

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.

Heritage Statement



December 2019

HAINES PHILLIPS ARCHITECTS

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1.0 The Site, its Location and Relevant Statutory Listing

1.1 The Site and its Location

The site is at 31 Maltravers Street located in the Arundel Conservation Area (Map Appendix A) in the Arundel and Walberton Ward.

The property is two storeys high (plus attic) above a basement and dates from the 18th Century. It forms part of a terrace, at the heart of Arundel town centre. Originally a public house, it has been a dwellinghouse since the pub was closed in the 1930s.

While the original building dates from the 18th Century and its usage as a pub, substantial internal and external alteration and extension has been carried out since that date with the last major alterations to the property in 1971 (for which Planning Consent was granted) and some more minor alterations since. The alterations have generally been of a mediocre quality that has had a negative impact on the original building fabric.

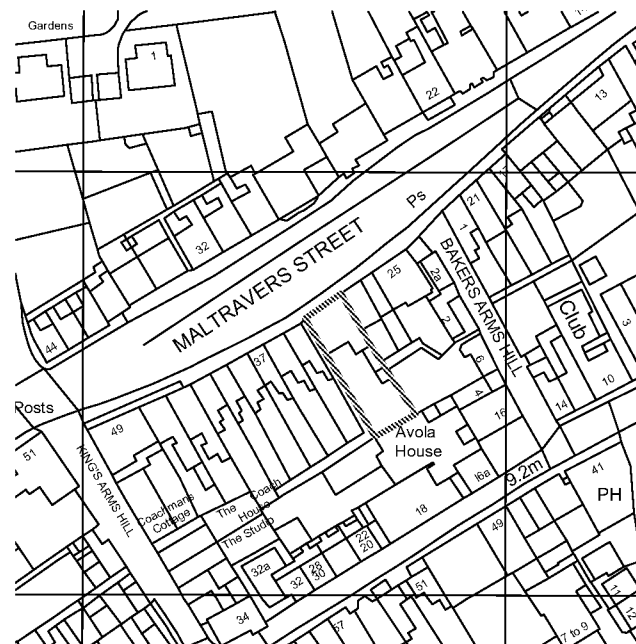
1.2 Statutory Listing

No 31, along with Nos. 2, 5, and 25-29 (odds) were Listed GV Grade II on 5th June 1969.

Its listing text states (Appendix B):

"Early C18, with late C18 front to north. Grey brick headers with red brick dressings. Hipped tile roof. Red brick chimneys. 2 storeys and attics. Deep stucco frieze to coved stucco cornice and blocking course. 3 ranges of double-hung sash windows with glazing bars. 2 attic dormers with modern windows. Door with fielded panels, in plain reveals, moulded surround, and pediment over supported by consoles.

Nos 3 to 31 (odd) and the Little House form a group with Nos 1, 2 & 6 Bakers Arms Hill."



Site location plan showing 31 Maltravers Street

2.0 The Proposal

2.1 The proposal comprises:

- Internal alterations at lower ground floor, ground floor, first floor and second floor levels.
- Insertion, and repositioning, of a new internal stair from lower ground floor to ground floor levels.
- Alterations to the internal staircase from ground floor to second floor.
- Alterations to fenestration of rear elevation at lower ground floor, ground floor, first floor and second floor levels.
- Erection of new terrace (and stair to garden) at ground floor level on rear elevation.
- Partial demolition of non-original outbuilding in rear garden and extension of retained portion.

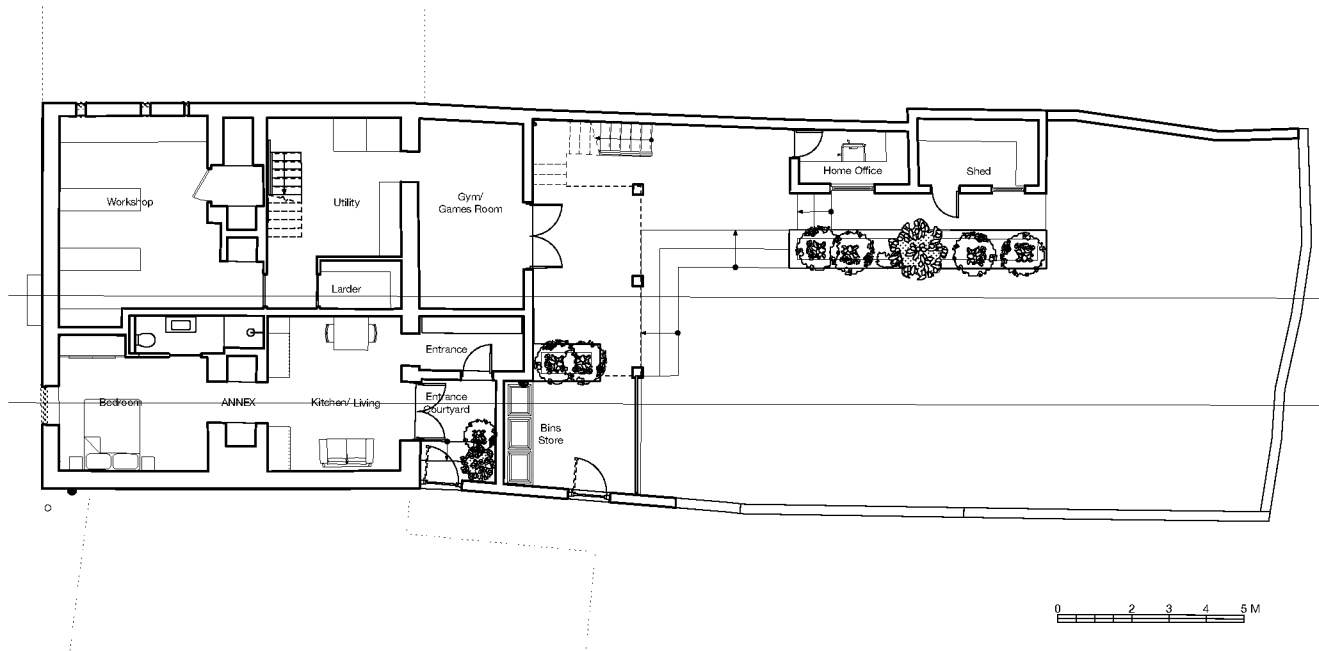
2.2 Pre-Application submission:

Haines Phillips Architects prepared preliminary proposals (Appendix F) for the alterations to 31 Maltravers Street which were submitted as a Pre-Application Submission Ref. PAA/75/19 to Arun District Council. Following their Pre-Application Advice issued on 11th September 2019 the proposals were amended taking into consideration comments from the Planning and Conservation Officers and the proposals' impact on affected heritage assets in terms of the NPPF 2018. This Heritage Statement, which accompanies the Planning and Listed Building Consent Applications, has been composed following these amendments.

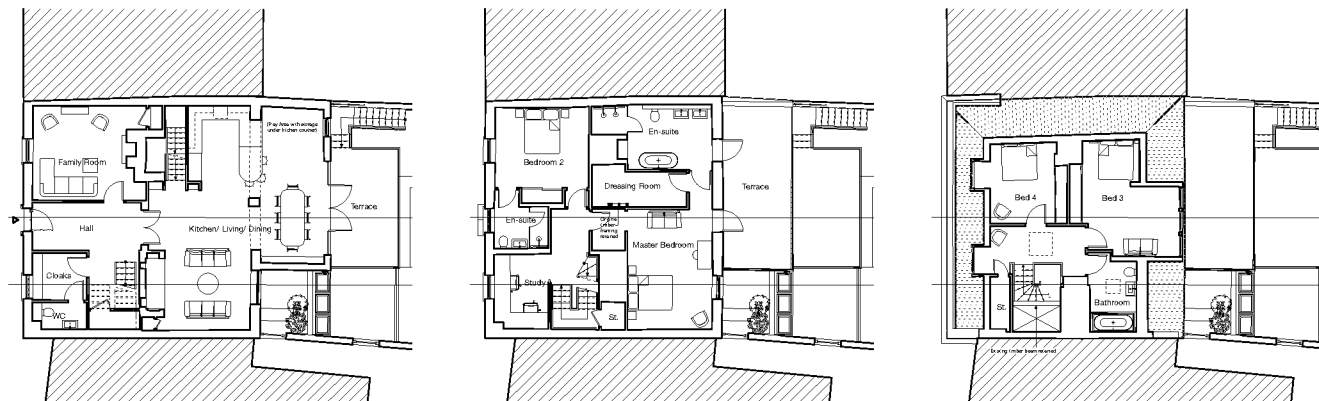
2.3 Relevant Policies:

The following policies have been taken into account when evaluating the proposed development and its effect on existing heritage assets:

- National Planning Policy Framework 2018 (NPPF)
- Arun District Council's Local Plan 2011-2031 (Adopted July 2018)
- Arundel Neighbourhood Plan 2014 – POLICIES 1 & 2



Lower Ground floor plan, as proposed



Ground, First and Second floor plans, as proposed

3.0 Consideration of NPPF and other Relevant Planning Policies in Relation to Development Affecting Heritage Assets

3.1 The Updated National Planning Policy Statement was published in February 2019. For ease of reference, sections that are considered relevant and pertinent to the current proposal and its context have been quoted below.

