a.e. chubb ltd.

architectural services

INTERNAL DOORS
REFURBISHMENT
and / or
REPLACEMENT

at

THE NORFOLK ARMS HOTEL,
HIGH STREET,
ARUNDEL,
WEST SUSSEX, BN18 9AB.

for

AKKERON HOTELS Ltd.

DESIGN & ACCESS / HERITAGE STATEMENT
(to accompany Listed Buildings Consent Application)

Revisions:-



21/08/2012

This Statement should be read in conjunction with the following:-
- 262/01.rev.B Basement, Ground & First Floor Plans drawing
- 262/02.rev.B Second & Third Floors Plans drawing
- 262/03 Typical Replacement Doors Elevation drawing
- Internal Doors Refurbishment and / or Replacement - Schedule of Proposed Works document, rev.A

1.0 Introduction

1.1 The Norfolk Arms Hotel is a Grade II* Listed Building, positioned in the centre of Arundel, at No. 22 High Street. The building and the overall site sits also in the southern shadow of Arundel Castle and with a shared 'party' boundary (the North-East boundary of the Hotel site). The Hotel also sits within the larger Arundel Conservation Area.

1.2 The original 3-storey plus Basement brick building, was erected in the late-18th Century, circa 1783-1785, as a Hotel. The Norfolk Arms belonged to the Duke of Norfolk (hence the Hotel's name) and was probably constructed by the Duke.
After its construction, and into the early 19th Century, the Hotel was also the political centre for the Whig party in Arundel. In addition, the Hotel was the venue for Arundel Corporation meetings, until the construction of the Town Hall in the late 1830's.
The Grade II* listing was put in place in March 1949, and is also now accompanied by an English Heritage Building ID ref: 297195.

1.3 The 1949 Grade II Listing is described as follows:-
(information sourced from:-
- British Listed Buildings website

5401 High Street
(East Side)
No. 22 (The Norfolk Hotel)
TQ 0107 1/21 26.3.49
II* GV

1783-5. Red brick, with rubbed brick voussoirs on Ground Floors. Moulded brick cornice at eaves level, with parapet of red brick and grey headers (Flemish bond) masking roof. Ashlar coping. Hipped slate roof.
3 storeys. Stringcourse above each floor. 5 ranges of double-hung sash windows with glazing bars. The central window on 1st and 2nd Floors has 3 lights, and on the 1st Floor a segmental fanlight over all 3 lights. Beneath is a semi-circular archway, with spur stones, and gates with fielded panels, which leads into stable yard. Rendered fascia board with "Norfolk Arms" in early C19 type.
Nos 18 to 34 (even) with the Castle Walls and Town Gates forms a group.

1.4 The original late-18th century building to the right of the archway, houses the Hotel's Main Entrance, Reception, Guest Lounge, Hotel Bar, Restaurants and Kitchens on the Ground Floor.
The original late-18th century building to the left of the archway, houses the 'Town Bar', Meeting Room.
The original 'out-buildings' attached to the Meeting Room now house Male & Female Toilets & the Boiler Room etc.
A double-height Ballroom sits behind the building's frontage at First Floor level, along with associated Store Rooms, Kitchen and Still Room.
21no. Guest Bedrooms and associated Store Rooms occupy the First, Second and Third Floors.
5no. Staff Bedrooms are also sited on the Third Floor.
The Ballroom and all the Guest and Staff Bedrooms on the First, Second and Third Floors are accessed via 2no. original staircases:-
- the Main Staircase being stone stair flights with cast-iron balustrades and moulded hardwood handrails, arranged on 3-sides around a central square void
- the 'Rear' Staircase being timber flights with plain timber balusters and moulded hardwood handrails, with the non-parallel main flights connected together by winders stairs turning through more than 180°.
The original building also includes Basement Offices served by the Main Staircase, which in turn leads to a range of Basement Cellars & Stores running full length under the building's frontage.

1.5 Also, attached to the Ground Floor of the main building at the rear, behind the Kitchens, is a small 2-storey house, possibly built in the late 19th Century, which now houses the Hotel's Laundry on the Ground Floor, with 4no. small Staff Bedrooms above.

1.6 Also, attached to the Ground Floor of the main building at the rear, behind the 'Town Bar' and Meeting Room is a 2-storey Guest Bedroom wing which contains 13no. Bedrooms, built in the 1990's.

2.0 Proposals - General

2.1 Proposed works involve the up-grading and / or replacement of a total of 94no. existing internal doors, to bring their fire-resistance properties up to the current requirements of the West Sussex Fire Service, as part of protecting the 'means-of-escape' routes for Guests and Staff in the event of an emergency.

2.2 There are no works proposed which affect either the structure of any part of the building, its external fabric or appearance, or any part of the external grounds.

