



PLANNING, DESIGN AND ACCESS STATEMENT

Redevelopment and Conversion of the former Bevin Bevin site to provide 7 no. Apartments and 6 no. House with associated car parking.

T. Hollister (Chertsey) Ltd

DEVELOPMENT TEAM

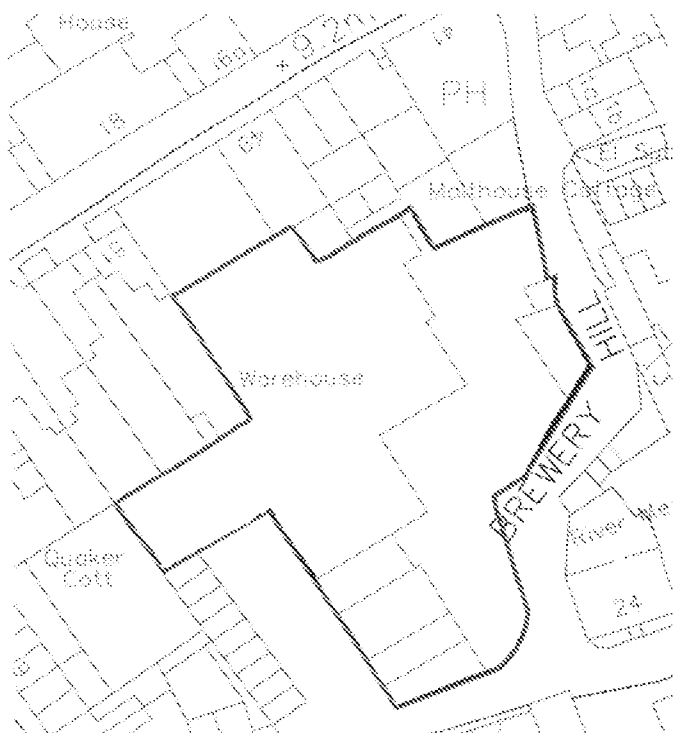
Client	T. Hollister (Chertsey) Limited
Chartered Surveyor	Claud Waterer
Planning	Neame Sutton Ltd
Architect	Morlin Critchell Architect
Heritage	Forum Heritage Services
Building Surveyors	Paul Tanner Associates
Ecology	AEWC
Highways	RGP
Contamination	Land Science

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Instructions

- 1.1 Neame Sutton Ltd (Chartered Town Planners), is instructed by T Hollister (Chertsey) Ltd "the Applicant" to assist in the preparation and submission of a full detailed planning application in respect of its proposals for the redevelopment and conversion of the their premises in Arundel (Bevin Bevin), to provide 7 apartments and 6 houses.
- 1.2 In addition, the Applicant has appointed an extensive project team for their experience in a range of disciplines to ensure that the proposals have evolved having been heritage led from the outset based on a wide range of technical reports.



Introduction

- 1.3 This application is the culmination of extensive pre-application discussions with Arun District Council, Arundel Town Council, a number of immediate residents in Brewery Hill, River Road, Arun Street and Tarrant Street, and the local community of Arundel generally. Details of the pre-application process and community engagement is set out within the Applicant's Statement of Pre-Application Consultation submitted in support of this application.
- 1.4 This approach has provided the Applicant with the opportunity to address any areas of concern prior to the formal submission of a planning application, and as such, a number of significant amendments have been made to the proposal since its original inception.
- 1.5 The remainder of this statement explores the key issues relating to the application proposals and is divided into 6 sections. Section 2 provides a context of the site, whilst Section 3 details the relevant planning policy framework. Section 4 sets out the details regarding the proposed redevelopment and conversion. The key planning, design and access considerations are examined at Section 5, and the statement is drawn to a conclusion in Section 6.

Surrounding Area

- 2.1 Arundel is a historic market town famous for its castle and cathedral, and is located inland from the coastal towns of Worthing, Littlehampton and Bognor Regis. The County town of Chichester lies 10 miles to the west with Brighton located 18 miles to the east. The River Arun runs through the town.
- 2.2 The town centre offers a good range of services and facilities, which adequately caters for the resident population's day to day needs.



The Application Site

- 2.3 The application site comprises the former Eagle Brewery located within the defined urban area of Arundel and lies to the west of Brewery Lane and south of Tarrant Street.
- 2.4 The site contains a number of buildings, the largest of which is a three storey brick building with plain tile roof, which was Listed as Grade II in 1974 for its special architectural or historic interest.

