

Proposed internal and external alterations to existing building at

The Old Wheatsheaf, 31 Maltravers Street, Arundel, West Sussex, BN18 9BU

including replacement of selected windows and doors and
new ground floor terrace to provide more flexible family living
accommodation and a lower ground floor annex.

Design & Access Statement



December 2019

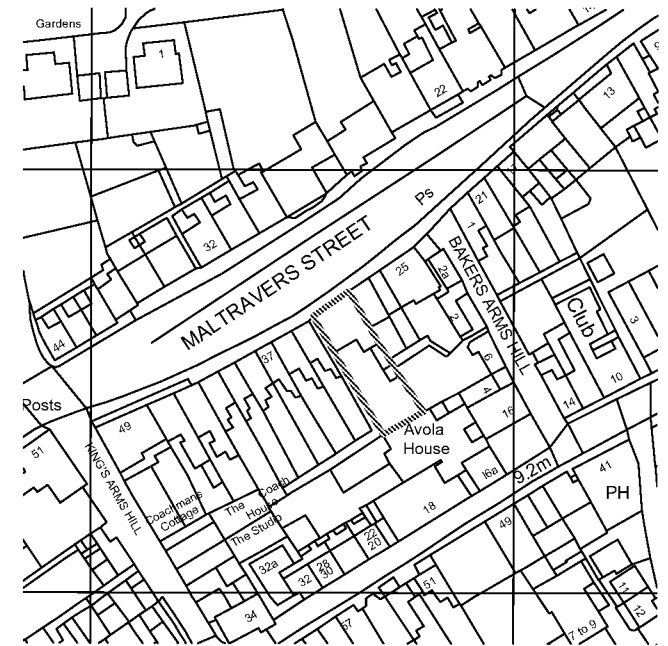
HAINES PHILLIPS ARCHITECTS

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1.0 Introduction and Proposals

- 1.1 Haines Phillips Architects have been appointed by the owners of the property to prepare a full planning application for the site at The Old Wheatsheaf, 31 Maltravers Street, Arundel BN18 9BU.
- 1.2 The site is occupied by a two-storey house dating from the 18th Century with attic accommodation over (and lower ground floor below).
- 1.3 The current appearance of the house pre-dates 1st July 1948. Alterations have been made to the rear elevation since that date.
- 1.4 The owners wish to carry out a number of alterations to the existing layout, including internal alterations and a rear terrace at ground floor level, in order to improve the internal spaces and make the house more suitable to the lifestyle of a young and growing family.
- 1.5 The application proposes the removal of the greater part of the low quality 20th-century alterations to the building, stripping much of the house back to the original 18th-century structure comprising the original chimneybreasts, timber joists and floorboards and retaining a number of internal partitions. For further detail of the strategy adopted for treatment of the original structure refer to the Heritage Statement that forms part of this application.
- 1.6 Whilst there has been considerable work carried out at the property over the years the fabric of the building appears to remain sound with no obvious signs of compromise of the original structure of the building.
- 1.7 A new staircase - replacing the existing - (in an enlarged stairwell) and partitions would create a layout better suited to family living in the 21st-century and be adaptable for the future. A number



