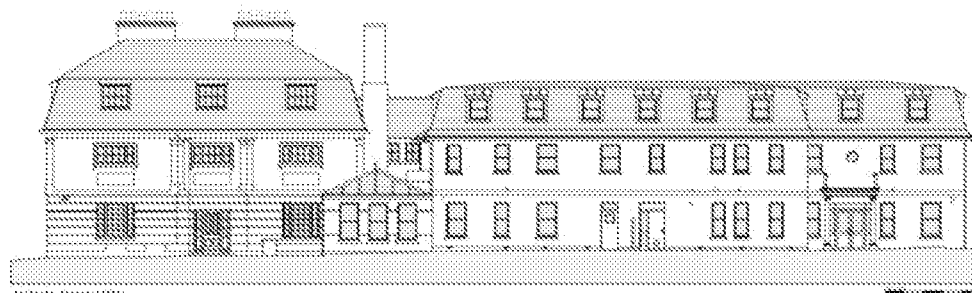
- More Sympathetic in its design
- More in scale
- More neutral to its immediate heritage setting / impact
- Less overtly dominant in design
- To take subtle key inspiration architectural language cues from the existing Grade II Listed Roland House

This was primarily obtained by looking to sensitivity replicate the main mansard / gambrel roof form of Roland House over earlier proposed more cruder / architecturally domineering additional floor / roof level method.

Please see below a set of side-by-side comparisons of the earlier refused scheme from 2021 (ref: LU/136/21/PL) when set alongside our new proposed designs, with adoption of a more respectful mansard / gambrel roof form with projecting dormer details.



East Elevation – Refused Scheme - LU/136/21/PL



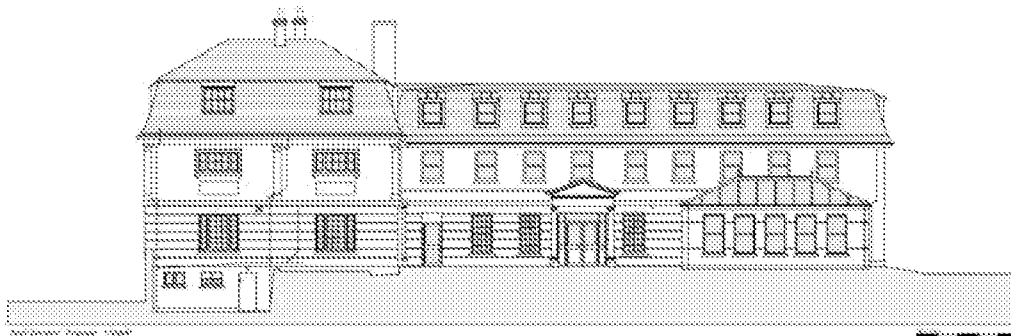
East Elevation – New Proposed

Mewsbrook House

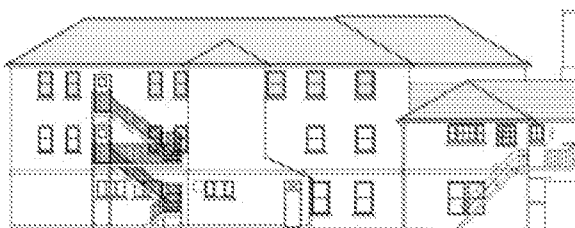
Littlehampton – BN17 6AU



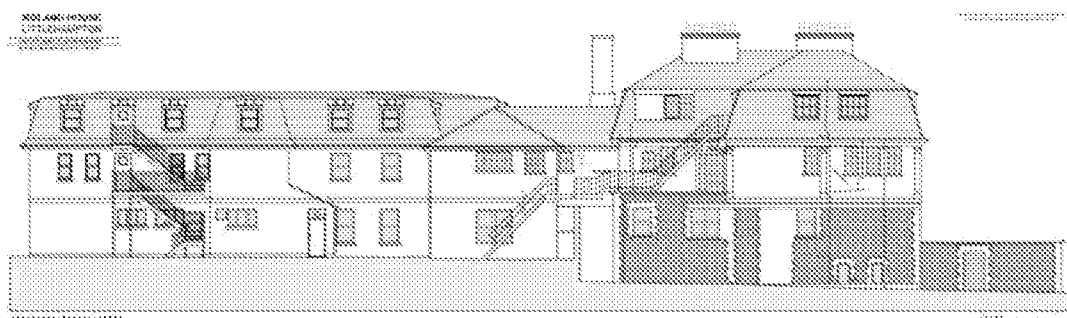
South Elevation – Refused Scheme - LU/136/21/PL