English Heritage Listing:

Name: THE BREWERY

List Entry Number: 1263856

Location: BREWERY HILL

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

Grade: II

Date first listed: 07-Oct-1974

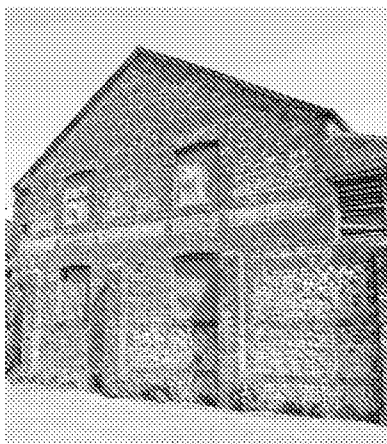
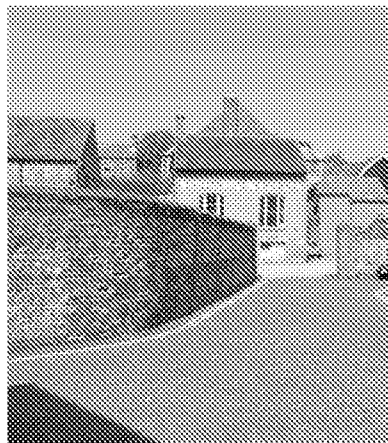
Listing NGR: TQ0171406997



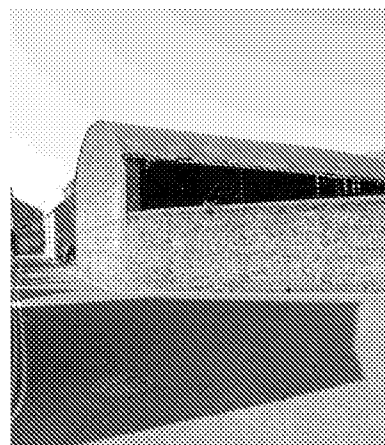
Details: 5401 BREWERY HILL (West Side) The Brewery TQ 0107 1/110 Mid-C19. Main block beach flint with red brick dressings and string courses. Pitched tile roof. 3 storeys and malting are in attics. East elevation has 2 ranges of casements with glazing bars, and planked loading door on 2nd floor. South elevation completely obscured by unlistable rendered addition.

West elevation largely obscured by outbuildings, but 2 segment-headed windows are visible on 2nd floor. Louvred clerestory with hipped tile roof on crest of roof. Gabled dormers to east and west, with pitched tile roofs, tile-hung sides, and partly louvred, partly glazed fronts. [Although this block is not strictly part of an identifiable group, its roof, with its louvred gables and clerestory, plays a very striking part in the roof-scape of the town].

- 2.5 A number of the buildings were constructed prior to 1948, or are physically linked to the designated heritage asset and would therefore be considered as curtilage listed buildings. This would include the boundary walls which surround the site to the east, south and part of the western boundary of the site.



- 2.6 The entire sites sits within the Arundel Conservation Area.
- 2.7 The buildings have been used by the company Bevin Bevin & Co over the last fifty years as a warehouse and distribution centre for domestic hardware, with ancillary office.



- 2.8 This use ceased in 2011 when the company ceased trading due to retirement, and the buildings have remained vacant since.
- 2.9 The buildings are in poor condition having suffered rot from rainwater penetration and movement which has caused visible cracking. Consequently, the structural integrity of many of the buildings has been compromised over the years and now requires significant investment to prevent their further decline. The full extent of these defects are set out within the Applicant's Structural Survey which concludes that without intervention the buildings will continue to deteriorate and could fail without warning under continued decay or during adverse weather conditions.
- 2.10 A detailed appraisal of each of the buildings is set out within the Applicant's Heritage Statement which provides a full description and discusses their significance.

National Planning Policy

3.1 The Planning Policy Framework of relevance to this planning application comprises the National Planning Policy Framework (NPPF) and the adopted Development Plan, a summary of which is set out below.

3.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and had the effect of withdrawing all previous Planning Policy Guidance Notes and Statements (PPG's and PPS's).

3.3 The NPPF introduces the presumption in favour of sustainable development as the basis for every plan, and every decision. It makes it clear that the planning system is not simply about scrutiny but must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

3.4 The commitment to make the most efficient use of land by re-using land that has been previously developed (brownfield land) remains.

3.5 In the context of decision making Paragraph 14 advises that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in the NPPF indicate development should be restricted.

3.6 Paragraph 9 states that "pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life".

3.7 With regards to heritage assets, Paragraph 17 states that development should '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*'

3.8 Significance for the purposes of heritage policy is defined as '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*'

3.9 This is reinforced by paragraphs 128 and 132 of the NPPF:

'128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

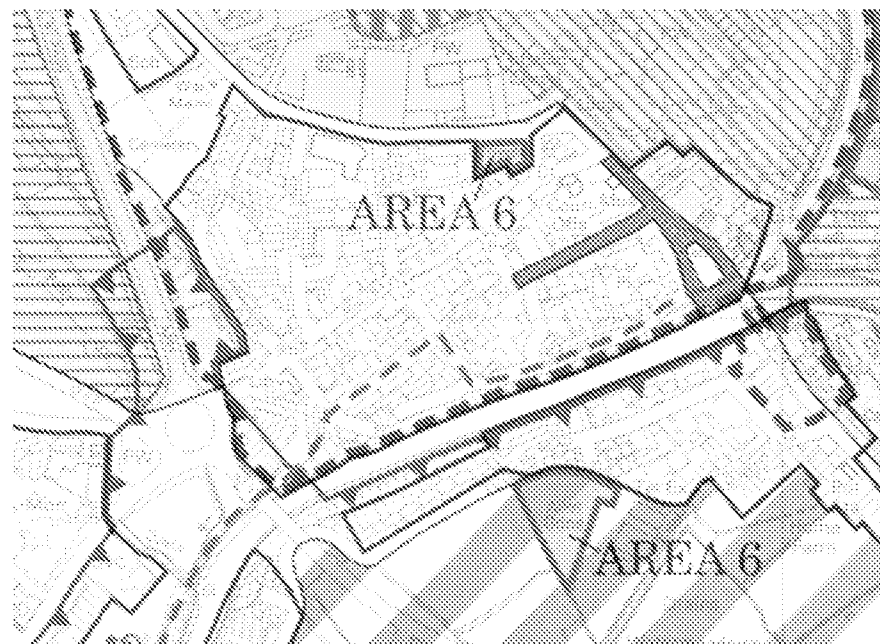
- 3.10 Design continues to be at the heart of the planning process. Paragraph 56 states that the Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

