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a r c h i t e c t u r a l s e r v i c e s

**FORMATION of
PROPOSED PEDESTRIAN ACCESS
from HOTEL COURTYARD into
REAR GARDEN of No. 20 HIGH STREET,
and CHANGE OF USE of
REAR GARDEN of No. 20 HIGH STREET
TO ALLOW USE OF GARDEN BY HOTEL GUESTS**

at

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

for

The Norfolk Arms Hotel.

DESIGN & ACCESS & HERITAGE STATEMENT
(to accompany Full Planning Permission and
Listed Buildings Consent Applications)

Revisions:-

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a . e . c h u b b l t d e d i s r e g i s t e r e d i n E n g l a n d & W a l e s , n o . -
E n g l i s h C o u n t , L e i g h R o a d , E a s t B e l f i e l d , S o u t h a m p t o n U K S O 2 P D C o m p a n y l i n . 4434685.

Design & Access & Heritage Statement
Proposed Access & Use of Rear Garden of No. 20 High Street, Arundel, for The Norfolk Arms Hotel.

31/07/2015

This Statement should be read in conjunction with the following:-

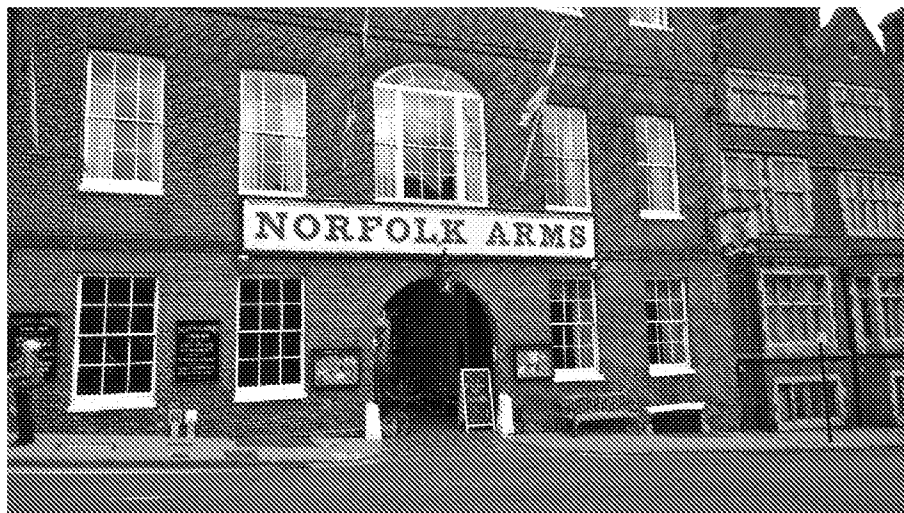
- 329-01 Proposed Garden Access GA Plan & Elevations
- 1:500 Proposed Block Plan
- 1:1250 Location Plan

1.0 Introduction

- 1.1 This Design, Access & Heritage Statement is submitted to accompany Full Planning Approval and Listed Buildings Consent Applications for the creation of a 'secret garden' at the rear of No. 20 High Street Arundel, for use by the residents & guests of the adjacent property, The Norfolk Arms Hotel, Arundel.
- 1.2 This will involve the formal change of use of the existing rear garden only, of No. 20 High Street, to include the use by the Hotel's residents & guests.
- 1.3 The proposal also involves the formation of a new pedestrian access from the existing Hotel Courtyard, into the rear garden of No. 20 High Street, through the existing 'party boundary' masonry wall.
- 1.4 The 'party boundary' wall was apparently once part of a building at the rear of the present Hotel, although long since demolished, but the remaining wall includes an old 'bricked-up' window opening. The proposal includes to alter & enlarge the old window opening and to install a new external door & frame.
The exact nature of the work is described in greater detail within this statement, and shown on the plan and elevations drawing submitted with these applications, on behalf of the owners.

2.0 The Site

- 2.1 The site comprises the 'party boundary' wall between The Norfolk Arms Hotel (No. 22 High Street) and No. 20 High Street, along with the rear garden only to No. 20 High Street.
- 2.2 Both The Norfolk Arms Hotel and No. 20 High Street are Listed Buildings, positioned in the centre of Arundel.
The Norfolk Arms Hotel is Grade II* listed.
No. 20 High Street is Grade II listed.
Both sit within the southern shadow of Arundel Castle and with Norfolk Arms Hotel has a shared 'party' boundary with the Castle (the North-East boundary of the Hotel site).
Both properties also sit within the larger Arundel Conservation Area.



- 2.3 The original 3-storey plus Basement 'Norfolk Arms Hotel' building, was erected in the late-18th Century, circa 1783-1785.

The Norfolk Arms belonged to the Duke of Norfolk (hence the Hotel's name) and was probably built 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 accompanied by an English Heritage Building ID ref: 297195.

- 2.4 In the 1949 Grade II* Listing, The Norfolk Arms Hotel is described as follows:-
(information sourced from:-

- British Listed Buildings website
- The National Heritage List for England 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 form a group.