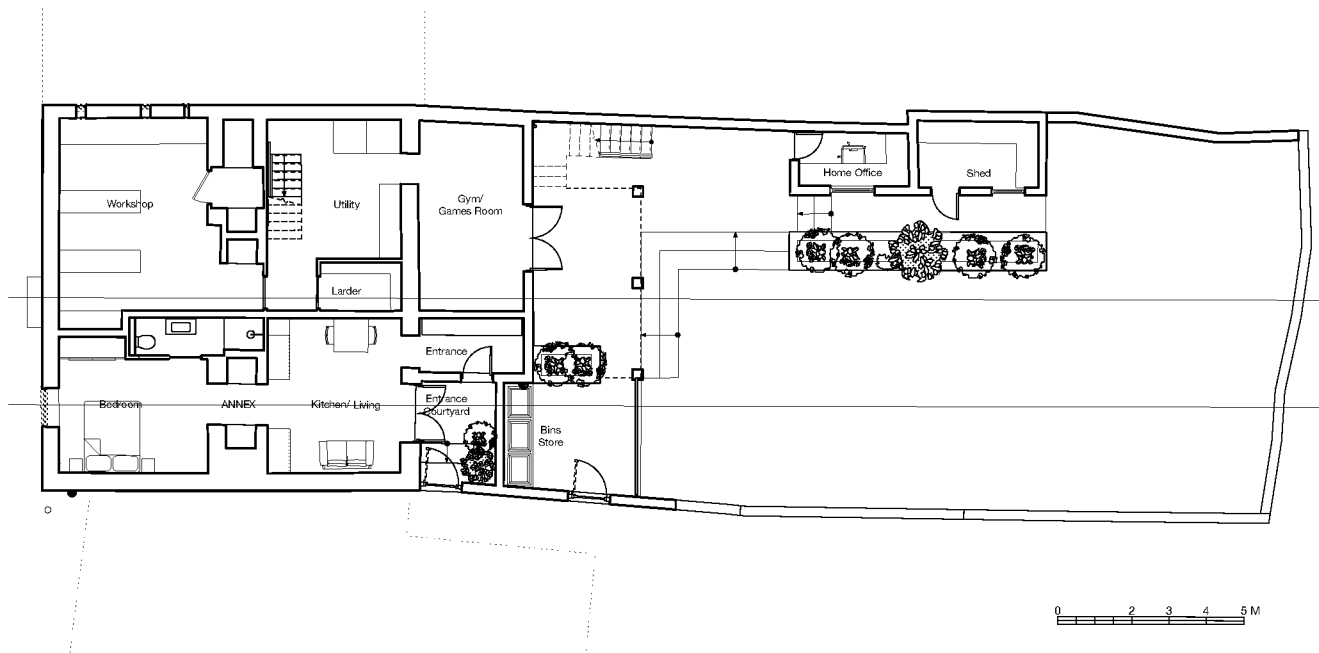
Site location plan



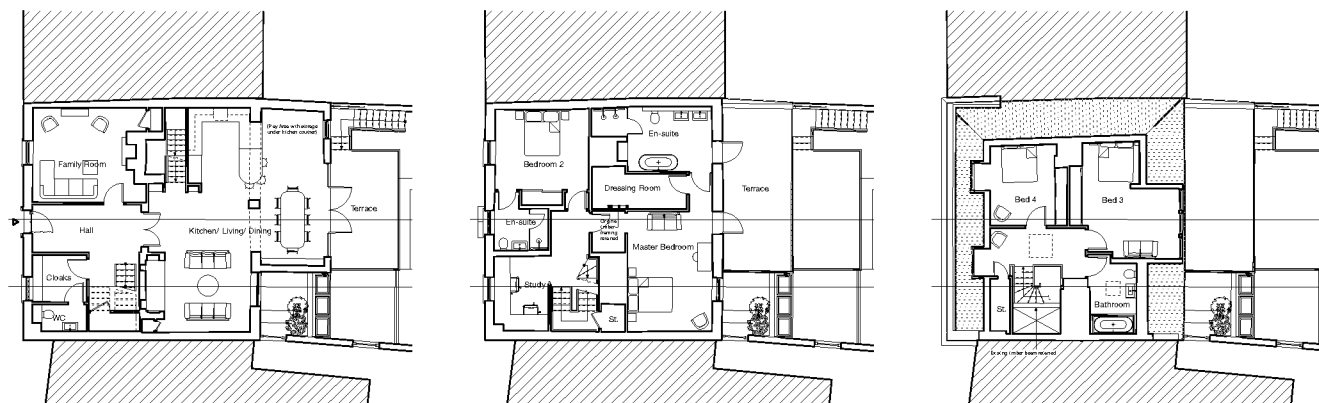
Aerial photograph of site



Existing view of rear of property from garden



Lower Ground floor plan, as proposed



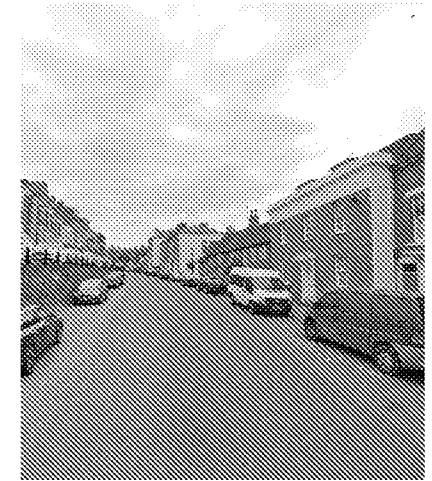
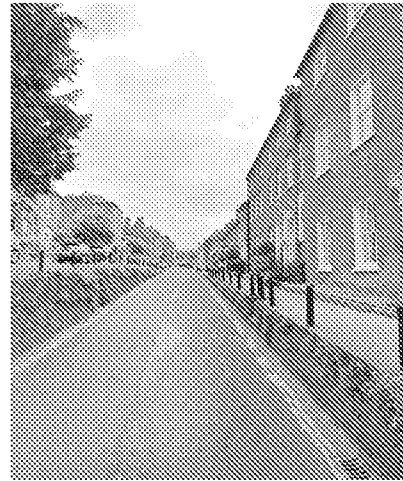
Ground, First and Second floor plans, as proposed

of windows and doors would be replaced on the rear/ garden elevation to restore the proportions of the original building and to accommodate the new internal arrangement and the creation of a new terrace at ground floor level. This would be screened by a trellis to stop additional overlooking of the neighbouring property.

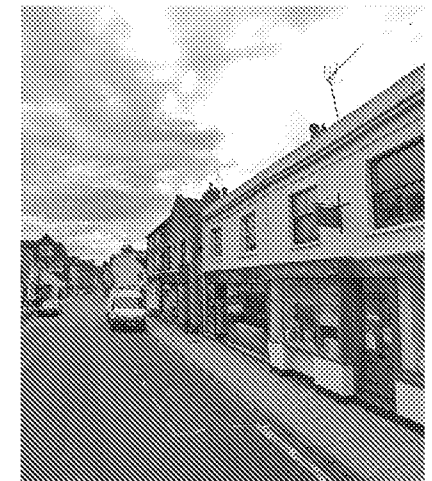
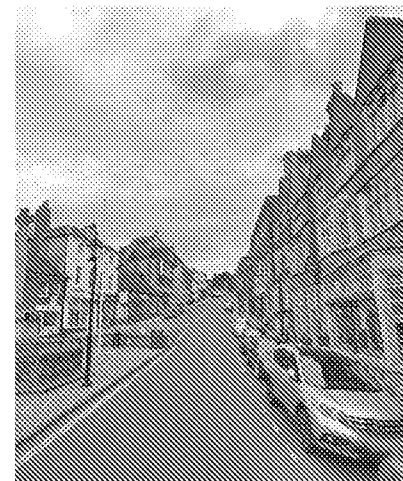
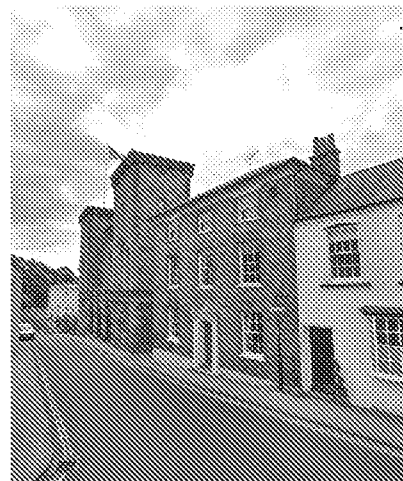
- 1.8 Externally a recently-added out-building that is in generally poor condition would be demolished while another, much older flint-build outbuilding would be retained and extended to create a home office and a new shed.
- 1.9 Pre-Planning application advice was sought for the proposal (Ref: PAA/75/19) and the comments received from the planning officer are addressed within the current scheme, as detailed in Section 4 of this Statement.
- 2.0 Consultation has taken place with the owners of the adjoining properties at No's 29 and 33 Maltravers Street and the neighbours at No. 29 are content that the proposals will not have a significant impact upon their properties and have no objections to the works proceeding should planning consent be granted. The other neighbours - in No. 33 - who, we understand, are frequently abroad for long periods, have been notified in writing of the owners' intention to carry out works at No. 31, together with an offer to meet and discuss the plans. However, as yet, no response has been received.
- 2.1 This Design and Access Statement describes the background to the application and details the design proposals. It should be read in conjunction with the Heritage Statement and set of drawings that also form part of this submission.