3.2 With Regards to "Proposals affecting heritage assets" the NPPF states in paragraph 190: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

3.3 Paragraph 192 includes: *"In determining applications, local planning authorities should take account of:*
a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;"*

3.4 With reference to consideration of "Significance" the National Planning Policy Framework adds in paragraph 200:
"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

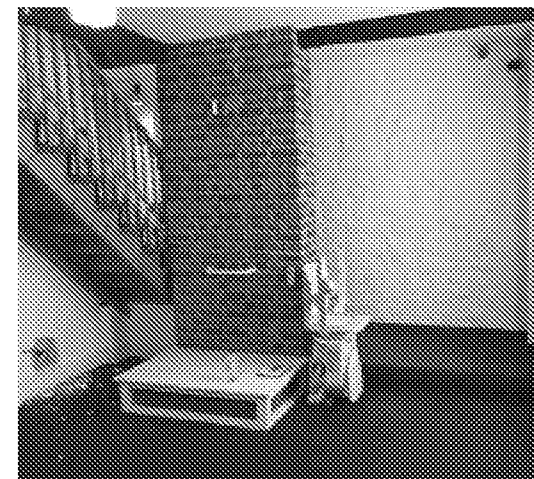
3.5 Annex 2 of the NPPF defines "Significance (for



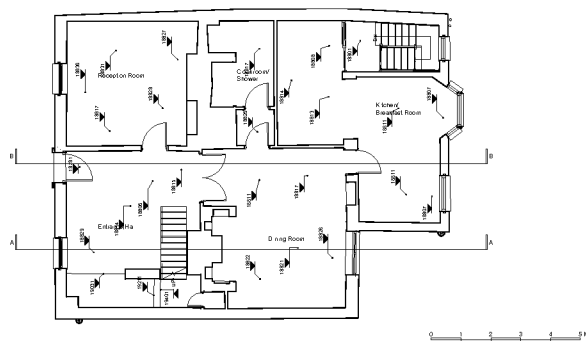
Photographs showing front and rear elevations of The Old Wheatsheaf, 31 Matravere Street



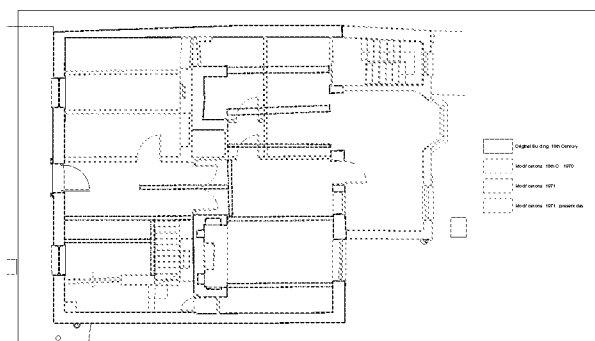
Photograph of basement showing elements of 1971 works including: ducting for hot air ventilation system, new timber ground floor and brick column (running through Basement and Ground Floor levels)



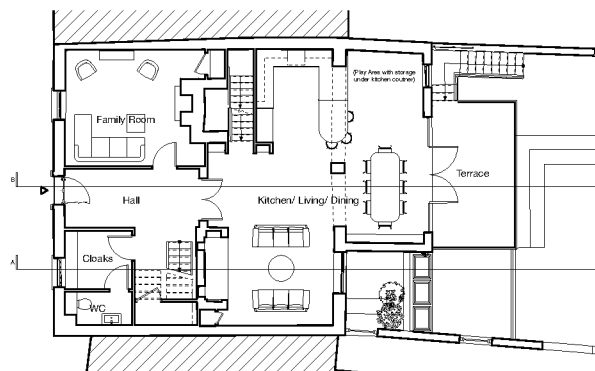
Photograph of hallway at Ground Floor level showing elements of 1971 works including: relocated staircase opening Ground to Second Floor levels, blocked chimney and brick column (supporting modified, original First Floor levels)



Ground Floor Plan, as existing



Ground Floor Plan, historical fabric study



Ground Floor Plan, as proposed

heritage policy): 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."

- 3.6 It is also appropriate to remember the definition of Conservation (for Heritage policy) as included 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."

- 3.7 The NPPF defines a heritage asset in Annex 2 as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."

- 3.8 With regards to "Decision-making: historic environment", paragraph 006 of the Planning Practice Guidance revised on 23rd July 2019 by the Ministry of Housing, Communities and Local Government clarifies that:

"Significance" in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework.

"In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance."

- 3.9 With regards to "Why is 'significance' important in decision-making?" Paragraph 007 further adds:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."

- 3.10 Comment: It is clear therefore that the Statutory Listing of a building does not automatically imply that all of a designated heritage asset has "special architectural or historic interest". The guidance specifically states that the terms are used to describe "all or part of the identified heritage asset's significance". Accordingly, we have observed and considered the scope, degree and extent of special architectural and historic interest attributed to 31 Maltravers Street which comprises the parts of the designated heritage asset most affected by the proposal.

- 3.11 With regards to consideration of the setting of a heritage asset, as already quoted paragraph 190 of the NPPF includes: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise."*

- 3.12 The Glossary in Annex 2 of the NPPF defines the setting of a heritage asset as: *"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."*

- 3.13 With regards to "What is the setting of a heritage asset and how should it be taken into account?", paragraph 013 of the Planning Practice Guidance

revised on 23rd July 2019 by the Ministry of Housing, Communities and Local Government clarifies that:

"The 'setting of a heritage asset' is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations."

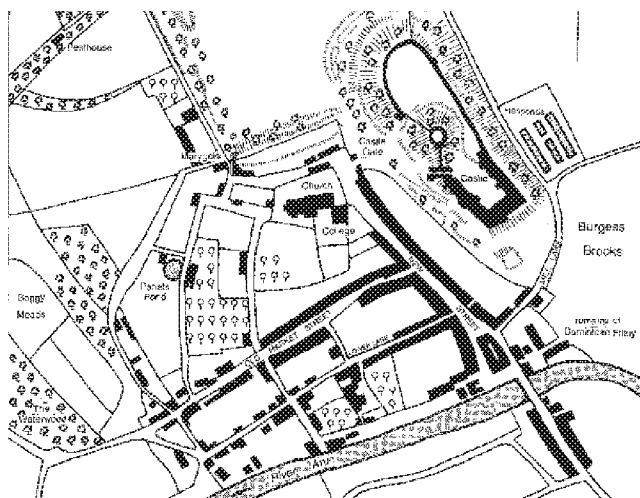
3.14 Concluding Comment:

The policies within the NPPF where pertinent to heritage issues, including those referred to above, will be considered when describing the significance of designated heritage assets affected by the proposals including, where relevant and pertinent, their setting, along with their contribution to the significance of the Conservation Area as a whole. This enables the impact of the proposal on the significance of any affected heritage assets to be assessed.

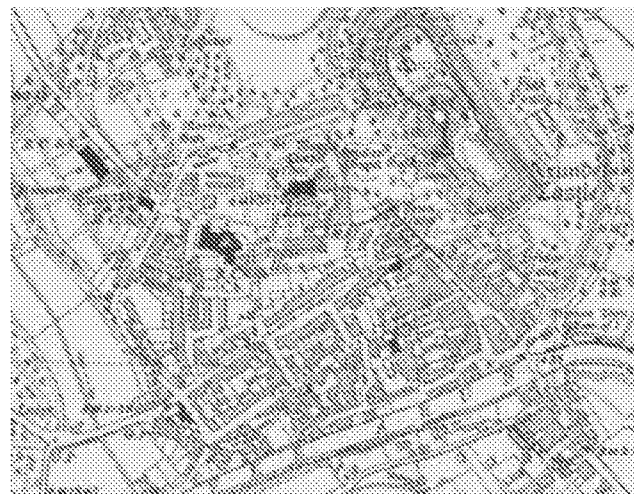


Aerial Photograph Showing Site in its Wider Setting

4.0 Brief Overview of the Historical Development of Maltravers Street



Map Arundel c. 1765



Map Arundel c. 1852



Medieval style buildings at the Western end of Maltravers Street



Medieval style buildings opposite the site, on the raised Parade in Maltravers Street

- 4.1 Maltravers Street was one of the earliest streets, originating in Norman times, laid out in Arundel and was originally the main road to Chichester until it was finally replaced by a by-pass in 1973.
- 4.2 During the Middle-Ages it was one of the principal streets in the town and was known as Chepyng Street (or Old Chipping) in the 15th Century and then as Old Market Street until the end of the 18th Century. At this time, the market moved from Maltravers Street into the nearby High Street and these streets continued to hold most of the town's buildings.
- 4.3 At this time Maltravers Street was recognised as the best residential street in Arundel and the home of the town's professional men.
- 4.4 Some time before 1830, the name changed from Old Market Street to its current name and it became the main residential street of the town enhanced by the construction of the parade on the northern side of the street in the 1850s. In 1834-36, the new Town Hall was erected on Maltravers Street and this still accommodates meetings of the town council and magistrates to this day.
- 4.5 Many new buildings were erected in Arundel in medieval styles in the 19th Century and their cumulative effect was to make the town appear by the turn of the 20th Century much more medieval than it had done a century earlier.
- 4.6 Given its prominence as a main thoroughfare through the town, Maltravers Street was host to a number of inns that have since closed and been converted to residential use, including the Black Bull Inn at 10 Maltravers Street which dates from the 17th Century and the Old Wheatsheaf (formerly the Sundial) which was established in around 1785 and closed in the early 1930s.

5.0 Assessment of the Interest and Significance of Heritage Assets Affected by the Proposal

5.1 The primary and particular heritage significance of 31 Maltravers Street is its contribution to the front façade of the terrace as a whole, whilst very little remains of the original, rear elevation.

5.2 The primary and particular heritage interest and significance of the overall terrace is its contribution to the character of Maltravers Street and the Arundel Conservation Area as a whole. This is recognised in its Grade II Listing for Group Value.