- 2.5 Unfortunately, at the time of writing this Statement document, a photograph of the front elevation of No. 20 High Street was not available.

- 2.6 No. 20 High Street (and its partner building No. 18 High Street), was built in 1890, although it's appearance is intended to suggest that it is a lot older.

The High Street elevation is of red brick and stone, with flushwork and diaper patterning, and one of its gables carries a stone anvil motif, emblematic of the ironmonger's shop that used to sit below.

The building currently has a retail use as an Antiques Warehouse.

The Grade II listing was put in place in June 1969, and is also accompanied by an English Heritage Building ID ref: 297194.

- 2.7 In the 1969 Grade II Listing (shared with No. 18 High Street), No. 20 High Street is described as follows:-

(information sourced from:-

- British Listed Buildings website
- The National Heritage List for England website):-

5401 High Street (East Side)
Nos. 18 & 20
TQ 0107 1/20B 5.6.69
II GV

2.7 continued.....

1390 (dated Rainwater head).

Red Brick, with diaper pattern over entrance to No. 20.

Pulborough stone quoins, dressings, stringcourses, the entire ground floor of No. 18, and the flushwork in gable over entrance to No. 20.

Tile roof.

Red brick chimneys with grouped stacks, panelled sides and corncicing.

No. 18 and 1 bay of No. 20 have 3 storeys: the rest of No. 20 4 storeys.

6 bays, each surmounted by gable with Pulborough coping.

Canted bay shopfronts on ground floor, flanked by doorways with 'Caernarvon' arches.

Mullion and transom windows above.

Nos 18 to 34 (even) with the Castle Walls and Town Gates form a group.

3.0 The Proposals in Detail

3.1 The proposal involves the formation of a new pedestrian access from the existing paved Courtyard at the rear of the Hotel buildings, into the rear garden of No. 20 High Street, through the existing 'party boundary' masonry wall.

3.2 The Hotel's paved Courtyard is currently used as a terrace or 'sitting-out' area, and is populated with tables and chairs and with timber-built planters.

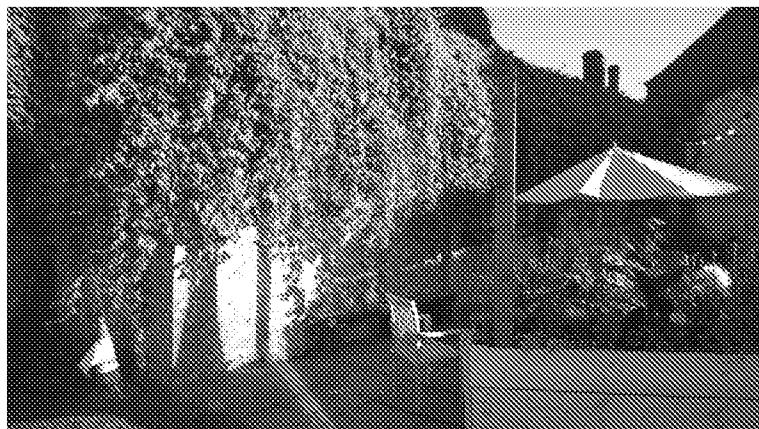
3.2 The 'party boundary' wall was apparently once part of a building at the rear of the present Hotel, although long since demolished, but the remaining wall includes an old 'bricked-up' window opening.

The existing wall is mostly red brickwork, with some areas of old render still in place.

The wall runs the full length of the existing paved Courtyard and is approx. 4.50m high (14'-9").

Most of the wall on the Hotel Courtyard face is covered by extensive 'Virginia Creeper' vegetation, which has its roots & 'trunks' within the rear garden of No. 20 High Street, but which has grown up and over the full height of the wall.

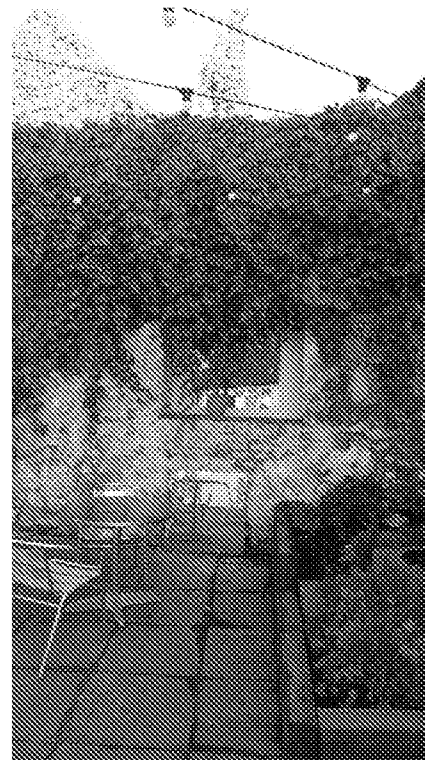
The Hotel Courtyard face of the wall can be seen in the photographs below.