2.0 Context and Access

- 2.1 No. 31 Maltravers Street is a two-storey (plus attic and lower ground floor) 18th-century Grade II listed building located in the Arundel Conservation Area close to the centre of Arundel.
- 2.2 Maltravers Street, a busy thoroughfare, is residential in character and is in close proximity to the High Street with its mix of retail, commercial and residential uses. The houses that line both sides of Maltravers Street date predominantly from the 18th and 19th century and are very distinctive being of varied height (two to four storeys) and architectural style.
- 2.3 The application site has an area of 344.3m² with a width of 10.3m and a depth of 33.5m.
- 2.4 Transport links are good with local bus services accessible from Maltravers Street and the High Street and Arundel Rail Station less than 15 minutes' walk from the house.
- 2.5 Arundel offers a good mix of local amenities and is a significant district centre within the borough. The High Street and Tarrant Street provide retail, office and community facilities, all in close proximity to the site.

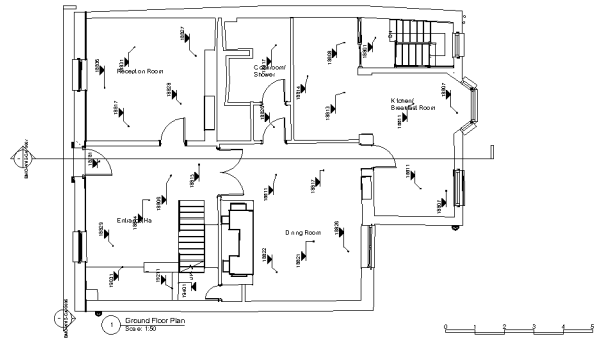


Photographs of: Maltravers Street looking Northwest

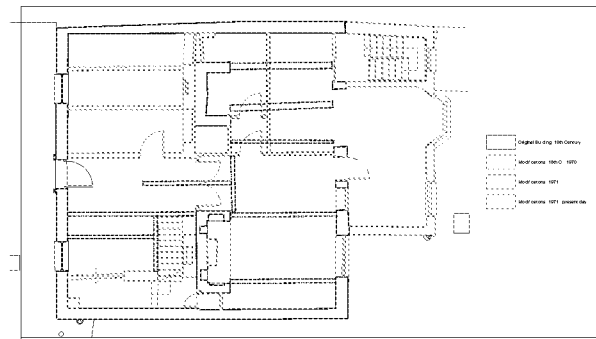


Photographs of: Maltravers Street (looking Northwest), High Street (looking North) and Tarrant Street (looking Northeast)

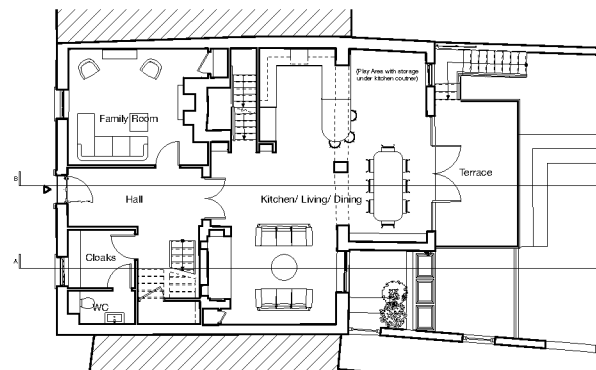
3.0 Planning Policies



Ground Floor Plan, as existing



Ground Floor Plan, historical fabric study



Ground Floor Plan, as proposed

3.1 The Council's Arundel Neighbourhood Development Plan (2014) – Policies 1 & 2 - and Adopted Local Plan (2018) provide the most relevant Policy Guidance to this application: D DM1 (Aspects of form and design quality), D DM4 (Extensions and alterations to existing buildings [residential and non-residential]), D SP1 (Design), HER DM1 (Listed Buildings) & HER DM3 (Conservation Areas) are of most relevance.