5.3 Planning and Listed Building Consents and Internal Alterations that have occurred during the second half of the twentieth century at No 31 Maltravers Street

In 1971 Planning permission (ref: AB/7/71) was granted for alterations and improvements at No. 31 Maltravers Street" (refer Appendices C & D). This comprised widespread changes to the internal layout throughout the property, the removal of the lean-to roof and chimney from the rear extension (replaced by a terrace on a flat-roof), alterations to the fenestration on the rear elevation which involved replacing sash windows with casement windows and also the enlarging of some openings to create new doorways and also the insertion of two dormer windows to the front (partially visible from the street behind the parapet wall), and an over-sized (see Pre-App advice ref: PAA/75/19, Appendix F) dormer window to the rear, at Attic level.

5.4 Conclusion with regards to the internal plan as developed to date and assessment of the impact the changes have had on the contribution to the heritage significance of 31 Maltravers Street as part of Nos. 3-31 Maltravers Street

Internal changes to the layout at 31 Maltravers Street occurred in the 1930s when the property changed from a Public House to a dwellinghouse and more were carried out to the layout in 1971 as shown on the consented drawings (ref: AB/7/71). However, the survey that Haines Phillips commissioned in 2019 (refer Appendix E) reveal that further modifications to the layout of the property occurred between 1971 and 2019 although these do not seem to have been submitted for, or granted, Listed Building Consent.

It is very clear that changes to the building fabric have drastically altered its internal layout over the years throughout all levels of the property (refer Historical Fabric Analysis drawings, Appendix G). Understandably much change would have occurred in the conversion from pub to dwellinghouse in terms of the subdivision of the original bars into a domestic layout but, nevertheless in 1971, sweeping changes were implemented which included the replacement of the entire ground floor structure and boarding, re-orientation of the staircase that had served the property since its construction in the 18th Century and widespread alterations to the internal partitions to provide a layout more suited to domestic living. The original function of the ground floor level within the property, or of individual rooms, is no longer evident or even discernible to those without knowledge and understanding of the typical layout of 18th Century pubs. Internal spaces have been altered and fragmented by 20th Century partitions and have lost their original scale and proportions. The alterations already undertaken at the property have not enhanced or sustained, but rather detract from, and harm, the architectural interest, integrity and significance of part of a designated heritage asset.

Moreover it is evident that the interior architectural detailing of rooms within 31 Maltravers Street has been removed and obscured by changes whose detailing is out of character with the period and original usage of the property.

Crucially, the internal changes have not significantly affected the front elevation of 31 Maltravers Street. Apart from the works in 1971 to add the dormer windows (which are only partially visible from street level) and the insertion of a small window at basement level (just above the pavement) to replace the access hatch, it still contributes to the particular significance of the property as part of the grouping (3-31 odds) on Maltravers Street within the Arundel Conservation Area as a whole. However, this is somewhat offset by external changes at the rear of the property, as detailed above, that have detracted from its architectural and historical interest and do not contribute positively to the character of the Conservation Area when viewed from the rear.

6.0 Consideration of the Impact of the Proposed Alterations on the Heritage Significance of the Designated Heritage Asset

6.1 Overall Summary of the Proposals

This application is for the internal alteration to the existing building to create a more flexible family home for a young family and some modest external alterations, including the modification of some openings on the rear elevation, in part to restore the original proportions of the building, and the erection of a new terrace at Ground Floor level.

Internally, where the original timbers have been boxed in or painted, linings will be removed and the timbers sandblasted to restore them to their original condition and an appropriate surface treatment applied so that they can be preserved and appreciated more fully. The original floor-boarding that remains would undergo the same degree of refurbishment and, while most would be covered with a new, level floor which would afford it some protection, a section of the original floor would remain exposed at first floor level (refer para. 6.10).

In a number of areas non-original doors and windows need replacing due to their condition, fitness for purpose and changes to the internal layout in the proposed works. All replacement doors will meet current Building Regulations requirements and it is proposed that they would be of a double-panelled matchboard design. Similarly, all modern joinery including skirtings and door linings and architraves will be removed and replaced in a manner appropriate to the style and status of the original building. Detailed drawings of the external and internal doors that are proposed are provided as a part of this application for Listed Building consent.



Front Elevation 31 Maltravers Street - as existing



Front Elevation 31 Maltravers Street - as proposed

The existing services (electrical, heating and sanitary) in the building are old and their condition will be assessed. The hot-air heating system and associated ductwork will be removed and replaced with a conventional gas-fired boiler and associated pipework and radiators. Wiring and electrical fittings will be replaced as necessary, along with all sanitary-ware and pipework. Existing voids will be used where possible to accommodate proposed pipe and cable runs and there will be no external SVPs.

A new stair is proposed between Ground and Second floors which will be in the same location as the existing stair.

Externally, no change is proposed for the front (Maltravers Street) elevation with modest alterations and additions proposed for the rear (as detailed below).

Comment: Alterations will be carried out in a manner that is sensitive of the original building. Where internal elements of the building are to be removed the fabric will be stripped back to the original structure, comprising the external walls, original chimneybreasts, original timbers spanning between chimneybreasts and external walls and original boards. All modern joinery including skirtings and door linings and architraves will be removed and replaced in a manner appropriate to the style and status of the house.

Regarding the proposed materials and joinery, etc., a pared-down, understated, contemporary approach is proposed which will complement the fabric of the original building.

A domestic palette of materials will be used though the treatment of the floor is of particular note as this will have a bearing on the original fabric of the building. At ground floor level (where the original



Photographs showing original timber framing and floorboards in Living Room at First Floor level



Rear Elevation 31 Maltravers Street - as existing

floor was removed in the 1970s modifications) it is proposed that large-format, natural stone tiles or engineered timber boarding will be used, laid over the timber floor installed at that time. On the upper levels dry areas will be carpeted throughout preserving the original boarding (which may be boarded over as a protective and levelling measure, as required) while a small area of the original boarding will be left exposed at first floor level, as detailed in para. 6.10.

At basement level the existing concrete paving slab floor will be retained.

Owing to the original nature of the building and the subsequent works, there are no original features, architraves, mouldings, etc. to match. By employing a pared-back, understated approach to finished and materials it is hoped that these will complement and enhance the stripped-back exposed structure of the original building.

These changes will reverse the harm caused by the earlier alterations in 1971 with the removal and obscuration of historic detailing. The removal of the hot-air heating system and associated ductwork will further serve to reveal the original structure and will open up the layout of the existing building allowing more flexibility.

The new staircase spanning between Ground and Second Floors is located in the same position as the existing though the floor opening will be enlarged to accommodate a dogleg stair. This is to allow a better use of space and enhance the layout of the building and only requires minimal works carried out to the original structural frame (altered in this location in the 1971 works).

Lower Ground Floor Alterations (Drawing GA 303)

6.2 Access and Entrance

A new gate will be formed in the garden wall (to the west of the property) providing access to the rear garden from the passageway that is reached via the door on Maltravers Street (within the demise of No. 33 Maltravers Street).

Comment: The proposal will require the removal of a small section of the garden wall that is of modest historic value since it has been substantially altered in the past. This will not be easily visible from outside the site and so will not adversely affect the character of the Conservation Area.

6.3 Alterations to openings on rear elevation

The existing non-original doorway in the rear elevation of the original building will be widened to allow for a set of French doors to be inserted to provide access from the proposed Annex to a small courtyard area.

Comment: The proposal will require the slight widening (250mm) of the existing doorway, which replaced a window in that location in 1971, in the rear elevation of the original building. This will not be easily visible from outside the site and so will not adversely affect the character of the Conservation Area.

The doorway currently serving the store in the rear extension to the property will be lowered by around 600mm (and the floor in this area will be lowered internally by a similar amount to match the floor level elsewhere in the Lower Ground Floor) to provide access from the proposed courtyard area into the new entrance hall of the Annex.

The doorway currently serving the Lobby in the rear extension will be blocked up.

Comment: This doorway was installed in 1971 and does not lend any historic value to the building in its current



Rear Elevation 31 Maltravers Street - as proposed



Photographs showing works to original building including ductwork and new timber ground floor (basement) and linings (all 1970) and bay window (pre-1970s) in Kitchen, Ground Floor



form.

The non-original window serving the Lobby in the rear extension will be enlarged to form a doorway with painted timber French doors providing access from the proposed Games Room to the garden.

Comment: These proposals will require the removal of small sections of the existing fabric that is of modest historic value and does not form part of the original building. This will not be easily visible from outside the site and so will not adversely affect the character of the Conservation Area.

6.4 Alterations to Main Building

Within the proposed Annex, a new opening will be formed in the rear wall of the original building to create a new doorway between the entrance hall and living area. New partitions will be of lightweight construction and distinguishable from the original fabric. No damp-proofing works are proposed and the existing floor is to be retained. Existing underground drainage runs will be retained and incorporated into the proposed design.

Comment: Interventions at Lower Ground Floor level seek to retain the original, simple character of the building reflecting its original usage. Additionally, much of the rear wall of the original building is to be retained so that the older floorplan can be easily understood.

The stair between basement and ground floor is to be relocated.

Comment: The current stair was installed as part of the works in 1971 and is in a very impractical location. The new stair will restore its position to the heart of the Ground Floor making access to the basement much easier. It should be noted that the entire Ground Floor structure and boarding was also replaced in 1971 and so this aspect of the proposal will not entail the removal or alteration of any of the original fabric of the building.

6.5 Proposed works to existing outbuildings and features

The proposal includes the demolition of the 20th Century lean-to conservatory between the house and shed, which is in poor condition. The shed itself will be extended and converted into an office and separate storage for the garden. Stone balustrading around the existing terrace, which abuts the garden, will also be removed.

Comment: The existing Conservatory detracts from the heritage asset of the main building and its removal will reveal the rear elevation in its entirety. The conversion of the existing outbuilding into a home office with an extension to create garden storage is seen as a positive addition which will enhance the main building in its setting.