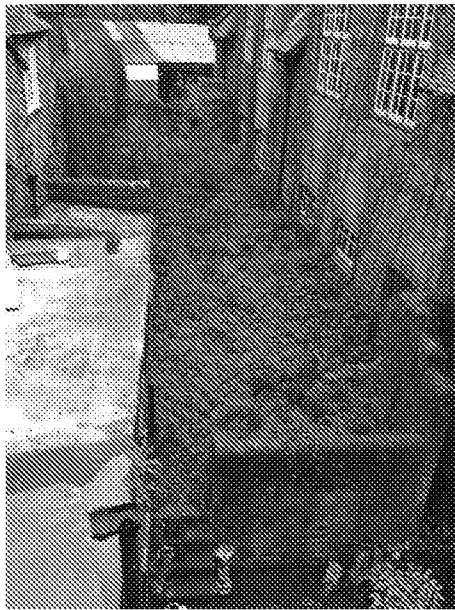
3.3 The 'party boundary' wall was apparently once part of an older building at the rear of the present Hotel, although long since demolished, but the remaining tall masonry wall includes an old 'bricked-up' window opening.

The proposal is to alter & enlarge this old window opening and to install a new external door & frame, to provide access direct from the Hotel's Courtyard into the rear garden of No. 20 High Street.

- 3.4 The existing openings brick infill and sub-cill masonry would be removed, and the opening extended down to the pavings level of the existing courtyard.
- The existing opening width would be maintained, and the existing timber lintel would be retained & preservative-treated, subject to a check on its condition and ability to continue to support the existing masonry above.
- A new external timber door & frame would be installed into this enlarged opening, and a proposed timber door with black-japanned ironmongery is shown on the proposals drawing 329-01, submitted with this application.
- Much of the existing 'bricked-up' window opening can be seen in the photograph adjacent (the masonry infill is currently covered by a 'fake' window, comprising of a mirror within a painted timber surround).



- 3.5 The only other work to be carried out is to erect a new timber, close-boarded fence & gate at the south-west end of the garden to No. 20 High Street, to provide security, privacy and separation between the rear garden and the remainder of No. 20 High Street and its rear yard area.
- The new fencing and gate will be positioned at the top of an existing flight of steps and alongside an existing low brick wall, which marks an existing change in level between the garden and the existing rear yard area.
- The new fencing and gate will be 1800mm high above the rear garden level, and the fence and gate will be erected to conform to British Standard 1722:Part 5:2006.
- The position and line of the new fencing and gate are shown on the proposals drawing 329-01, submitted with this application.
- 3.6 The Hotel will then renovate and re-plant the existing rear garden of No. 20 High Street, to effectively form a new 'secret garden' for use by the Hotel's residents and guests.
- 3.7 The Hotel's management have discussed these proposals with the owners of No. 20 High Street and with the freehold owner of The Norfolk Arms Hotel, the Duke of Norfolk, and they have gained the support and backing of both parties.
- 3.8 The existing rear garden is un-used and overgrown.
- The 2no. photographs below (on page 6) illustrate this effectively, despite these being taken in early spring this year, before the existing 'Virginia Creeper' had come back to life.
- They show the rear garden area of No. 20, and were taken from an existing flat roof area of the Norfolk Arms Hotel, behind the existing main staircase.
- The existing 'Virginia Creeper' growth visible on the left-hand side of the garden, along with the existing flight of steps up from the rear yard area of No.20 High Street, and the existing low brickwork wall adjacent, against which the new timber close-boarded fence will be erected.



4.0 Access to the Site & to the Proposal.

- 4.1 Access to both properties from the High Street, from Mill Lane or from other properties is not affected in any way by these proposals.
The new access being proposed into the rear garden of No.20 High Street from The Norfolk Arms Hotel, is for private use by Hotel residents & guests only, and is not intended for public use.
- 4.2 Access by vehicles, either to the Hotel Courtyard paved area or to the rear garden of No. 20 High Street is not intended or proposed.

5.0 Conclusions and Heritage Assessment

- 5.1 This proposal is for a minor piece of work which will bring back to life an existing un-used and overgrown garden area behind No. 20 High Street, which will enhance both No. 20 High Street and The Norfolk Arms Hotel.
At present, the Norfolk Arms Hotel does not have any garden area within its boundaries, so the proposed provision of a 'secret garden' will add a valuable natural facility for the Hotel's residents and guests.
- 5.2 These proposals have the support and backing both of the owners of No. 20 High Street, and the freehold owner of the Hotel, the Duke of Norfolk.
- 5.3 No part of either building is affected by, or will be altered by the proposal, apart from the formation of the door opening through the existing 'party boundary' garden wall, so the proposals will not be impacting on the existing character or historical important of either building.
- 5.4 In view of the above, it is anticipated that the Council will be supportive of these applications and the proposals and to allow an old garden area to be brought back into use.

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