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Subject: AB/12/21/PL

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Old Bank House 3 High Street Arundel BN18 9AD

Internal & external alterations to existing building to facilitate the change of use to a residential dwelling granted under AB/122/20/PD to include demolition of single storey rear extension, removal of rear external chimney, change existing window to front elevation to entrance door & new french doors to rear elevation. This application affects the setting of a listed building, affects the character & appearance of the Arundel Conservation area & is in CIL Zone 2 (Zero Rated) as other development.

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. Old Bank.

Whilst number 1 is identified as being a listed building, number 3 is not. However, 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 work has commenced on site.

The west elevation of number 1 Old bank 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.

The south elevation of number 3 has 2 ranges of double hung sash windows with glazing bars on the ground, 1st and 2nd floors. A new front door opening is required in order to gain access to the new residential unit.

Unfortunately, it would appear that number 3 is neither nationally or locally listed. However, as you are aware the Planning Practice Guidance identifies that local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. As a consequence, it is considered that the building meets the definition of a non-designated heritage asset and should be treated as such.

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. Old Bank House is located in a prominent location and can be viewed from the public gardens and riverside opposite but also from the nearby river bridge.

The Proposal

The Proposal seeks permission for a number of internal and external alterations to the building (number 3 only) to facilitate the change of use to a residential dwelling granted under a separate consent. Alterations include the demolition of a single storey rear extension, removal of rear external chimney, change an existing ground floor window to the front elevation to entrance door, and a new set of French doors to rear elevation.

Based on the elevation drawings it would appear that the proposed replacement entrance door would attempt to reflect that of the neighbouring listed building. However, there are issues with the current proposal. The ground floor plans show the new front door being almost flush with the front wall, as opposed to being deeply recessed as seen in the neighbouring listed building. In order for this element of the proposal to be positive and acceptable, the new door and opening should closely reflect the existing version. I also note that only the elevation indicates the presence of the steps from the street level, and that it is missing from the floor plans.

The new steps are required to accurately reflect those of their neighbour in terms of materials and appearance. At present, it is not clear what these would be constructed from alternative ones such as a trowelled cement finish.

Chimneys are an important feature of most traditional roofs. They often reflect the plan form of the building and have been designed as part of the overall building concept. The chimney in question is visible from the public domain and its loss would be harmful to both the building and the conservation area. Further information is required as to the justification for the loss of the chimney. The rear extension is not visible from the public domain and its removal it therefore not considered to be harmful in this instance

Based on the level of information provided it is difficult to fully understand the proposals and assess their impact. It would help to have greater level of information so as to ensure that the new doors and steps reflect the existing ones. As a consequence, details of the new door and entrance should incorporate a painted timber doorcase which precisely matches in design, dimensions, profile and detailing that of the adjacent listed building. Detailed plans (to an appropriate scale) should be provided of both the door/doorcase and steps, and schedules of materials should ideally accompany the application, or be provided by way of condition if you are minded to approve the application. Details of the proposed paint colour should also be provided.

Conclusion

Whilst the concept of replicating the details of the neighbouring property is acceptable, the level of detail in the application is not enough to fully understand what the door/doorcase and steps would look like.

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

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