Ground Floor Alterations (Drawing GA 304)

6.6 Alterations to external openings in rear elevation

The existing sash window (which was a modification of a previous window opening in 1971) and bay window, on the existing pre-1971 rear extension, will be removed and the openings adjusted to provide a new opening from the proposed kitchen/ dining area to a new terrace which will access the garden. It is proposed that the new glazed screen and doors in this opening will be of a powder-coated finish on a galvanised steel frame.

Comment: The existing windows in these locations on the rear elevation of the extension have very little historical value and are not an asset to the original building. Their replacements will provide a much-needed link to the garden and complement the character of the original building.

6.7 New Ground Floor terrace and stair to garden

The proposed terrace's structure will be of an off-white render finish with painted steel handrail, to match the rear elevation of the existing building and balustrade, with timber joists and a deck finish of large-format, natural stone tiling. The balustrade would be of a traditional, yet spare aesthetic - to match the existing balustrade at First Floor level - and this would be continued in the stair providing access to/ from the garden.

Comment: The terrace will be located entirely in front of the later extension to the original building and, as such, will not detract from the heritage asset of the 18th Century property and will provide a much-needed link between the Ground Floor living accommodation and the garden at the lower level.

6.9 Internal Alterations

New studwork and plasterboard partitions will be built to create spaces of an appropriate scale for a building of this size and usage and an informal axis will be established from the front door through to doors opening onto the new terrace to the rear of the property. New spaces and stairs will hang off this new route through the building.

The new Family Room will occupy much the same space as the existing study though the linings (housing storage and hot-air ductwork) around the fireplace will be stripped back so that this original element of the building can be read more easily.

The Hallway will be modified to include a new cloakroom and WC adjacent to the new staircase. The new dogleg stair will be set away from the back of the original chimneybreast in the space currently occupied by a chimney (to be removed at all levels) that was added after the original was built.

The rear of the original building will be opened up at this level and united with the rear extension to provide living accommodation more suited to contemporary living. While a portion of the rear wall of the original building will be removed, significant portions, including nibs at either side of the link to the extension will be retained so that the original floor-plan can be appreciated.

Comment: The new internal arrangement will allow a greater appreciation of the form of the original building, through the removal of a number of elements that have been added since the construction of the property in the 18th Century and the uncovering and restoration of the original elements of the building. The terrace will be located entirely in front of the later extension to the original building and, as such, will not detract from the



Photograph showing looking to original linen and linings to interiors.



Photograph showing re-oriented stair (1970s) and brick structure (from Basement) supporting Ground and First Floor timbers (stripped)

heritage asset of the 18th Century property and will provide a much-needed link between the Ground Floor living accommodation and the garden at the lower level.

First Floor Alterations (Drawing GA 305)

6.10 Alterations

The existing doors opening onto the First Floor level roof terrace will be replaced with painted timber French doors similar to those proposed at Basement level.

A new layout is proposed that enables all the rooms to open off a central landing area rather than the haphazard arrangement that exists currently. Again the original floor timbers for the second floor will be exposed and treated. A section of the original boarding will also be exposed and stripped in the landing/ study area so that this aspect of the original building fabric can be appreciated whilst the original boarding elsewhere (which has some very uneven areas) will be retained and covered with a new boarding material to provide a more level walking surface.

Comment: Similar to the Ground Floor level, the new internal arrangement will allow the fabric and floor-plan of the original building to be read more easily, by stripping the fabric back to the original structure where possible and the sensitive insertion of new building elements that are clearly articulated. The doors will be of a type that complement the original fabric and which will meet current Building Regulations requirements.

Second Floor Alterations (Drawing GA 306)

6.11 Internal Alterations

Minor modifications to the existing layout are proposed that will open up the landing at the head of the stairs to create a well-lit space with a visual link with Maltravers Street and make more generous bedroom accommodation. The bedrooms and bathroom on this level are all accessed from this space. The existing linings around the original chimney breasts and roof

timbers will be removed where possible to expose these elements of the building that are currently hidden.

6.12 Modifications to roof-light over landing and rear dormer window

It is proposed that the existing roof-light, which is of poor quality, will be replaced with one of a design that is more sensitive to the original fabric. This will be slightly larger and relocated over the head of the stairs. Similarly, the existing rear dormer window will be replaced by 3 sash windows (with fixed lower sashes) to improve the appearance of the rear elevation.

Comment: The proposed works at this level are modest in scope, seeking to expose the original fabric, where possible, and removing modifications that have been carried out unsympathetically in the past in order to enhance the appearance of the heritage asset.

7 Overall Conclusion

7.0 Overall Conclusion

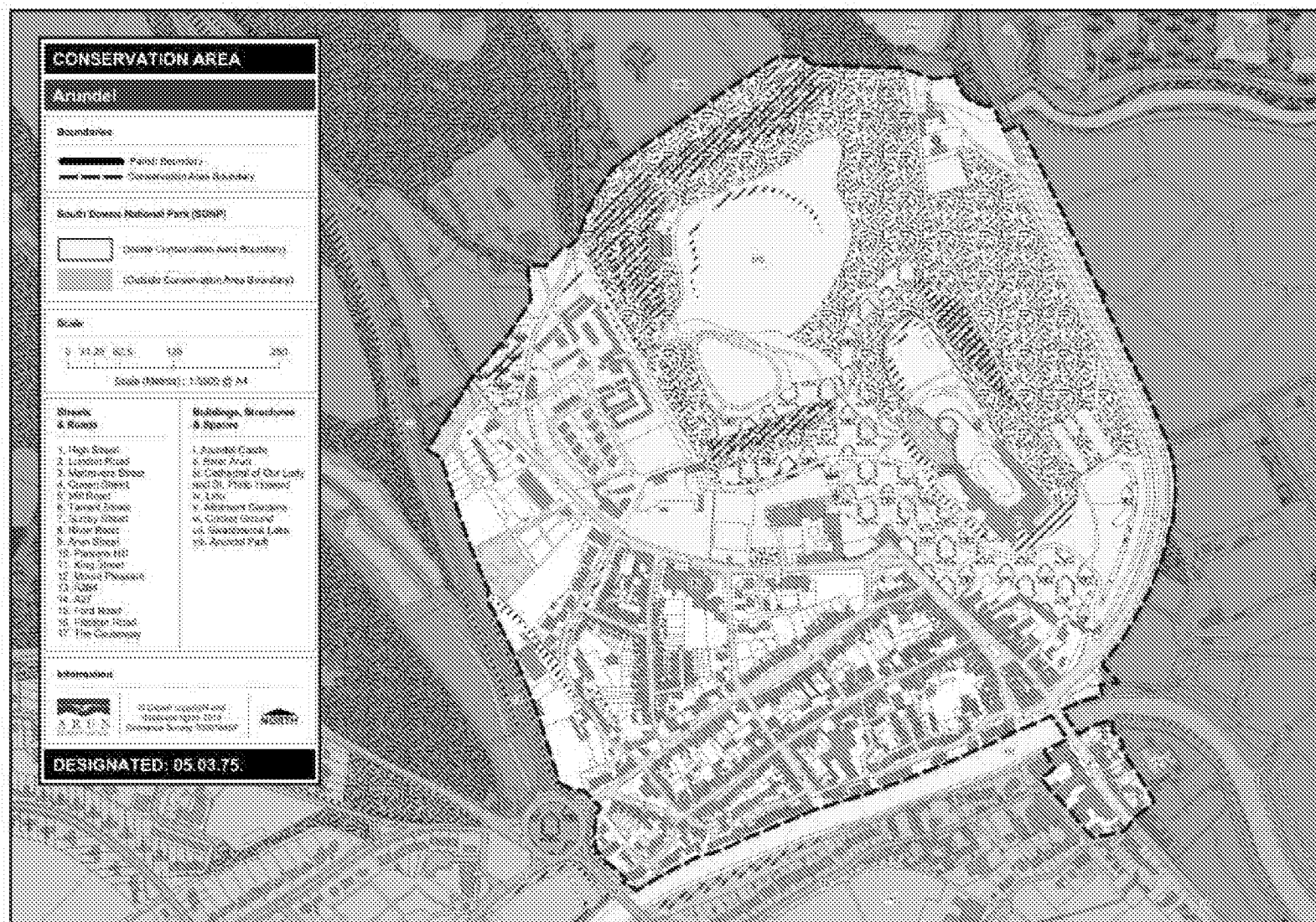
Overall, we consider that the proposed alterations will preserve and enhance the architectural and historical character of the building and will preserve the character and appearance of the Conservation Area. Taking all the above into consideration, it is hoped that Listed Building Consent for the proposed alterations to the Old Wheatsheaf, 31 Maltravers Street will be granted.