The Development Plan

- 3.11 At the local level the Development Plan comprises the saved policies of the Adopted Arun District Local Plan 2003 and the emerging Local Development Framework. However, given that these policies are now out of date, the NPPF advises that due weight can only be given according to their degree of consistency with the Framework.

Arun District Local Plan, 2003

- 3.12 The application site is situated within the defined urban area of Arundel where the principle for redevelopment is established (Policy GEN2).
- 3.13 Whilst Listed Buildings are afforded statutory protection, the Arun District Local Plan recognises that such buildings form an essential part of Arun's historic environment and heritage and should therefore be protected and preserved to secure their outlook for the future.
- 3.14 As such a number of policies are of relevance to the redevelopment proposals of this historic site.



- 3.15** POLICY AREA 2 - Conservation Areas: Seeks to ensure that development preserves or enhances the character or appearance of a Conservation Area or its setting.

- 3.16** POLICY DEV9 - Demolition of Listed Buildings: This policy prevents the demolition of a listed building, including any features of special architectural or historic interest which contribute to the reasons for its listing, unless a range of criteria can be met, as follows:

- (a) it is not practicable to continue to use the building for its existing or a previous purpose;
- (b) there is no other viable use for the building;
- (c) the character or appearance of the listed building would be improved by partial demolition or demolition of features within its setting;

- (d) demolition and the creation of a cleared site would preserve or enhance the setting of any other listed building, the character of a street scene or the character of a conservation area.
- 3.17 POLICY DEV10 - Alterations and Extensions to Listed Buildings: Alterations and additions to Listed Buildings should be sensitively designed and constructed of appropriate materials to retain or emphasise the qualities of the original building. Consent will not be granted for extensions or alterations to Listed Buildings which detract from their special architectural or historic character or appearance, or for alterations which compromise the historic floor plans and important external and internal features of buildings.
- 3.18 POLICY DEV11 Setting of Listed Buildings - Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted.
- 3.19 POLICY DEV12 Protection and Reinstatement of Original Features in Listed Buildings - The Local Planning Authority will encourage the reinstatement, based on historical evidence, of original features.
- 3.20 POLICY DEV13 Changes of Use of Listed Buildings - The Local Planning Authority will encourage the continued occupation of Listed Buildings and, where necessary and relevant, will be flexible in the consideration of proposed changes of use, including the application of car parking standards, provided the proposed use does not have an adverse effect on the appearance, fabric, architectural and historic features, interior and setting of the Listed Building.
- 3.21 POLICY DEV14 Listed Buildings and Enabling Development - The Local Planning Authority recognises the importance of securing the retention

and future maintenance of a Listed Building and will favourably consider a form of enabling development as exceptions to policy provided the following factors are taken into account:

- (i) evidence that the proposal is necessary to secure the future of the building which should include evidence that reasonable attempts have been made to market the building;
- (ii) whether the future of the building can be secured through an alternative route, e.g. grant aid or building preservation trust or the owner of the building has access to alternative sources of funding;
- (iii) the impact of the development on the character and appearance and setting of the building or groups of Listed Buildings;
- (iv) the proposed development is the minimum necessary to secure the future of the building.

Emerging Arun Local Development Framework

- 3.22 The Council has commenced work on a new Local Plan that will cover the plan period 2011 to 2029.
- 3.23 Members considered a Submission version of the Draft Local Plan at a meeting in May 2013 and agreed to suspend any further progress until such time as further detailed studies relating to housing numbers was carried out. This work is not expected to be finalised until the end of 2013 and therefore those emerging policies are of limited weight in the determination of this application.
- 3.24 It is of relevance to note that Policy SP11 identified the strategic housing and Parish and Town Council Allocations to be identified in subsequent Neighbourhood Plans, and in respect of Arundel proposes an allocation of 50 dwellings.

