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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 December 2020 10:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/120/20/PL & AB/121/20/L

Please treat as consultee response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 21 December 2020 17:05
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: AB/120/20/PL & AB/121/20/L

AB/120/20/PL & AB/121/20/L

Old Bank House 1 High Street Arundel BN18 9AD

Change of use of existing building from office (Use Class B1a) to residential dwelling (Use Class C3) with minor internal layout changes. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area

Old Bank House is a late C18 terraced house which is located on the High Street so that the southern and western elevations face on to the High Street. The elevations are of brick construction and there is a brick modillion cornice. It has a hipped slate roof along with a red brick chimney. It is of 3 storeys and attic and basement.

The west elevation has 2 ranges of double-hung sash windows with glazing bars, whilst the south elevation has 2 ranges of double hung sash windows with glazing bars on 1st and 2nd floors. Doorway up 4 ashlar steps with Tuscan columns, dentilled pediment and panelled reveals to a door with 6 fielded panels and oblong fanlight. 1 attic dormer with double-hung sash window with glazing bars.

It forms a pair with number 3 High Street (which is not identified as being listed) and together they form an office building at the present time. The properties are joined by connecting corridors on the ground and second floors. It is believed the property started life as a private bank serving the town.

It is noted that the Design and Access Statement identifies that the building has been subject to a full modern refurbishment in previous years and that the introduction of fire doors and fire proofing works have removed a lot of the period detailing. However, the building is still considered to be of architectural and historic significance.

The building is also sited within the Arundel Conservation Area, with a number of other listed buildings in the immediate local area. Buildings front directly on to the pavement and form a cohesive, attractive group. Further, this part of the conservation area is characterised by historic shop frontages and other commercial uses.

The Proposal

The proposal is for the change of use for the building from office into residential accommodation. It is noted that the intention is that the building (No.1) forms one residential house, with a small courtyard garden space. There are two elements of this application that require consideration, these being: the change of use and the impact of the works upon the building itself. These shall be discussed in turn:

Change of use

The centre of Arundel contains a mixture of uses, including residential, offices and retail. The change of use will ensure that the building remains in use and is maintained to an appropriate level. However, the loss of an office use within the town centre is unfortunate as it would result in a reduced mixture of uses.

Works required as a result of the change of use

When reviewing the plans provided it is clear that a number of internal alterations are required including the relocation of walling and the introduction of new kitchen and bathroom facilities. Reference is also made to the fact that there has been a considerable amount of modernisation to the interior of the building, including the introduction of fire doors. It is not clear if these fire doors are to be replaced, and if they are, what with? The loss of modern material is acceptable, especially if it is to be replaced with something more in keeping with the age and style of the building. Details of the internal joinery such as doors and skirting boards etc. could be provided for by way of condition, if you are minded to approve the application. The relocation of some internal walls are of a scale which will not harm the significance of the building.

The introduction of new bathrooms and kitchen would be into rooms currently used as offices and will require the introduction of new plumbing/electrics into these spaces. It is not clear how the drainage will be dealt with from these new rooms. It should not be via the elevations which present themselves to the public domain. Likewise, care must be taken when installing new pipework and cables so that limited historic fabric is lost.

It is considered that the level of alteration, subject to the comments raised above is acceptable.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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