Proposed View of Rear of Property from Garden

Appendices

Appendix A - Map: Arundel Conservation Area

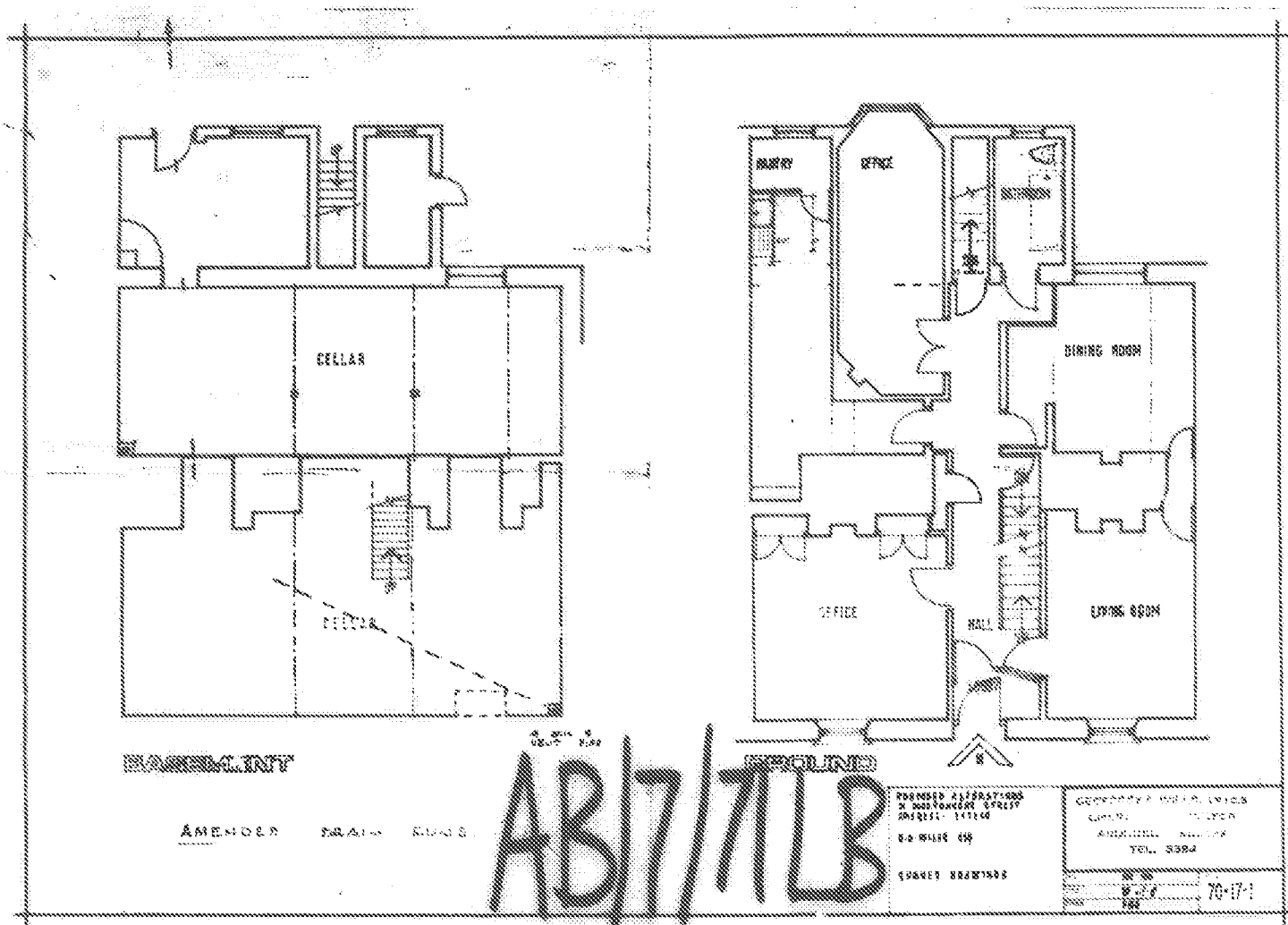


Map of Arundel Conservation Area showing location of 21 Maltravers Street

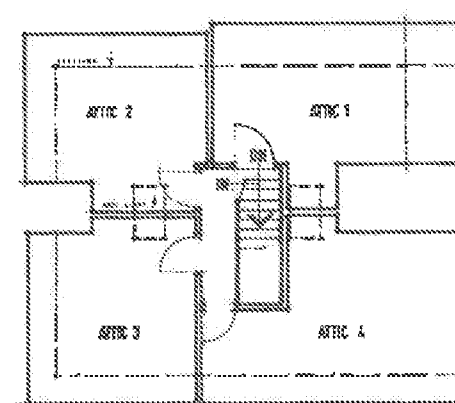
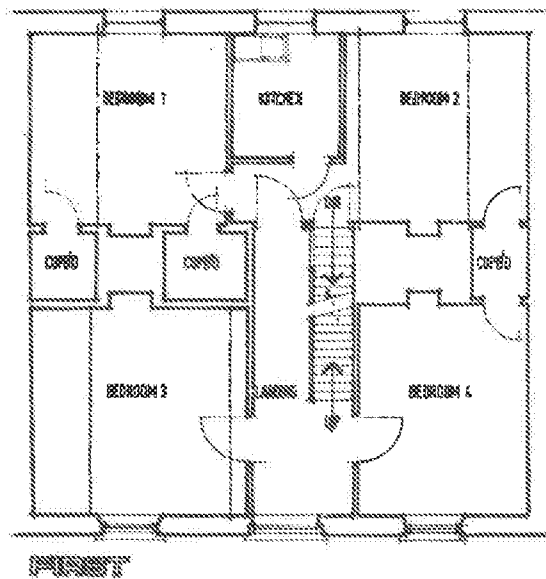
Appendix A - Building Listing

31, MALTRAVERS STREET, Arundel - 1353764 Historic England  Historic England	04/09/2019, 13:08	31, MALTRAVERS STREET, Arundel - 1353764 Historic England 04/09/2019, 13:08
		PDF 1353764 .pdf https://mapserver.historicengland.org.uk/printwebserver/TemporaryPrintServer/31%20MALTRAVERS_STREET%20HLE_A4%20Gratic.pdf
		The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.
		This copy shows the entry on 04 Sep 2019 at 13:05:49.

Appendix B - 1971 Survey Drawings



AB 771



ARTES

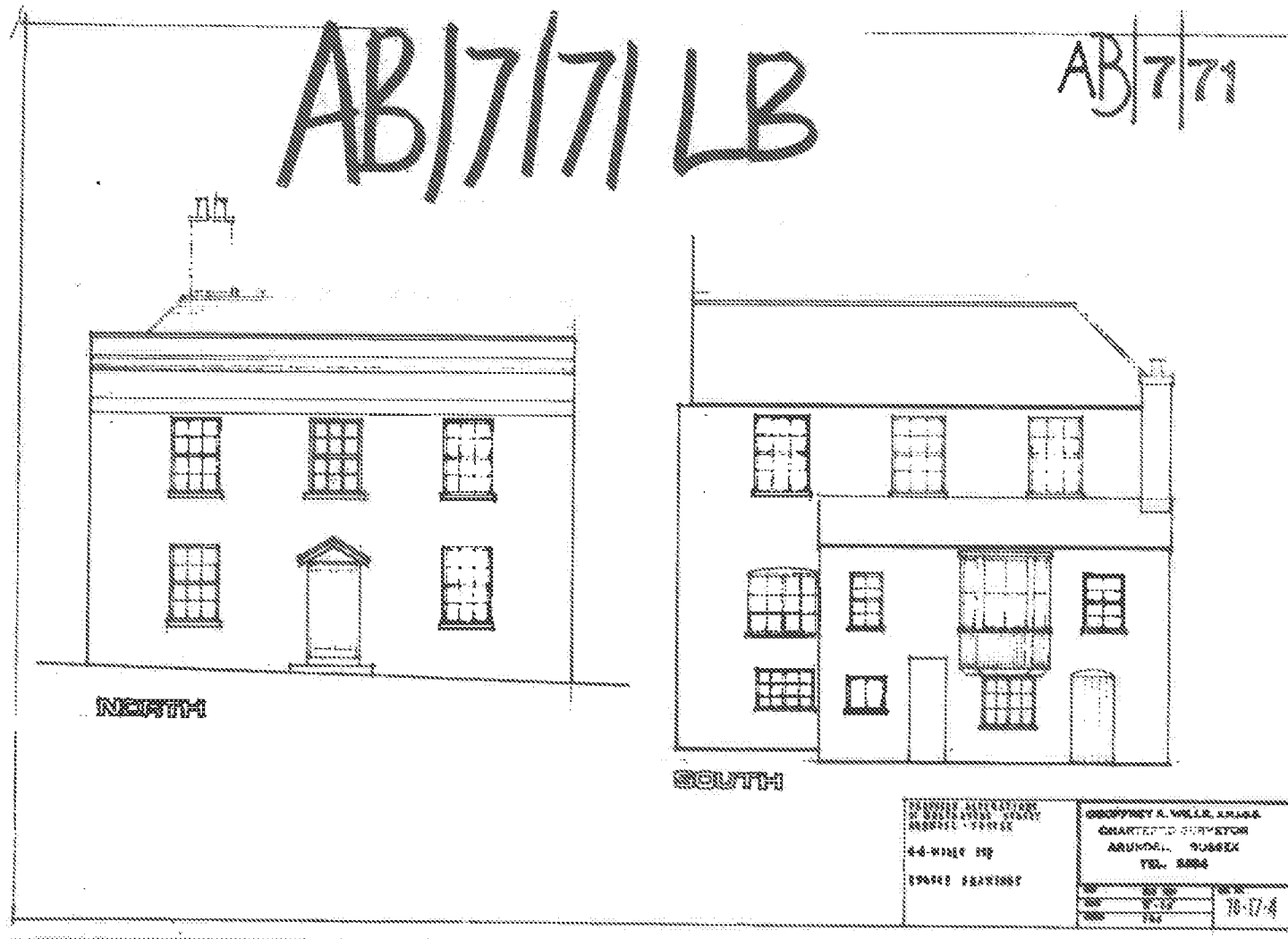
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0-0-0115 990