Other Policy Guidance of Relevance

Arundel Neighbourhood Plan

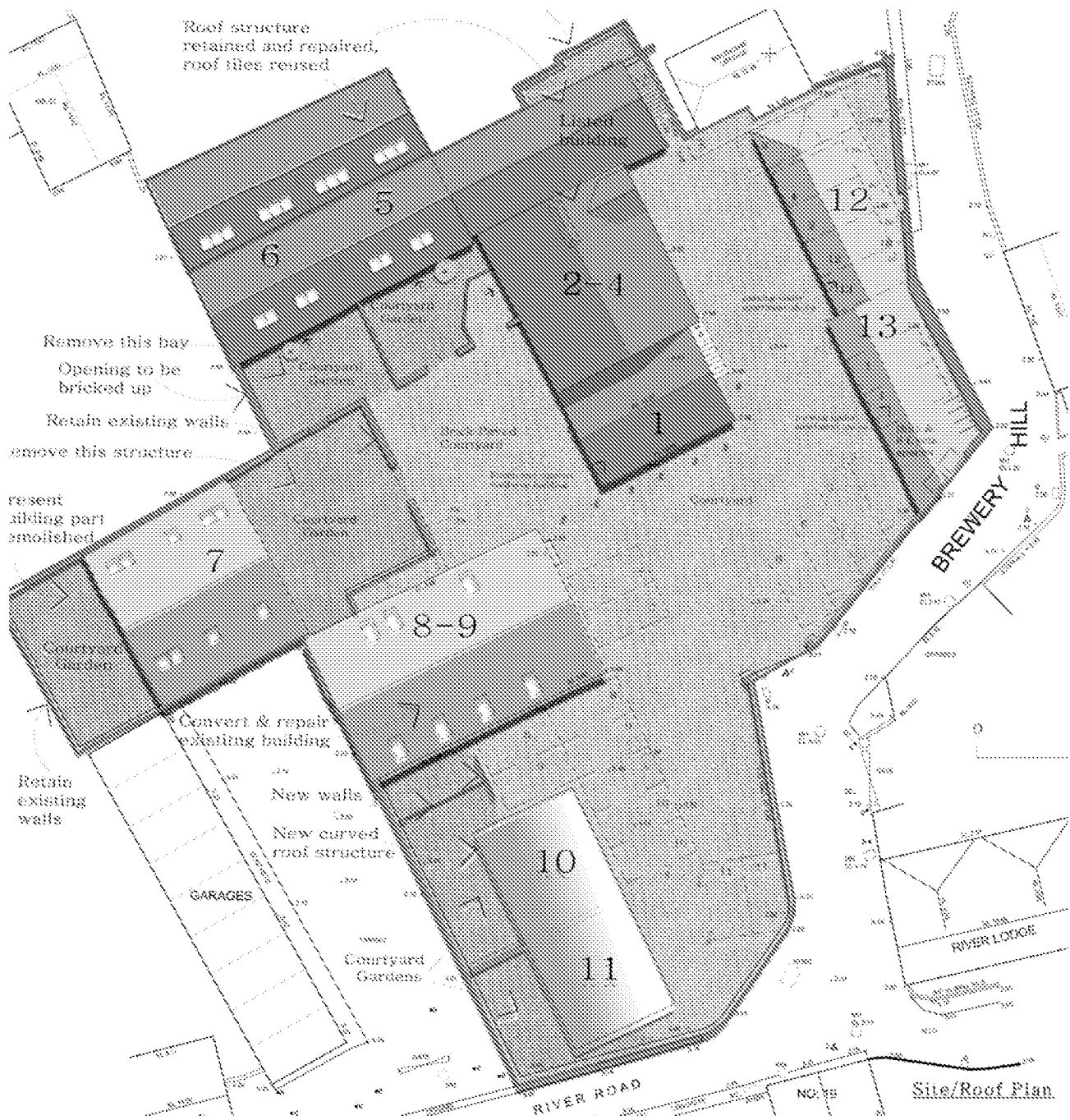
- 3.25 Arundel Town Council published its Pre-Submission Draft Neighbourhood Plan for public consultation in May 2013 and allocates the application site under Policy 4: Housing Site Allocations for up to 13 dwellings comprising 2 and 3 bed open market housing.
- 3.26 In considering the site, the Town Council consider that the site *'occupies a tight but important site adjoin the town centre and is therefore well suited to higher density housing development'* (page 23 specifically refers).
- 3.27 Furthermore, it recognises that *'its design must be of a high quality to respect the Arundel Conservation Area, within which it is located, and the brewery building and other nearby Listed Buildings. Given the likely higher development costs associated with demolition and addressing ground conditions, the site is not expected to be able to provide onsite affordable housing'* (page 24).
- 3.28 As part of its Neighbourhood Plan the Town Council has undertaken an assessment of any significant environmental effects resulting from the policies and proposals of its Plan in accordance with the need to undertake a Strategic Environmental Assessment. This concluded that the proposed allocated at River Road (the application site), will *'lead to the reuse of a vacant listed building and the redevelopment of its derelict curtilage in an important part of the Conservation Area. Its*

impact on the historic environment and on addressing land contamination is therefore positive' (page 43).

Arundel Design Statement, 2008

- .229 The Arundel Design Statement sets out planning guidelines to ensure that any alterations and conversions to historic buildings within the town are in-keeping and sympathetic to the character and appearance of the building itself and its setting.
- 3.30 Due to the towns hillside topography the roofs of its buildings are highly visible both from within and out the conservation area. Consequently, any significant roof alterations are likely to be resisted unless it can be demonstrated that it complements and is in keeping with the original design of the building or group of buildings.
- 3.31 Having regard to the townscape of the conservation area, the design guide acknowledges that a feature of the streets are buildings or high walls that sit close to the edges and that there are very few buildings with forecourts or front gardens. The few gaps between buildings are mostly filled by high brick or stone walls. Consequently, the planning guidelines seek to ensure that new development respects this strong characteristic of the conservation area, with buildings close together, close to the roadside and not set in large expanses of open space.

