

17 Bond Street, Arundel

New floor joists and floor boards over kitchen area to replace those severely damaged by water leak. Removal of modern internal wall at ground floor; construction of stud wall adjacent to stud party wall in kitchen; and, construction of bathroom in rear first floor bedroom.



Planning, Design, Access and Heritage Statements

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APPLICANT: UNDER CONSTRUCTION (SOUTHERN) LTD

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1.0 INTRODUCTION AND SITE CONTEXT

- 1.1 This statement has been prepared in support of a listed building consent application for *"New floor joists and floor boards over kitchen area to replace those severely damaged by water leak. Removal of modern internal wall at ground floor; construction of stud wall adjacent to stud party wall in kitchen; and, construction of bathroom in rear first floor bedroom."*
- 1.2 The building is listed and it is also within the Arundel conservation area. The property was listed Grade II on 23 December 1974 on the basis of its group value with 5 to 23.
- 1.3 The application proposes various internal works, all of which arise from the poor internal condition of the building. It is possible that much of this work would qualify as a repair but due to the uncertainty of this it has been decided to include all proposed internal works in this one application.

2.0 RELEVANT PLANNING HISTORY

2.1 Set out below is a summary of those permissions that are considered to be of relevance to this current application.

<u>AB/7/93/L</u>	17 Bond Street Arundel West Sussex	Application for Listed Building Consent to provide lead covered concrete boundary on roof slating between numbers 15 and 17 Bond Street, and also to provide 4 no concealed in-line slate vents to each roof slope	Approve
<u>AB/45/92/L</u>	17 Bond Street Arundel West Sussex	Application for Listed Building Consent to provide lead boundary on roof slating between nos. 15 & 17 Bond Street to create weatherproof connection between new slating to 17 Bond Street and existing defective slating to 15 Bond Street also to provide 8 no. airbricks to each elevation, concealed behind gutters to provide roof-space ventilation.	ApproveConditionally
<u>AB/97/91/L</u>	17 Bond Street Arundel West Sussex	Application for Listed Building Consent for part demolition of rear wall and rebuild, reconstruction of roof structure, renewal of rear bedroom ceiling and formation of trap-	ApproveConditionally

		hatch, replacement double glazed windows to bathroom and first floor bedrooms and installation of glazed door and screen to enclose rear porch.	
<u>AB/111/89</u>	17 Bond Street Arundel West Sussex	Roof conversion including new dormer window to existing outbuilding	Refused
<u>AB/112/89/L</u>	17 Bond Street Arundel West Sussex	Application for Listed Building Consent for roof conversion including new dormer window to existing outbuilding	Refused

- 2.2 As set out above, listed building consent was granted in 1991 for partial rebuilding of the rear wall; a new roof and replacement double glazed windows to the rear elevation. It is understood these works arose after a fire in the property.
- 2.3 I also understand that the property has recently been subject to a prohibition notice. This, I am advised, has arisen from Housing department being unhappy with the living conditions of the previous occupant and in particular the lack of heating and a historic leak from a hot water tank

3.0 **PLANNING POLICY**

INTRODUCTION

3.1 The statutory development plan comprises the saved policies of the Arun Local Plan (2003). Also material is national planning policy (NPPF March 2012 – the Framework) and statute and guidance relating to Heritage Assets.

3.2 I consider each of the relevant documents in turn below.

The Framework

3.3 The NPPF constitutes the Government's national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.

3.4 Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in Annex 2 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."

3.5 Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

3.6 Paragraph 129 requires LPAs to identify and take into account the the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting. In this case the principle consideration is the effect upon the significance of the Barn and the grade II designated Manor House.

3.7 Paragraph 131 requires local planning authorities to have regard to the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of

heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

- 3.8 Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

- 3.9 Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

- 3.10 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

- 3.11 Paragraph 131 to 134 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within paragraphs 131 to 134, bearing in mind the statutory provisions above.

- 3.12 Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset and sets out a series of tests to be met in order for substantial harm to a designated heritage asset to be considered acceptable. Paragraph 134, on the other hand, deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

- 3.13 Harm is defined by English Heritage as a change which erodes the significance of a heritage asset.

- 3.14 Paragraph 137 notes that proposals which preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of that asset should be treated favourably.

- 3.15 Finally, Annex 2 provides the following definition of Heritage Asset:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

Arun Local Plan (2003)

- 3.16 **Policy GEN7 The Form of New Development:** This policy notes that all new development must demonstrate high quality design and layout and should be accompanied by analysis of the sit and its immediate context. Development will be permitted provided, among others, it:
- i. Makes efficient use of land or buildings;
 - ii. Demonstrates that it responds positively to the identified characteristics of the site and respects and enhances local distinctiveness;
 - iii. Promotes sustainable development;
 - iv. Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property;
 - v. Retains significant open or wooded areas;
 - vi. Allows for the safe movement of pedestrians and vehicles; and
 - vii. Takes into account visual amenities, including scale, external appearance, landscaping and materials.
- 3.17 **Policy GEN22 Buildings or Structures of Character:** This policy notes that planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest or importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would affect the appearance or setting of such buildings or structures will not be permitted.
- 3.18 **Policy DEV19 Extensions to Existing Residential Buildings:** This policy specifically covers extensions to existing residential buildings and notes that extensions should relate sympathetically to the existing building in terms of siting, design, form, scale and materials. Extensions should be visually subservient to the host buildings and should not have an overbearing effect on neighbouring properties. The policy also notes that extensions should not compromise the established spatial character and patterns of the area.