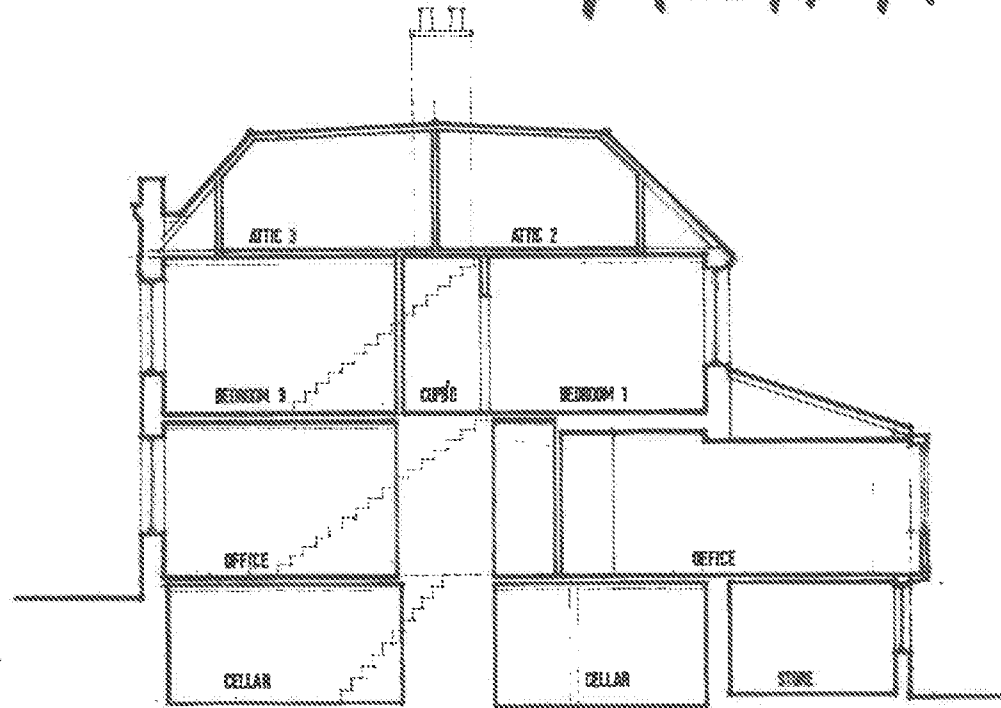
TAKES 2 SUBMISSIONS

GEOFFREY A. WILSON, ASPLON.
CHARTERED SURVEYOR
ALBANY, NEW YORK
TEL. 0000

70-27-2



AB/7/71 LB 7/71



SECTION

GEORGE A. WILKINS ARCHT 17 WILKINSON STREET ARUNDEL, SUSSEX	
G-A WILKINS ARCHT 17 WILKINSON STREET ARUNDEL, SUSSEX	
194001 PLANNING	
NO. 100 NO. 100 NO. 100	70-17-3

Appendix C - 1971 Planning Consent Documentation

Form CP 1 (70)

Applying to: 18/7/78

ADMINISTRATIVE DEPARTMENT OF WORKS

ARUN DISTRICT COUNCIL,
COUNCIL OFFICES,
61 HIGH STREET,
ARUNDEL, SUSSEX.
Tel. ARUNDEL 523, 5234

TOWN AND COUNTRY PLANNING ACT, 1968 to 1969
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1968 to 1969

To: Mr. Geoffrey A. Mills,
31 Maltravers Street,
Arundel, Sussex.

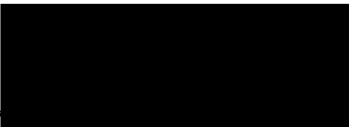
In pursuance of their powers under the above-mentioned Acts and Orders, the Council, on behalf of the West Sussex County Council, hereby notify you that they PERMIT the following development, that is to say:—
proposed alterations and improvements at No. 31 Maltravers Street, Arundel.

to be carried out in accordance with your application and plan No. 18/7/78 (as modified by the undersigned conditions if any) submitted to the Council on 18th February 1978 (read in accordance with the various correspondence a copy of which is attached); and subject to compliance with the conditions specified hereunder:—

- The development for which permission is hereby granted shall be begun not later than the expiration of 3 years beginning with the date of this permission.
- This permission relates to the amended plans received on 1st June 1978 and not to the plans originally submitted with the application.

The reasons for opposing the above conditions are:—

- The layout with regard to the Town and Country Planning Act 1968.
- For the convenience of the public.

That part of the application, dated 18th July 1978, is 

Date: 18th July 1978

NOTE:—The words in italics do not apply unless the notice of important matters should read the notice on the back of this form.

M. 1978 (Amended April, 1969)

PROPOSED DEVELOPMENT
AND THE
REASON FOR THE
REJECTION OF THE
APPLICATION

Statement of Reasons for Refusal of Application

1. Road Works of Road and Area from Road.

Front Wall. - Repair work with waterproofed render and sandstone.
Rear Wall. - Sandstone and general masonry work.
"Horse" Paving, paving the wall and sections over 3" existing walls.

Main Roof. - General overhaul including replacing leaking and defective gutters.

Base Roof. - Cost of replacing leaking and defective gutters (Now converted into balcony).

Internal Surfaces of external walls. - Hack existing plastered wall surfaces spalls three coats of distemper, and re-plaster.

Internal walls. - Make good plastered surfaces where necessary, (especially attic rooms).

Internal floors. - Repair or replace all defective floor boards.

Woodwork. - Treat all affected areas.

Doors and windows. - Overhaul and repair as necessary.

2. Road Works, masonry, lighting and ventilation.

No. 1 New corner windows.
No. 1 New window to kitchen.

3. Adequate supply of wholesome water laid on inside the dwelling.

4. Provided with efficient and adequate means of ventilation but not to be used for cooking.

5. Internal D.C.

6. Fixed bath and shower.

7. Provided with sink and suitable arrangements for disposal of waste water.

The present fittings are a kitchen sink with cold water only, W.C., and bath with cold water only and obsolete gas water heater. There are no cold water storage tanks.

It is considered that the existing fittings require replacing and a completely new plumbing system with hot and cold water tanks and boiler installed, together with services to new fittings and waste disposal.

It is proposed that an assessment of the value of such a new installation is made, although the actual number of appliances being installed in the converted property would exceed those qualifying for grant aid.

8. Waste Drainage System.

It is proposed that a proportion of that proposed is considered.

9. Each room provided with adequate points for electric lighting.

The present system is defective and requires replacing. (qualifying for a 50% grant)

New points to all new rooms and those at present not provided for.

10. Provided with adequate facilities for heating.

Power points in all three rooms not provided with fireplaces.

11. Sanitary facilities for storage, preparation and cooking food.

- a. Storing - The cost of a double floor cupboard unit with ventilating bricks.
- b. Preparing - The cost of double dresser to sink and worktop.
- c. Cooking - Electric cooker point and panel.

12. Proper provision for fuel storage.

The cost of a fuel bunker.

The cost of Professional Fees involved

Heaffrey A. Mills M.A., F.C.S.
Chartered Surveyor.
14 King St.,
Arundel, Sussex.

FEBRUARY 1971.

INTERNAL MEMORANDUM

Subject: AP 7/71

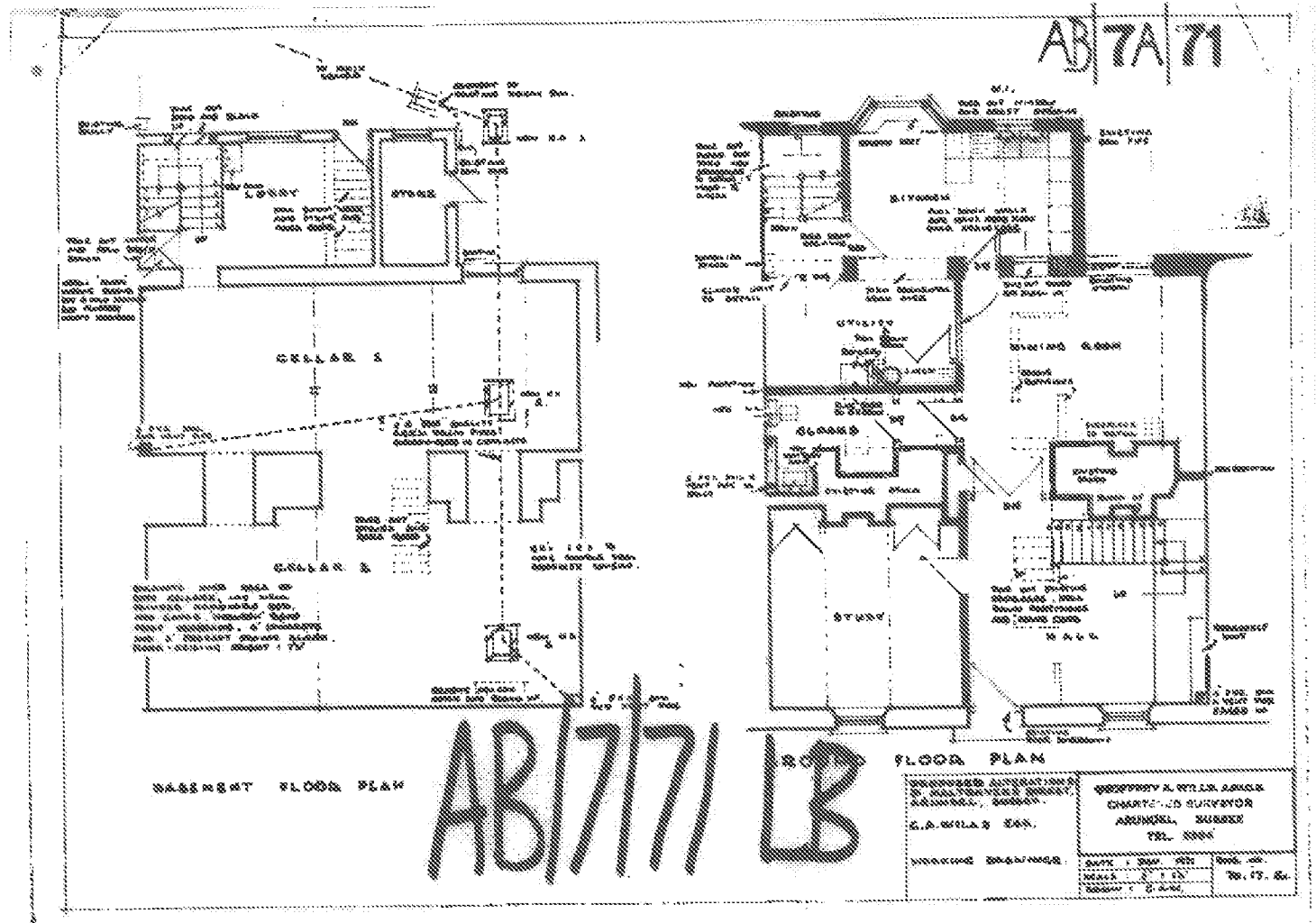
*The suggested new elevation
is now, in my opinion,
quite appropriate and I
recommend approval.*