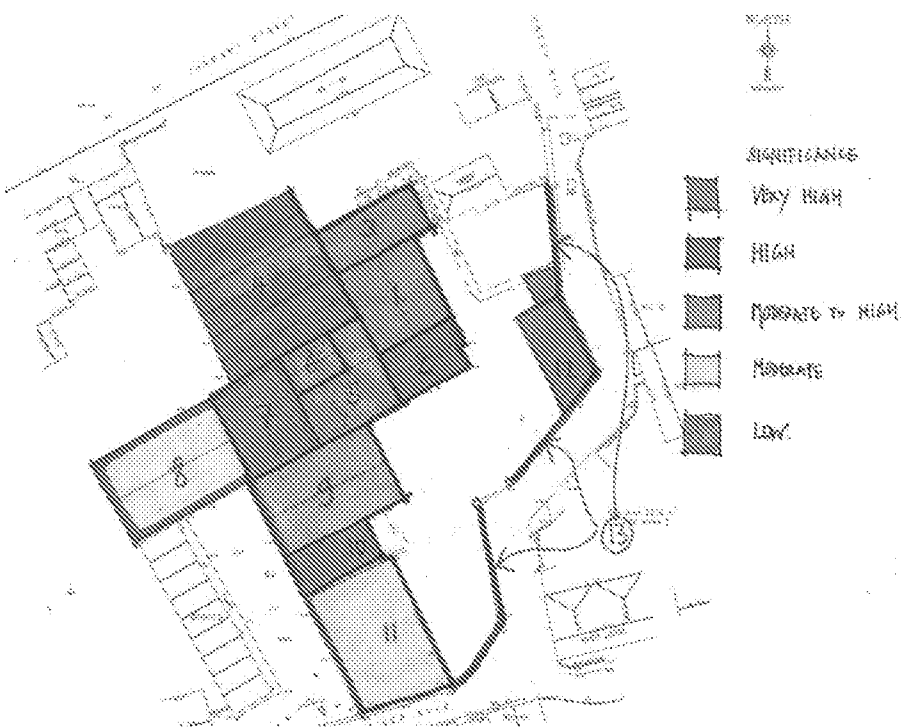
Proposed Site Plan:



Site/Roof Plan

4.1 The approach to the site's redevelopment for residential purposes has been to carefully consider and define the value of all buildings on the site in terms of their significance. Significance' is the means by which the heritage asset and its component parts can be measured and assessed, thus making it possible to subsequently develop proposals that will protect or enhance the character and cultural values of a site.

4.2 Therefore, each of the buildings and structures have been evaluated and categorised according to whether they are considered to be of high, moderate or low value and a detailed critique is set out within the Applicant's Heritage Statement.



4.3 Having undertaken an assessment of the site's significance, it is considered that a sensitive redevelopment of the site can be achieved by retaining those buildings of high and moderate value (colour coded red, purple, orange and yellow), as follows:

Grade II Listed Brewery Building 1 (very high)

Building 3 (very high)

Building 2 (high)

Building 4 (high)

Boundary Walls (high)

Building 9 (moderate to high)

Building 8 (moderate)

4.4 Any areas of new build/change are therefore restricted to those areas considered to be of low or low to moderate value (colour coded green and yellow), as follows:

Building 11 (low to moderate)

Building 5 (low)

Building 6 (low)

Building 7 (low)

Building 10 (low)

Building 12 (low)

4.5 On the basis of the above, the proposed masterplan for the site provides for a total of 13 residential dwelling units, arranged as follows:

<u>Conversion of the Grade II Listed Brewery Buildings 1 and 2 to provide:</u> 2 no. 2 bed apartments (ground and first floor); and 1 no. 1 bed apartment (second floor).	
<u>Conversion of Building 2 to provide:</u> 1 no. 3 bed house arranged over 3 floors.	
<u>Part conversion/part demolition of Building 4 to provide:</u> 2 no. 2 bed houses arranged over 2 floors.	
<u>Part conversion/part demolition of Building 8 to provide:</u> 1 no. 3 bed houses arranged over 2 floors.	
<u>Conversion of Building 9 to provide:</u> 2 no. 2 bed apartments (ground and first floor)	4.7 Recognising the importance of the heritage asset, and therefore the need to undertake a sympathetic restoration and redevelopment to reflect the site's historic past, where practicable to do so materials from the site will be reclaimed and used as part of the development in accordance with those recommendations set out in Table 1 of the Applicant's Heritage Statement.
<u>Demolition of Building 11 to provide:</u> 2 no. 3 bed houses arranged over 3 floors (new build)	4.8 The retention of much of the historic roofscape on the site, including the variation between clay tile and natural slate along with the reuse of existing openings and only the very limited introduction of new openings will preserve and enhance the site and the conservation area.
<u>Demolition of Building 12 to provide:</u> 2 no. 1 bed apartments (first floor) (new build)	4.9 In design terms the new build element of the proposal seeks to reflect the site's industrial past to ensure that an overly domestic appearance is avoided.
4.6 In addition to the above, the application proposals include the following works to be undertaken:	4.10 Access to the site will be retained via the current gated access to the south eastern boundary wall of the site. The gated access provides a width of 3.7m between the pillars providing adequate width for vehicles movements through the access.
<u>Demolition of Building 10 to provide:</u> Space between building 9 and new build plot 10 in response to request from Local Planning Authority	4.11 The application proposals makes provision for a total of 23 car parking spaces, including 2 visitor spaces and a covered area for cycle parking.
<u>Demolition of Buildings 5,6, and 7 to provide:</u> Reinstatement of open yard and creation of courtyard garden	4.12 The approach and the mitigation of the potential loss of designated and undesignated heritage assets is considered to be outweighed by the public benefit to be gained of seeing an important site in an important town be brought back to life and back into the tight, urban, high density fabric of Arundel.