South Elevation – New Proposed



West Elevation – Refused Scheme - LU/136/21/PL



West Elevation – New Proposed

Mewsbrook House

Littlehampton – BN17 6AU

Materials Palette

All proposed materials have been chosen to respect their heritage setting.

Walls – White rendered wall – paint finish to match existing.

Roof – Natural Welsh slate tiled mansard / gambrel roof form / with flat roof sections to be dressed in Rolled Leadwork.

Dormers – proportioned mansard roof level dormers with timber casement windows / lead clad dormer cheeks and roof projections detail.

New Windows / New Build – All windows to be matching sash style – to then replicate all late 20th Century window details found on the rear care home extension wings.

Existing Windows – Grade II Listed Roland House

As observed in our Design Access and Heritage Statement, a number of original period Georgian sash windows have been lost, with period openings now filled with less sympathetic UPVC composite units.

We proposed to removal all modern UPVC windows to the Grade II Listed Roland House and replace them with period correct timber sash window profiles as observed on our set of proposed elevations, which should be seen a clear heritage gain.



LEFT - East Elevation (Existing – UPVC Windows)



RIGHT - Proposed (Period correct Georgian Sash Window profiles)

Mewsbrook House

Littlehampton – BN17 6AU



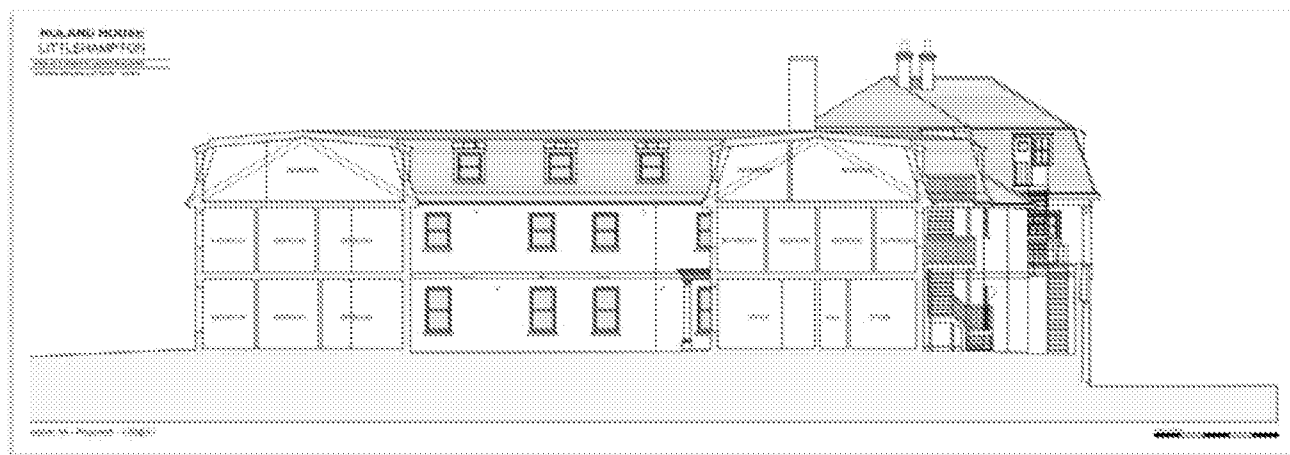
LEFT – South Elevation (Existing – UPVC Windows)

RIGHT - Proposed (Period correct Georgian Sash Window profiles)

Scale and Overall Appearance

Key to our new reduced impact scheme proposals is a more sympathetic design, that manages to maintain the present roof ridge heights to the rear late 20th Century care home wing extension, which as indicated below is achieved by the adoption of a period correct / Roland House matching Mansard / Gambrel roof form.