From:

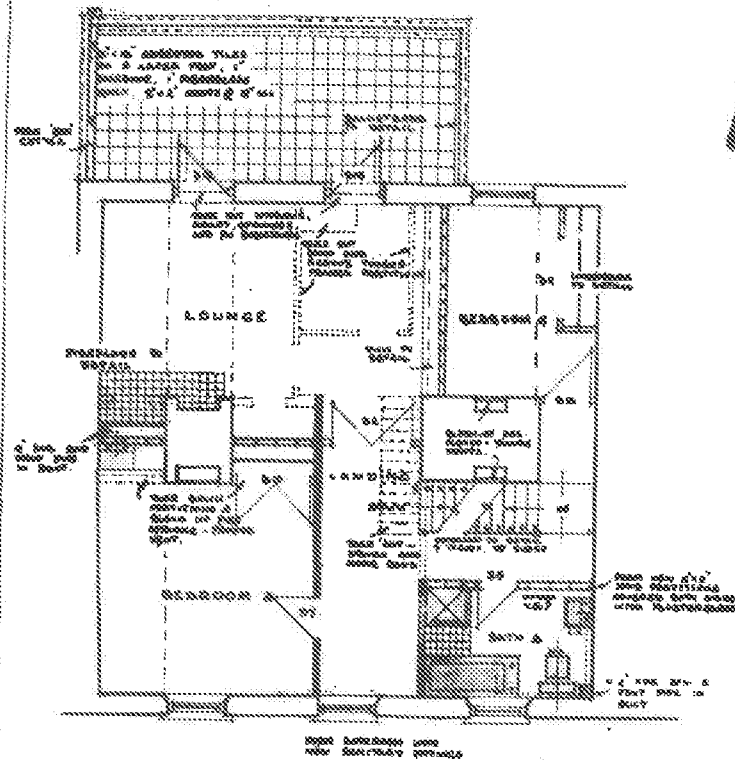
KW

Date: *2 6 71*

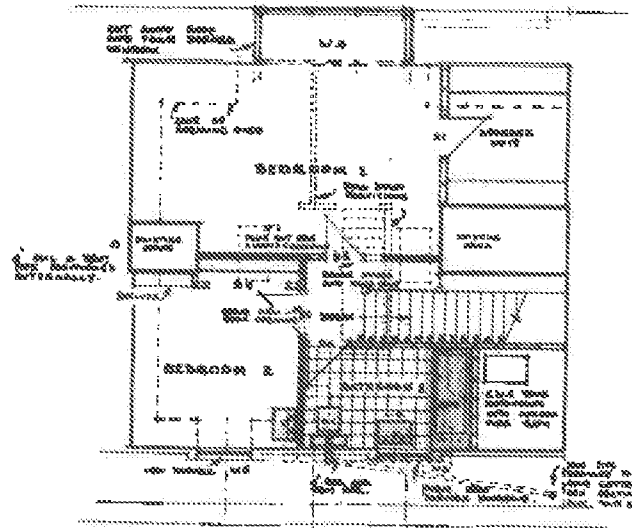
Appendix C - 1971 Planning Drawings Consented



AB/7/71 LB



FIRST FLOOR PLAN



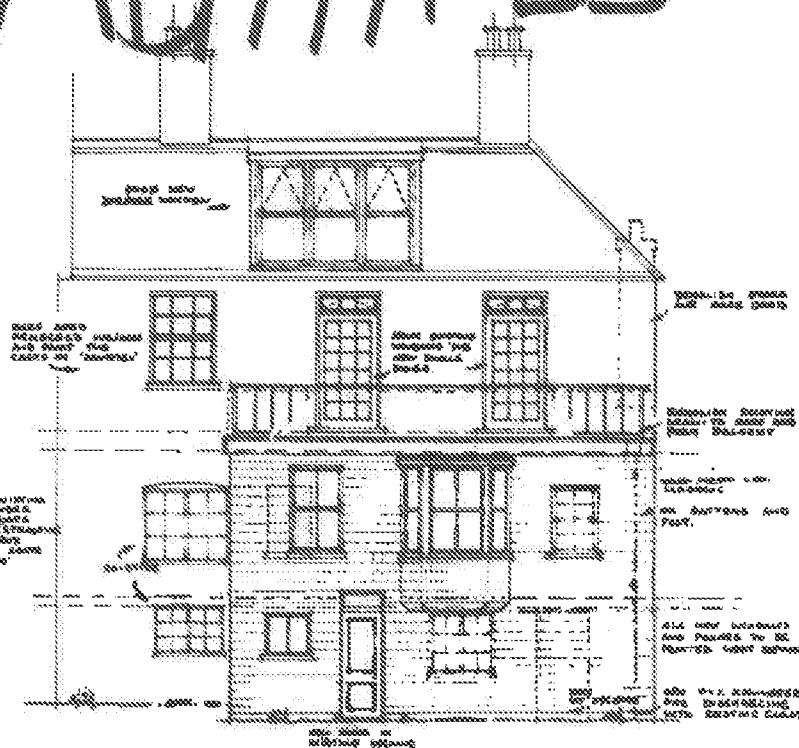
SECOND FLOOR PLAN

GEOFFREY A. WELLS, F.R.C.S.	
CHARLES CATTREYER	
ARNDT, SURGEON	
TEL. 2004	
C.A. WELLS 100	
WORKING DRAWINGS	
Scale: 1" = 10'	Scale: 1" = 10'
Scale: 1" = 10'	Scale: 1" = 10'
Scale: 1" = 10'	Scale: 1" = 10'

AB/7/71 LB



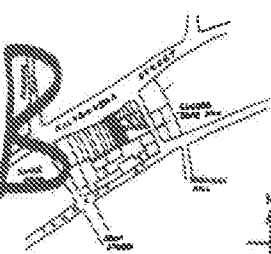
FRONT ELEVATION - NORTH



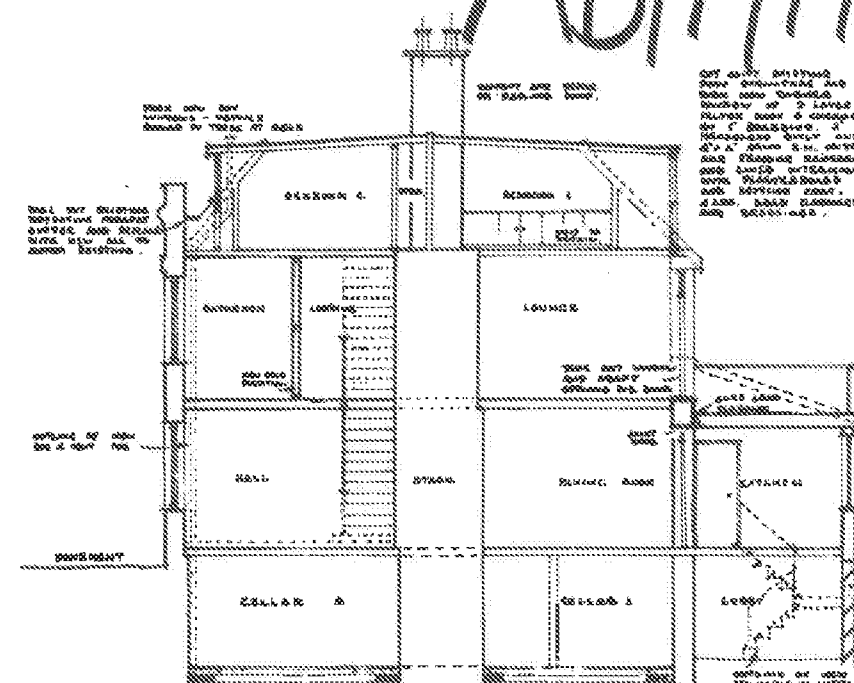
REAR ELEVATION - SOUTH

GEORGE A. WILLS, ARCHT. CHARTERED SURVEYOR ARUN DISTRICT COUNCIL 1911, 1912	
WORKING DRAWINGS	
Date: 1911, 1912 Scale: 1/4" = 1'-0" Sheet: 1 of 1	Date: 1911, 1912 Scale: 1/4" = 1'-0" Sheet: 1 of 1