Principle of Redevelopment

- 5.1 The principle of delivering residential accommodation within Arundel town centres, one of Arun District's principal towns, with access to a range of services and facilities, including public transport fully accords with the presumption in favour of sustainable development set out in the NPPF (paragraph 14) and the Adopted Arun Local Plan which seeks to direct all development to within existing settlement policy boundaries (Policy GEN2).
- 5.2 The principle of altering listed buildings is acceptable provided that the architectural and historic integrity of the listed building is maintained.
- 5.3 The principle of demolishing listed buildings is in most cases resisted. Section 12 of the NPPF advises that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Impact on the Heritage Asset

- 5.4 This section of the Report assess the impact of the proposals on the heritage asset and is based on a full understanding of the sites history and significance as set out in the Applicant's Heritage Statement.

Impact on the fabric of the Listed Building:

- 5.5 The application site represents a vacant underused previously developed site within the urban area of Arundel and part of the Arundel Conservation Area. Whilst historically part of the town's brewery, the buildings and structures were more recently used as a domestic wholesalers, a use which ceased on the site in 2011.
- 5.6 It is evident from the condition of the buildings and structures that significant investment is now needed if the site is going to be brought back into active use and to halt any further deterioration in the fabric of these buildings. This is confirmed in the Applicant's Structural Survey.
- 5.7 The application proposals have been formulated with the benefit of expert advice from Forum Heritage in full consultation with the Council's Conservation Officer, who working alongside the Applicant's Architect has ensured that the focus to the site's redevelopment is on retaining and preserving all features of significance and utilising the existing floor plan so as to involve minimal change, particularly to the external appearance.
- 5.8 As such, those existing openings currently boarded up will be re-opened with new openings limited to:
- a new window at second floor level in the western elevation of building 2;
 - small window at first floor level in the southern elevation of building 3;

- 2 small windows at ground floor level in the southern elevation and widen existing opening in northern elevation of building 9
 - a series of small conservation rooflights to buildings 3, 4, 8 and 9.
- 5.9 The introduction of windows in the least public elevations will maintain the overarching industrial character of the site and preserve the character and appearance of this part of the conservation area and is therefore considered acceptable.
- 5.10 The most significant change to the historic fabric is the proposed conversion of building 4 which seeks to convert 2 of the 3 ranges to residential use with demolition of the southern-most range to create 2 courtyard private amenity spaces. Whilst in conservation terms this may be regrettable, it is necessary to enable the building to be successfully converted to residential accommodation. The plan of the building would otherwise be too deep with insufficient light available for habitable rooms.
- 5.11 With regards to the proposed internal alterations to accommodate the new residential use, a sympathetic conversion with open plan style living is proposed arranged over each of the floors so as to avoid unnecessary subdivision of the space and loss of those key features, such as vertical cast iron columns, open roof space.
- 5.12 Whilst it is anticipated that a Full Schedule of Works will be secured by Condition, an initial detailed mitigation for those proposed works is set out in Table 1 of the Applicant's Heritage Statement.
- 5.13 The buildings have suffered extensive damage due to defects to its external fabric which will be repaired as part of the alterations to convert the buildings to a residential use. This will be a significant benefit to the future retention and preservation of the building, thus securing the historical interest of the site for future generations.
- Impact on Setting:*
- 5.14 The site has in the past been the subject of considerable change and is reflective of the organic evolution of its commercial use responding to the need to create and adapt buildings. However, the listed building has always been seen as part of a group of semi-industrial and highly functional buildings and it is this characteristic that is to be retained as part of the redevelopment proposals for the site.
- 5.15 The retention of much of the historic roofscape on the site, including the variation between clay tile and natural slate, along with the reuse of existing openings and only the limited introduction of new openings preserves the setting of the listed building and its valued contribution to this part of the Conservation Area.
- 5.16 The application proposals offer the opportunity to further improve the setting of the listed building through the addition of proposed new build units 12 and 13, which seek to provide enclosure to the site and in particular frame the listed building by masking (in part), the unrelieved blank facade of the unsympathetic neighbouring property Malthouse Cottage, which presently has an adverse impact on the setting of a Grade II listed building. This approach was endorsed by the Council's Conservation Officer during pre-application discussions.