2.3 The existing doors affected are positioned throughout the building, and on all floors, and include doors to 'public' areas, 'back-of-house' areas, Guest Bedrooms, Staff Bedrooms, Stores etc.
The document 'Internal Doors Refurbishment and / or Replacement - Schedule of Proposed Works document, rev.A', describes these works on a 'door by door' basis & includes descriptions and photographs of the doors as the currently exist.
All doors included in this document are also cross-referenced with the Floor Plans drawings.

2.4 In simple terms, the works can be separated into 3no. categories:-
- doors which are to remain, and only need the addition of rebated intumescant strips & brushes, as well as additional ironmongery such as door closers
- doors which require changes to their current appearance or materials – usually, this entails the temporary removal of the door to enable 'asbestos-based' materials to be safely removed – the doors can then be upgraded with modern fire-retardant materials to satisfy Fire Regulations, but without the need to replace the door adversely affect the doors historic appearance
- doors which unfortunately need to be replaced, either because it is not possible to upgrade the door sufficiently to meet the current Fire Regulations, or because the door has been seriously damaged, or because the door has no intrinsic historic merit

2.5 Many of the existing doors which are included for retaining and up-grading fall under the category of needing to be temporarily removed from the building to enable 'asbestos-based' materials to be safely removed. A few old 4-panel or 6-panel doors have previously had an asbestos-based material applied only to the doors panels, but many doors are currently faced completely on the room side with a type of asbestos-based board, sometimes with timber edgeings. These asbestos materials / boards & any associated edgeings have all been paint finished in with the overall door decorations.

2.6 This type of backing was a fairly common practice in the 1960's era, as a method of providing or increasing the fire resistant properties of doors. However, it is not now considered as an acceptable or proven method, under current Building Regulations or Fire Precautions Regulations.
In addition, the type of material or board used as the backing to the affected doors, is now considered a hazardous material, if disturbed, under the current regulations governing the handling & disposal of asbestos & associated products.

2.7 The Hotel and its owners (Akkeron Hotels Ltd.) are now required by the West Sussex Fire Service to remove these asbestos-based backing boards & either upgrade or replace the affected doors to provide at least 30mins fire-resistance.

2.8 The doors affected by the asbestos-based materials are of various ages and 'patterns', but are located only in the main historic building (they do not occur in the recent 1990's rear extension wing). Generally, they also occur mainly as either Guest or Staff Bedroom doors.
On some occasions, doors that have been 'backed' previously with an asbestos-based board, have also been faced completely on the Corridor side with a hardboard type panel, sometimes to give a flush-faced appearance, but sometimes this facing includes applied timber beadings in an attempt to replicate an older 4-panel or 6-panel door.

2.9 There are several doors which appear to be old style 3-panel, 4-panel or 6-panel doors, but which in fact are doors which have been replaced previously with more recent flush doors, (possibly fire-rated) which have then been faced with applied moulded timber beadings to replicate an older panel door appearance.

2.10 Wherever possible, these proposals are aimed at retaining and re-using existing old style or historic doors, whilst carrying out up-grading works to provide the necessary fire-resistances required by current legislation.
In many cases, the up-grading works described below and in the separate Schedule document, will enable the original doors appearance and character to be exposed and appreciated.

2.12 The proposed replacements of existing doors has been kept to a minimum.

3 Proposals – Explanation & Detail

3.6 The West Sussex Fire Service requirements have been previously made known to the Hotel and its owners (Akkeron Hotels Ltd.) after visits to the premises and inspections carried out by a West Sussex Fire Prevention.

3.7 Because of the presence of the asbestos-based materials and / or boards lining to the doors, it would be simpler to remove and replace all affected doors, with new proprietary, certified half-hour fire resistant door leafs.

3.8 However, in recent discussions with Arun District Council's Conservation Officer and West Sussex County Council Historic Buildings Officer, preferences were expressed to have the affected doors repaired and upgraded wherever possible.

3.9 Specialist advice has been sought and the application proposals comprise a mixture of upgrading and replacement doors as follows:-

3.10 **DOORS UPGRADING - ASBESTOS REMOVAL**
The application proposals include for upgrading 31no. existing timber panel doors, which are located within the original late-18th Century main building, on the Ground, First, Second and Third floors, to the following rooms:-

- Town Bar Scullery door (to Basement)
- Norfolk Room Restaurant Servery door
- Guest Bedrooms 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 22, 23 and 24
- Room 3 (currently used as a Store)
- Staff Bedrooms 1, 2, 3 and 4 and Room 17
- First Floor Cross-Corridor pair of doors (adjacent to Ballroom)
- Ballroom Entrance pair of doors
- Ballroom Bar Access door
- Ballroom Minstrel's gallery door (currently used as a Store)
- Ballroom Kitchen door
- Second Floor Under-stairs Cupboard door

3.11 These doors will be temporarily removed, and the asbestos-based backing material or board removed by a specialist contractor, all to comply with current regulations governing the handling & disposal of asbestos products.