3.2 Policy D DM1 (Aspects of form and design quality)

From the outset of the design phase the original building and its context (both immediate and wider) have been at the centre of the approach to the work. The proposals seek to be sensitive to their setting maintaining the scale of the original building and using materials and detailing that complement the building and its setting. A long-term view has been taken with the internal arrangement of the proposals to allow for adaptation in the future.

3.3 Policy D DM4 [Extensions and alterations to existing buildings (residential and non-residential)]

The design of the proposals seeks to strip away much of the newer, low-quality alteration to the building to bring the original features to the fore while the planned alterations and additions will be carried out with a keen eye for detail and materials to ensure that these works enhance the character of the building.

Externally, work to the Maltravers Street elevation will be kept to a minimum with modest alterations proposed to the rear, comprising the erection of a new terrace at Ground Floor level and alterations to the fenestration, which will be carried out to restore the proportions of the original building. Additionally the width of the currently over-sized dormer window

to the rear of the property will be reduced.

The proposed alterations and extensions are sympathetic to, and designed to complement, the existing fabric that is to be retained. As the only planned extension is the new terrace at Ground Floor level there will be no impact on daylight/sunlight for neighbouring properties. Some possible overlooking at the top of the stair leading from the ground floor terrace to garden level will be mitigated by the addition of a small trellis onto the existing wall between 29 and 31 Maltravers Street.

3.4 Policy D SP1 (Design)

As noted above, the external alterations to the property will be carried out to the rear of the property and will not be visible from Maltravers Street leaving the appearance and character of the streetscape unaffected. Internal works will retain the original features of the building whilst removing much of the later work that has obscured and detracted from the 18th-century structure. Materials and detailing of the additions and alterations will be respectful of the original fabric and context at 31 Maltravers Street. In this way, the historic fabric of the property will be enhanced and exposed to view for appreciation rather than being concealed and obscured which it is at present.

3.5 Policy HER DM1 (Listed Buildings)

As noted previously, the alterations seek to preserve and enhance the historic character of the building and do not make any change to features detailed in the property's Listing. The only external demolition will be the reduction in width of the over-sized, non-original dormer window to the rear of the property at Roof level that was specifically mentioned in the Pre-App advice (Ref: PAA/75/19) as a potential

'conservation gain' for the building. Additionally some modification to existing window openings will be carried out to restore the proportions of the original building.

3.6 Policy HER DM3 (Conservation Areas)

The design of the exterior proposals for the building seeks to complement the appearance and character of the Conservation Area. As previously stated, external alterations will only be visible from the rear of the property and will be carried out in such a way as to restore the building to its original proportions or, where more noticeable changes are taking place, they will be subservient to and complement the Listed Building, thereby preserving the character of the Conservation Area.

Due to its location, the rear of the property does not fall within an important view into, out of or within the Arundel Conservation Area.



Proposed View of Rear of Property from Garden

4.0 Pre-application Advice

- 4.1 Written advice (Ref: PAA/75/19) was received from Arun District Council following an application in June 2019.

It was noted that the proposed internal re-ordering, as submitted, was “substantial” and that “any works should be carefully considered”.

4.2 Basement Level:

It was advised that “development should ensure that its former use can be understood as part of the works – i.e. that the rooms retain a simple character as opposed to other floors within the building” and it was suggested that “ a small section of the [original, rear] wall be retained to what could be described as the eastern side of the wall... for the older floor plan to be understood.”

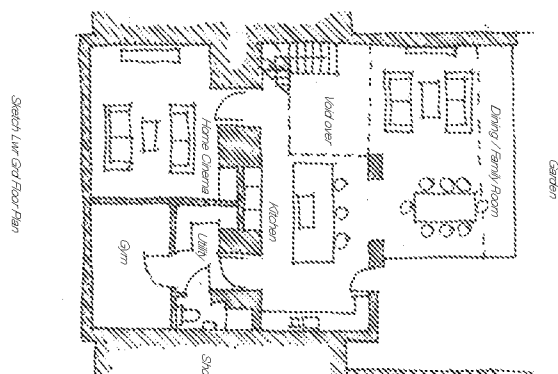
The revised scheme, submitted with this application shows that the majority of the rear wall has been retained with one existing opening being enlarged and a further opening proposed thereby ensuring that the older floorplan will continue to be understood. In addition the scale and simplicity of the basement spaces have been maintained so that its former use can still be read in relation to the building as a whole.