5.17 The site's tall boundary walls are also considered to represent an important feature and setting for the listed building, and having regard to the Arundel Design Statement are typical of the town's urban characteristic and Conservation Area. Whilst a small section on the southern River Road flank wall is proposed to be reduced in height, the walls remain in situ and will be fully restored as part of the application proposals, and as such represents a significant benefit to this part of the Conservation Area, particularly the wall running down Brewery Hill which has in the past been the subject of unsympathetic remedial works.

5.18 The application proposals represent a sympathetic redevelopment that preserves and enhances the setting of the listed building, and that the degree of change is not considered so substantial to cause harm to the setting of the application within this part of the Conservation Area, which is considered to be improved through the restorative work proposed to the feature boundary walls.

Form and Appearance of new build:

5.19 The form, appearance and treatment of the new build element of the application proposals are vital having regard to the impact on the heritage asset. In this respect, it was agreed early on during pre-application discussions that the style of architecture should move away from a more domestic design and instead reflect the site's commercial past.

5.20 Owing to the retention and conversion of a significant amount of existing buildings on site, the opportunity for new build is limited to the eastern part of the site adjacent to Brewery Hill and the replacement of building 11 to the south, adjacent to River Road.

5.21 It is relevant to note that the inclusion of built form on the eastern part of the site (units 12 & 13), reinstates a physical presence to Brewery Hill where once the main brewery building stood, whilst at the same time maintaining the now established cottage scale of the lane. These buildings reflect their functional form providing accommodation at first floor level whilst allowing car parking to be achieved by way of an under-croft.

5.22 Whilst building 11 is considered to be of interest, the Applicant's Heritage Statement considers its heritage significance to be limited (moderate to low), in comparison to other buildings on site. An opportunity therefore exists to achieve an element of new build (units 10 & 11), on this part of the site to enable the full restoration and preservation of those buildings of significance, including the listed Brewery building. The proposed houses are intended to reflect the industrial aesthetic of the site and make reference to the curving roof structure to mitigate for the loss of this distinctive element of the roofscape of this part of the Conservation Area.

5.23 As a result, the new build's proportion, materials and architectural style builds on the site's character and reflects the local context and thus offers a strong sense of identity that does not detract from the site's heritage asset, which through its re-use for residential purposes ensures that it remains in active use.

Residential Amenity

- 5.24 Impact on residential amenity both in relation to neighbouring residents and within the development itself is a key consideration in any proposal for new residential development.
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- 5.26 The proposed conversion of the existing buildings, utilising existing openings and minimal alterations limits the impact of the proposed changes on the surrounding residential properties, with the most degree of change occurring in those parts of the site subject to new build, namely River Road and Brewery Hill.

Application site viewed from Arun Street:

- 5.27 At present the existing building (8) spans the full width and depth with an opening at first floor level. It is proposed to demolish the rear part of this building in creating plot 7 and to provide a private amenity space. The affect of which is to pull the rear elevation further away from those properties fronting Arun Street by 10m thus providing a total separation distance of 22m.
- 5.28 The proposed demolition to the southern-most part of building no. 4 will shorten the existing side elevation to plot 6 with those existing openings fitted with glazed windows and wooden louvers.

Application site viewed from Tarrant Street:

- 5.29 Due to the sloping nature of the site and indeed this part of Arundel, those residential properties fronting Tarrant Street have views out across the roofscape of the application site. The Applicant acknowledges the importance of retaining this roofscape and as such views from Tarrant Street will remain unaffected.
- 5.30 Furthermore, those existing bricked up windows are retained with those openings at upper levels fitted with glazed windows and wooden louvers, as existing.

Application site viewed from River Road:

- 5.31 At present the end elevation of the existing building (11) sits on the boundary wall with a curved roof which provides visual interest to this part of the Conservation Area.
- 5.32 The proposed new build units 10 and 11 are to be pulled off the wall by 2-6m in order to provide rear access to plot 11, with the upper floors visible behind the boundary wall (2.5m), which itself is to be reduced in height by removing the more recent upper courses of brickwork. No windows are proposed in the end elevation and therefore no opportunity for overlooking exists.
- 5.33 Unlike the existing building that spans the full width of the wall, the proposed plot 11 will be pulled away from the western elevation by 6.5m to provide a private rear amenity space.

- 5.34 Whilst the proposed residential units are taller than the building it replaces, they do not appear discordant in the streetscene having regard to the those taller residential properties on the other side of River Road. This is apparent in the section on drawing 157 Rev E.

Application site viewed from Brewery Hill:

- 5.35 Similarly to River Road, the roof of the existing single storey derelict building (12) sits on the boundary wall fronting Brewery Hill.
- 5.36 It is proposed to replace this building with 2 new 1 bed flats over under-croft car parking spaces set back from the boundary wall by 1.4m, and whilst these will be taller with 2.2m visible above the existing 3m boundary wall, the pitch and slope of the roof away from Brewery Hill allows a satisfactory relationship to be maintained. This is apparent in the section on drawing 156 Rev D.
- 5.37 No windows are proposed in the eastern elevation and therefore no opportunity for overlooking exists.
- 5.38 Consequently, the application proposals do not give rise to any material harm by virtue of overlooking, overbearing or overshadowing.
- 5.39 With regards to future occupiers, the development provides a high quality residential environment within an historic setting in the heart of Arundel and benefits from the space achieved within each unit, the quality of architecture and public realm and good accessibility to the local shops and facilities, including public transport.