'The Setting of Heritage Assets' English Heritage, 2008

- 3.19 In October 2010, English Heritage published *The Setting of Heritage Assets* as a non-statutory guidance document intended to assist in the understanding of setting and the ways in which it can be affected by change. The document was produced in the context of Planning Policy Statement 5 (PPS5), but the general approach remains relevant with the heritage policy context and definitions in the NPPF. The NPPF does not present a material departure from PPS5 insofar as the general principles and approach to the setting of heritage assets is concerned.
- 3.20 Section 2.3 of the guidance deals with views and setting, reinforcing the well established concept that some views can contribute more to understanding the significance of a heritage asset than others, because the appreciation of relationships between the asset and elements in the view may be particularly relevant. That is almost inevitably the case where there is intentional intervisibility between heritage assets, or between heritage assets and natural features. In an urban context, however, it is more normally the case that there may be a multitude of 'incidental' views which do not necessarily make a particular contribution to an asset's significance - or indeed not at all in some instances.
- 3.21 The guidance document notes, in Section 4.1, that the protection of the setting of heritage assets need not prevent change. The document recognizes that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary.
- 3.22 In terms of assessment, the most important part of the guidance appears in and after paragraph 4.2, where a stepped approach towards assessment is advocated. The stepped approach makes the heritage asset's significance the object of the assessment (in Step 2), and not the proposed development. This is important because it means that the significance of the asset is the first and foremost consideration, not the type, form or degree of visibility of the proposed development.
- 3.23 Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest.

National Planning Practice Guidance (NPPG) 2014

- 3.24 The National Planning Practice Guidance (2014) provides advice on enhancing and conserving the historic environment in accordance with the NPPF (2012).
- 3.25 The setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. The guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 3.26 In relation to harm the guidance states: "Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

4.0 DESIGN PROPOSALS

Design Approach

- 4.1 As set out in paragraph 1.1 this application is for *"New floor joists and floor boards over kitchen area to replace those severely damaged by water leak. Removal of modern internal wall at ground floor; construction of stud wall adjacent to stud party wall in kitchen; and, construction of bathroom in rear first floor bedroom."*
- 4.2 As set out in paragraph 2.3 a recent long term water leak has caused substantial rot within the rear half of the building. This starts with the rear bedroom floorboards and joists and then at ground floor level damage in particular to the party wall.
- 4.3 This application seeks to rectify this damage.
- 4.4 Photographs on the internal condition of the rear half of the property are attached to this statement in order to illustrate the current condition of the property.
- 4.5 The existing stairs are not to be touched.
- 4.6 The historic bathroom position was downstairs, creating a very small kitchen area. As part of this application it is proposed to remove the ground floor bathroom and relocate it to upstairs, using part of the rear bedroom.
- 4.7 The damage to the party wall has revealed that there is a section of this that is two layers of plasterboard on top of lather and plaster which in turn is on a stud frame that forms the division between 15 and 17 Bond Street. The section further back from this has had a block wall added at some time in the past. It is proposed to repair and make good the stud wall with lathe and plaster and then insert a new, modern, stud wall in front of, and wholly separate from, this wall so that it aligns with the existing block wall.

Amount of development

- 4.8 The works are all internal and mostly comprise works of repair. The owners have recently acquired the property and wish to invest in the property in order that it can be habitable once again.

Use

- 4.9 The historic use of the property is as a dwelling, but it has a current prohibition notice on it.

Layout

- 4.10 The property has a simple 2-up-2-down layout.

Scale

- 4.11 No change.

Materials and Appearance

- 4.12 The first-floor rear bedroom floorboards will be retained and repaired where this is feasible. Where they are no salvageable then secondhand boards will be used to match existing as closely as possible.
- 4.13 The floor joists above the kitchen area are completely rotten and are not repairable. New joist will be inserted but will have to be slightly deeper due to the need to comply with span tables. The new ceiling will be plasterboard and this matches the existing ceiling material.
- 4.14 Where a small bathroom is created upstairs the existing rear bedroom door will be rehung in the new bedroom door position.

Landscaping

- 4.15 Not applicable as internal works only.

Access

- 4.16 There will be no change to existing access arrangements.

5.0 HERITAGE ASSET APPRAISAL

- 5.1 This listed building is in urgent need of significant repair works in order that it can again be inhabited.
- 5.2 The proposed works involve minimal intervention to the original fabric of the building.
- 5.3 It is clear that the main interest in the buildings lies with its importance as part of a wider group of attractive terraced properties. This interest will be retained.
- 5.4 Where feasible existing fabric will be repaired, but much needs to be replaced due to severe rot arising from long term water damage.

6.0 CONCLUSIONS

- 6.1 Overall the scheme proposals are considered to be policy compliant and complementary to the character and appearance of the heritage asset. The scheme also ensure that the building is made structurally sound and can be re-occupied as a dwelling – is being bought back into reasonable beneficial use.
- 6.2 For all of these reasons the scheme is compliant with national and local planning policy and guidance; with policies GEN7, GEN22 and DEV19 of the Arun Local Plan 2003. I therefore urge officers to support this scheme.



First floor joist damage





Party wall damage



More party wall damage evidence





Floor board damage