3.12 The timber panel's thickness will be checked, to confirm that the panels are at least 6mm thick. The panels will then be upgraded by the application of 'Sealmaster Ltd. ref: Fireface' (birch ply faced, intumescant woven material) to both faces of each door panel, all as described in the document 'Internal Doors Refurbishment and / or Replacement – Schedule of Proposed Works RevA' and its Appendices, to allow an appropriate Certificate to be issued on completion of the works. This product has been independently tested to BS.476 previously on both new & old timber panel doors, and found to provide the fire resistance required here.

3.13 The re-hung & upgraded panel doors will then be re-decorated to match their existing appearance.

3.14 The intention of the proposed up-grading works is to retain the existing historic fabric of the original building, wherever possible, whilst complying with current / present day Fire Precautions requirements.

3.15 **DOORS UPGRADING – MINOR WORKS**

3.16 Of the 94no. doors shown on the Floor Plans drawings and included in the 'Internal Doors Refurbishment and / or Replacement - Schedule of Proposed Works RevA' document:-
- 31no. doors are listed above for upgrading works where asbestos removal is proposed
- 4no. doors are listed below & shown on drawing 262/03 for proposed complete replacement
- 1no. door is listed below & shown on drawing 262/03 for proposed alterations

3.18 This leaves 58no. doors where only minor upgrading works are required.
All such doors are intended to remain and to be re-used.

3.19 The minor works are described for each door in the 'Internal Doors Refurbishment and / or Replacement - Schedule of Proposed Works RevA' document, but will generally consist of the following:-
- provision of intumescant combined strips & smoke-seal brushes, fully rebated into the doors edges or into the door frame / lining.
- the addition or replacement of overhead door closers

3.20 In addition:-
- 10no. doors are also included for the proposed 'Sealmaster Ltd. ref: Fireface' application to doors panels, but without the need for the removal of any asbestos-based materials.
- various doors are listed also for having ironmongery replacements and / or repairs where old ironmongery has been removed previously.

3.21 DOORS REPLACEMENT

The application proposals include for replacing 4no. doors completely. Proposed replacement doors elevations are shown on drawing 262/03.

3no. of these doors are proposed replacements for existing 'back-of-house' doors which are old / poor quality flush-faced 'modern' doors, with no historic merit and which cannot be upgraded, to the following rooms:-
- Basement, Entrance to the Cellars Corridor
- Ground Floor, Town Bar Scullery door
- Ground Floor, Laundry door

The fourth door replacement is for the Ground Floor 'Sussex Room' (Meeting Room') door. This is possibly an old panel style door, but it has been faced both sides with a thin board, likely to be an asbestos-based plasterboard. In addition, a glazed vision panel has been cut into the centre of the door, so if this door is an old panel style, then it is likely that the old panels have been altered or damaged and possibly the central mullion timber cut away.

3.21 Drawing 262/03 also shows proposed alterations works to 1no. door, Door Type 8, the Staff Access door to the Norfolk Room Hotel Bar.

3.22 Drawing 262/03 also shows proposed replacements to 10no. old 4-panel or 6-panel style doors, to the following First, Second & Third Floor rooms:-
- Guest Bedrooms 7, 14, 15, 22, 23 and 24
- Staff Bedrooms 1, 2, 3 and 4

3.23 Proposals for upgrading works to all of the 10no. doors are included in the paragraph 3.10 above
However, approval is sought for the replacement of these doors, if this is found to be necessary once works are commenced on site.

3.24 All of these 10no. doors are assumed to be old 4-panel or 6-panel doors.
However, they have been previously completely faced on both sides – the rear face to the room has been faced with an asbestos-based board – the front face to the Corridor has been faced with hardboard, which in some cases includes applied moulded timber beading to give the appearance of an old panel style door.
It is feared that once these 2no. facings have been removed from each door, the exposed doors may then be found to be badly damaged, or with missing panels & mouldings etc., or in fact, may not be old style panel doors at all.

3.25 If required, these 10no. doors will be replaced with proprietary, certified, 30-mins fire-resistant, flush-faced door blanks, which will need to be cut to suit the existing site-measured door frames. Applied hardwood, moulded beadings will be fixed to both faces of each replacement door, to create a 4-panel or 6-panel door appearance, similar to the existing older, timber panel doors to adjacent Bedrooms.

3.26 The proposed appearance and moulded beading profile is also shown on the Typical Replacement Door drawing 262/03. The completed replacement door will then be re-decorated to match the existing doors elsewhere.