Access and Parking

- 5.40 The application proposals have been informed by advice from the Applicant's Transport Consultant, RGP, who conclude that:

- The site is in a very accessible location;
- The traffic impact of the development proposals would be negligible on represent a reduction in comparison to its lawful commercial use;
- The proposed parking provision accords with local policy and reflects the accessibility credentials of the site together with car ownership data for the locality; and
- The access arrangements accord with general design guidance and have been the subject of an independent Road Safety Audit. The internal arrangement has been designed to ensure access to bicycle and car parking spaces is safe and convenient.

- 5.41 A copy of RGP's Transport Statement is submitted in support of the application proposals.

Ecology

- 5.42 The Applicant's ecologist has undertaken a Phase 1 Habitat Survey and Bat Survey of the site which has concluded that "no maternity roosts or important roosting areas for bats have been identified present in the buildings. Only one old Brown Long-eared bat dropping was found in the loft space of the Grade II Listed Building.

This is likely to have come from an individual investigating the structure as opposed to roosting, because the building is in a considerable state of disrepair and the loft space is extremely draughty."

- 5.43 As there was no evidence to suggest that the buildings support roosting bats, the application proposals will not give rise to any adverse impacts on local wildlife and nature conservation interest. Copies of both reports are submitted in support of the application, and is therefore considered to fully comply with the requirements of the NPPF in respect of ecological interests.

Ground Conditions

- 5.44 Having regard to the site's historic commercial land use, the Applicant has appointed Land Science to undertake a Phase 1 Geo-Environmental Study of the site to determine the potential presence of contamination.
- 5.45 This confirms that, at present, there are a number of possible sources of contamination associated with the site's commercial past, including possible elevated metals, non-metals and common land gases.
- 5.46 However, the contaminative profile of the site is not considered to preclude the redevelopment of the site for residential purposes and that a satisfactory mitigation strategy can be formulated following sampling and testing.

- 5.47 In this respect, the Applicant is willing to accept an appropriately worded Condition to secure the submission of a Written Scheme of Site Investigation, and Remediation Strategy where necessary, to be agreed with the Local Planning Authority.
- 5.48 In accordance with the advice contained within the NPPF, the Applicant has submitted information to adequately assess the potential risk from ground contamination, which in this instance is not deemed to represent an overriding constraint to development, and that through further site investigation work secured by Condition, the Applicant's proposals can be supported.

Sustainable Design and Construction

- 5.49 The application proposals bring back into use a previously developed vacant site within a sustainable location and through the conversion of many of the existing buildings represents a sustainable method of construction.
- 5.50 Recognising the importance of the heritage asset, and therefore the need to undertake a sympathetic restoration and redevelopment to reflect the site's historic past, where practicable to do so materials from the site will be reclaimed and used as part of the development in accordance with those recommendations set out in Table 1 of the Applicant's Heritage Statement.
- 5.51 The proposed new build element will achieve the sustainable homes code rating required by the Building Regulations current at the time of construction.

Summary

- 6.1 The application site represents a vacant underused previously developed site within the urban area of Arundel and part of the Arundel Conservation Area.
- 6.2 The site contains a number of buildings, the largest of which is a three storey brick building with plain tile roof, which was Listed as Grade II in 1974.
- 6.3 Whilst historically part of the town's Eagle Brewery, the buildings and structures were used by the company Bevin Bevin & Co over the last fifty years as a warehouse and distribution centre for domestic hardware, with ancillary office.
- 6.4 This use ceased in 2011 when the company ceased trading due to retirement, and the buildings have remained vacant since.
- 6.5 The buildings are in poor condition having suffered rot from rainwater penetration and movement which has caused visible cracking. Consequently, the structural integrity of many of the buildings has been compromised over the years.
- 6.6 Significant investment is now needed if the site is going to be brought back into active use and to halt any further deterioration in the fabric of these buildings.

Conclusion

- 6.7 The application proposals have been formulated with the benefit of expert advice from Forum Heritage in full consultation with the Council's Conservation Officer, who working alongside the Applicant's Architect has ensured that the focus to the site's redevelopment is on retaining and preserving all features of significance and utilising the existing floor plan so as to involve minimal change, particularly to the external appearance.
- 6.8 The approach to the site has been to comprehensively consider and define the value of all buildings on the site in terms of their significance. Where this is low, there is a great opportunity for benefit and enhancement to the site and to the setting of a Grade II listed building through the introduction of sympathetically designed built form.
- 6.9 The loss of these small areas of the designated and undesignated heritage asset is considered to be outweighed by the public benefit to be gained by seeing an important historic site in an important historic town be brought back into active use and preserved for future generations.
- 6.10 The application proposals provide for significant remedial works to be undertaken as part of the alterations to accommodate a residential use, including restoration of the boundary walls, thus enhancing the character and appearance of this part of the Arundel Conservation Area.