This matching roof ridge height is demonstrated by way of our proposed Section AA – with current roof pitches / heights indicated in red dashed outline overlay format.



Mewsbrook House

Littlehampton – BN17 6AU

Access / Ecology and Trees

Access to all new proposed floors within the late 20th Century wing extensions are afforded wide access / egress staircases and corridors with a central passenger lift providing all latest Part M building requirements.

In addition, our new scheme proposals offer increased size resident accommodation, over a number of present undersized bedroom and en-suite facilities that do not at present meet minimum space standards (Standard 25: Individual rooms – as per Regulation 15 premises and Equipment – please see Govt - CQC website for further details).

Overall Impact

As described in the above sections of this Design Access and Heritage Statement these proposals offer a holistic scheme to both modernise and extend and repair the late 20th Century wing extensions to Mewsbrook House and to give it new life in ensuring its survival as a specialist needs care home in the years ahead.

Mewsbrook House

Littlehampton – BN17 6AU

CONCLUSIONS

Mewsbrook House

Littlehampton – BN17 6AU

Guidance and philosophy followed

The alterations proposed within the scheme that we submit for consideration, as set out in this document, are necessary in order to provide a sustainable solution for Mewsbrook House in improving the general internal and external arrangement and improving and recreating sympathetically the current surviving period features within the structure wherever possible, through to the affected area as illustrated, we have carefully followed Historic England's **Conservation Principles Policies and Guidance (CPPG) 2008** document. Item 1.5 states:

"Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship"

Having explored the options available during the early stages and considered not only the client's requirements, the sustainability of each option and the impact upon the wider heritage assets and conservation area, considering Local and National Planning Policy along with guidance from the statutory bodies this scheme was evaluated and considered to be a low impact on the existing significant heritage assets, with highest level of sustainability in the long term.

Outline of Proposals

Description of proposals –As listed in above sections

Impact upon Heritage Values

The focus of your decision should be on the significance and the overall impact, balanced with the investment proposed by the client for the conservation and repair of this building. This scheme will only enhance the property and allow enough modernisation that will not negatively impact upon the heritage values, so it should therefore be supported.

Conclusion

The original core of Mewsbrook House dates from 1760's although few original features survive on the south or flank elevation at Ground Floor level. The mansard roof and stucco facing appear to date from c.1800-1820 as a later alteration when Littlehampton enjoyed revival as a seaside resort. The impact of repairs and alterations will largely depend upon the scale, design and massing of any new floor level, as is normal with Listed Buildings. However, the replacement of later, modern aluminium/UPVC windows with timber sash windows to match the surviving sashes would be a positive heritage benefit, overall. The proposed new alterations could continue the long-standing use of a care home. This would follow the Edwardian holiday home introduced to Littlehampton by the respected Edwardian Suffragette, Mary Neal, and which continued into the 20th C. supported by the London County Council.

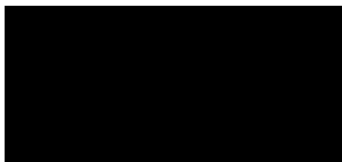
In considering the contents of this application in full, it is respectfully requested that this application is supported as the enclosed demonstrates that the scheme proposes less than significant harm on the overall significance of the existing heritage asset buildings or its setting within the immediate conservation area and adjacent Listed buildings also as above described.

"Proportionality should govern the exercise of statutory controls" (CPPG: 2008)

Mewsbrook House

Littlehampton – BN17 6AU

If there are any areas within the application that require further information we would encourage feedback, in order to amend any aspect within the proposals prior to a decision being made.



Ewan Stoddart
Ba Hons Dip Arch
RIBA Chartered Architect