4.3 Ground Floor Level:

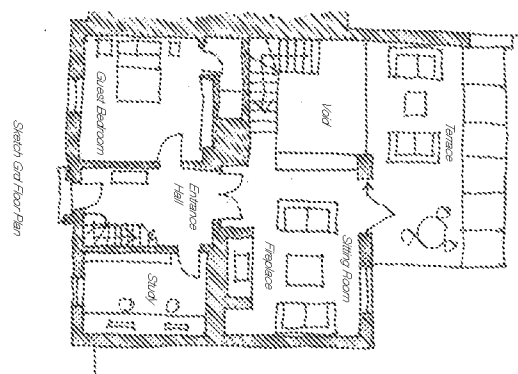
Interventions have been reduced in response to the Pre-App comments – the only demolition of the original fabric will be a small portion of the original, rear wall to create a larger opening in the proposed kitchen/ living/ dining area.

The position of the existing stairwell will be retained and enlarged to accommodate a dogleg stair. The addition to the back of the original chimneybreast in the existing hallway will be removed to allow this. Other demolitions to the ground floor include the removal of other non-original elements.

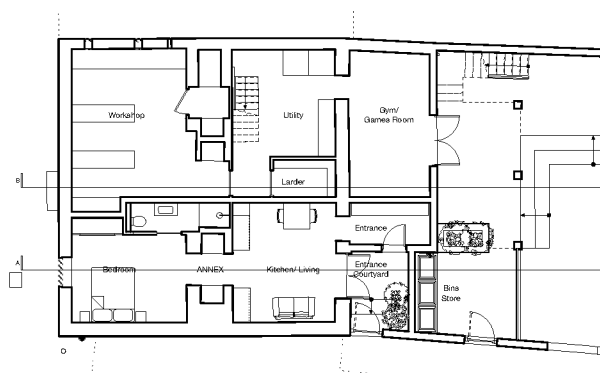
The floor is not being removed in the kitchen, as submitted, and the double-height void has been omitted in the scheme submitted for Planning



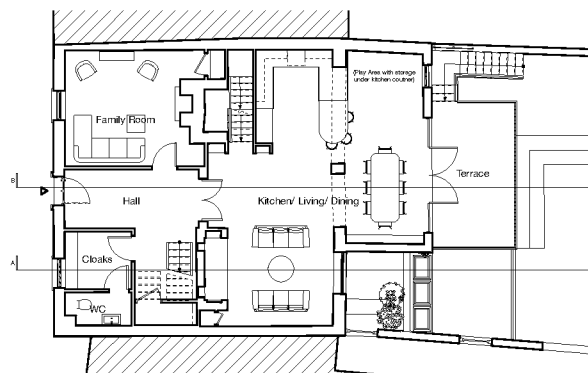
Lower Ground Floor Plan, Pre-Application stage proposal



Ground Floor Plan, Pre-Application stage proposal



Lower Ground Floor Plan, as Proposed



Ground Floor Plan, as Proposed

Consent though, elsewhere a small portion of the floor installed in the 1970s will be removed to provide a new opening for a stair serving the basement.

4.4 First Floor Level:

Care will be taken to ensure new pipe runs re-use the existing and no soil vents or other pipework will be located on the front elevation.

The external doors will be replaced with doors that are sympathetic to the original building. Detailed drawings showing these have been included in this Application for Planning Consent.

4.5 Second Floor Level:

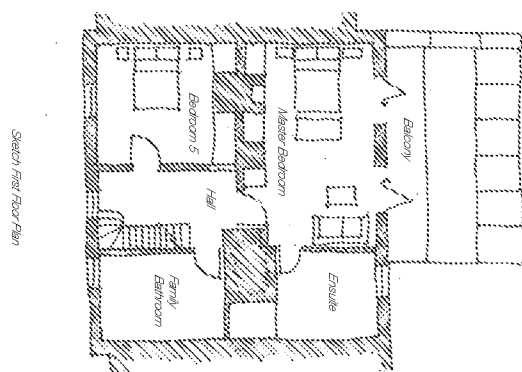
It was noted that all the proposals, as submitted at Pre-App stage, for this floor were deemed acceptable – apart from the staircase, which has already been discussed in this statement.

4.6 Demolition of an existing extension & construction of a new extension and balconies:

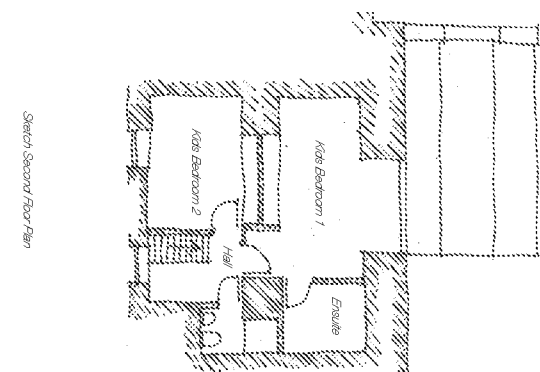
The scheme, as submitted at Pre-App stage, comprised the demolition of the rear extension to the property at Basement and Ground Floor levels. Following Pre-App comments, the revised scheme retains much of the extension while some of the existing features that are less sympathetic to the original building have been removed, for example the bay window. The existing terrace at First Floor Level is retained with a new terrace proposed at Ground Floor level, which serves the proposed Kitchen/ Living/ Dining Area.

4.7 Other works/ comments:

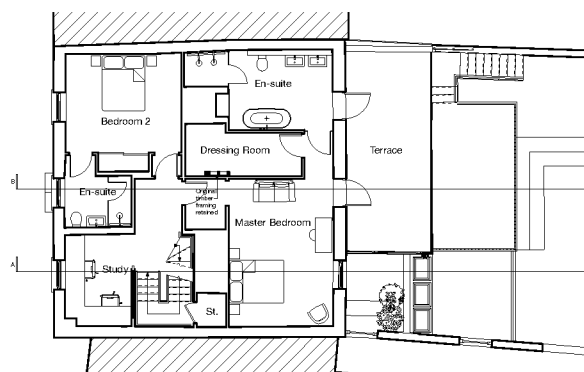
Details of replacement doors (internal and external), windows and skirting boards, etc. are included as part of this submission.



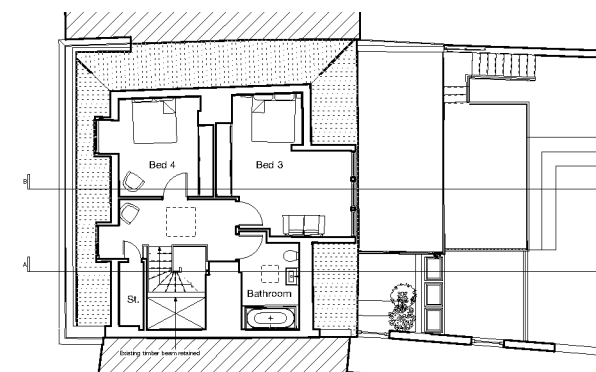
First Floor Plan, Pre-Application stage proposal



Second Floor Plan, Pre-Application stage proposal



First Floor Plan, as Proposed



Second Floor Plan, as Proposed

5.0 Conclusions



Rear Elevation, as Existing



Rear Elevation, as Proposed

- 5.1 The proposals at No. 31 Maltravers Street are designed to update the existing accommodation and create a high quality family home to meet the requirements of the owners and their young family.
- 5.2 The proposals ensure that the appearance of the alterations provide a high quality, sustainable design that preserves the local character and complements the host building while respecting its location and wider setting.
- 5.3 The proposals seek to restore and enhance the original fabric to redress some of the harm that was done during the previous works at the property in the 1970s.
- 5.4 The proposal is not visible from Maltravers Street and so the character and appearance of the street scene and surrounding area are unaffected.
- 5.5 The proposed terrace and changes to the openings are visible from the rear of the site but have a limited impact upon the adjacent properties and are supported by the neighbouring owners at No. 29 whilst the owners at No. 33 have yet to respond to the owners' communications.
- 5.6 The design takes into consideration the relevant policies of the NPPF, Arun District Local Plan, Arundel Neighbourhood Plan 2014 – Policies 1 & 2.