AB/7/7/LB



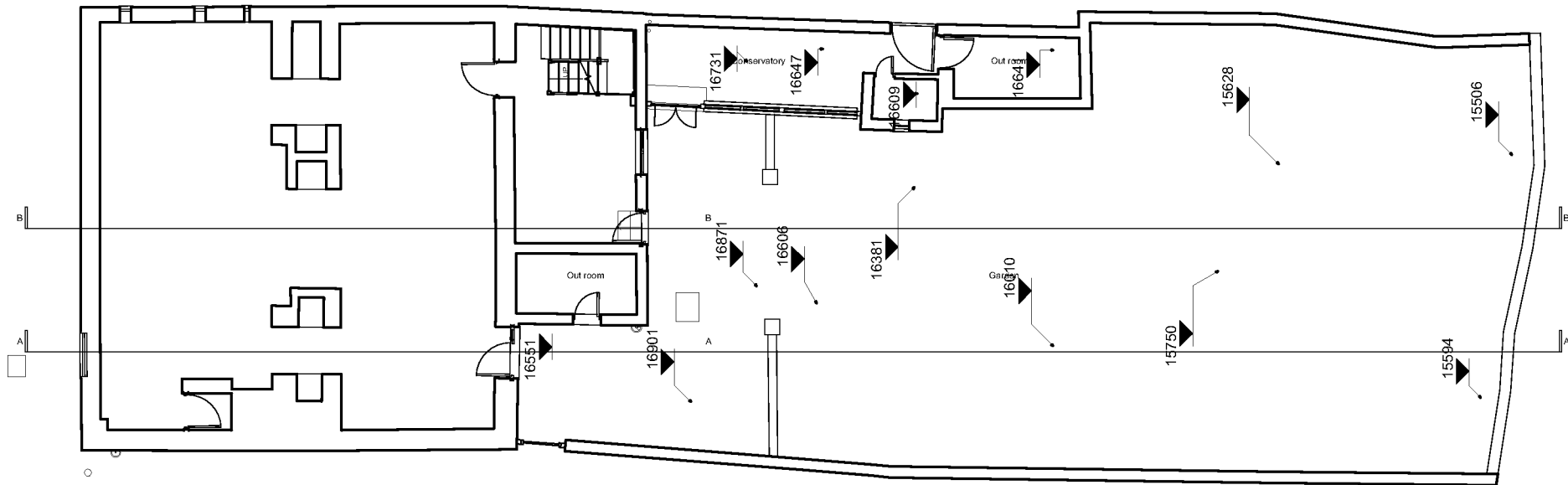
SITE PLAN
Scale: 1" = 20'0"

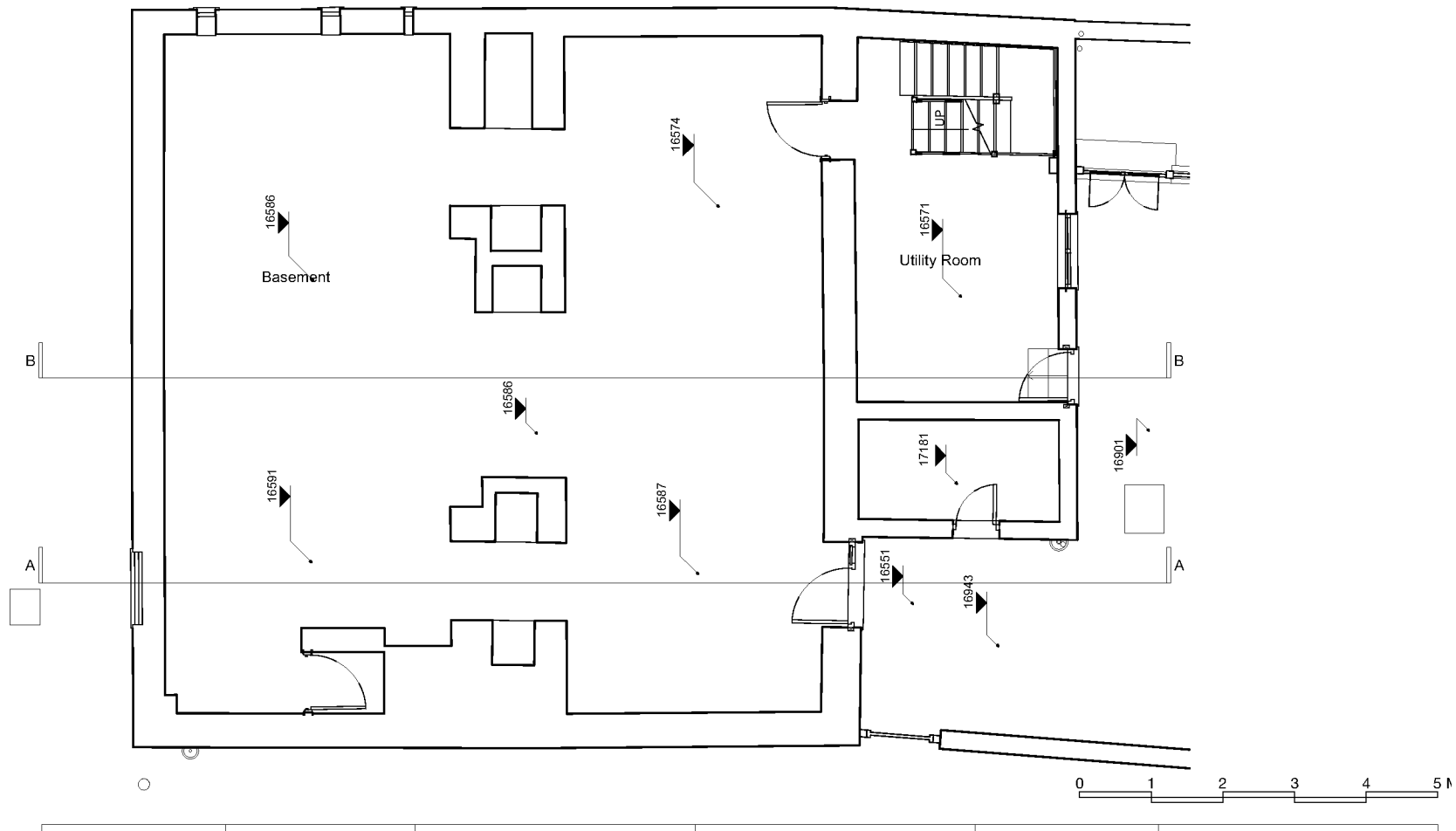


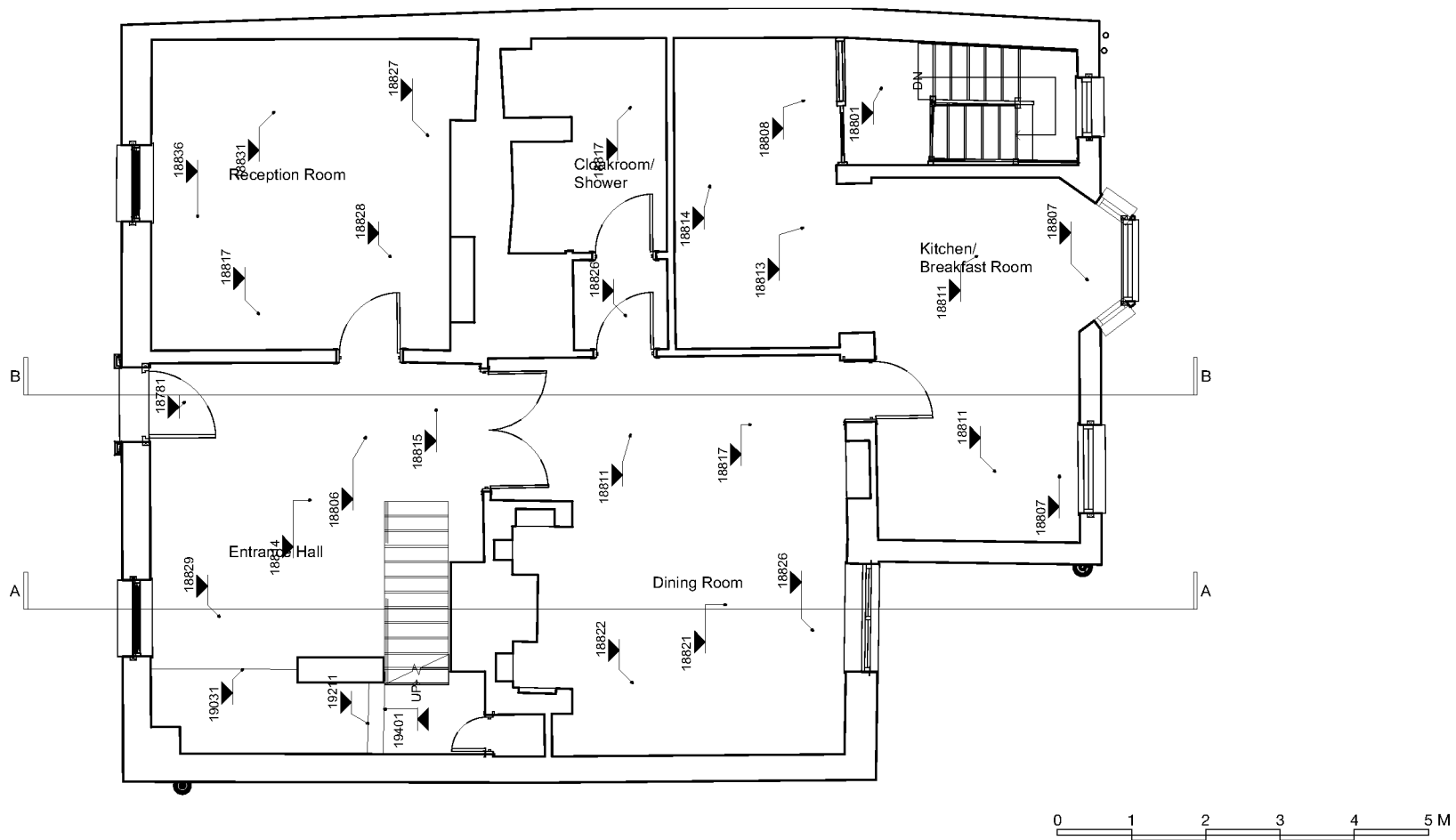
SECTION.

PREPARED BY: ARCHITECT DATE: 1977	
CHECKED BY: ARCHITECT DATE: 1977	
SCALE: 1" = 20'0"	
DRAWING NO.: 7/7/LB	
SHEET NO.: 1	

Appendix D - 2019 Survey Drawings

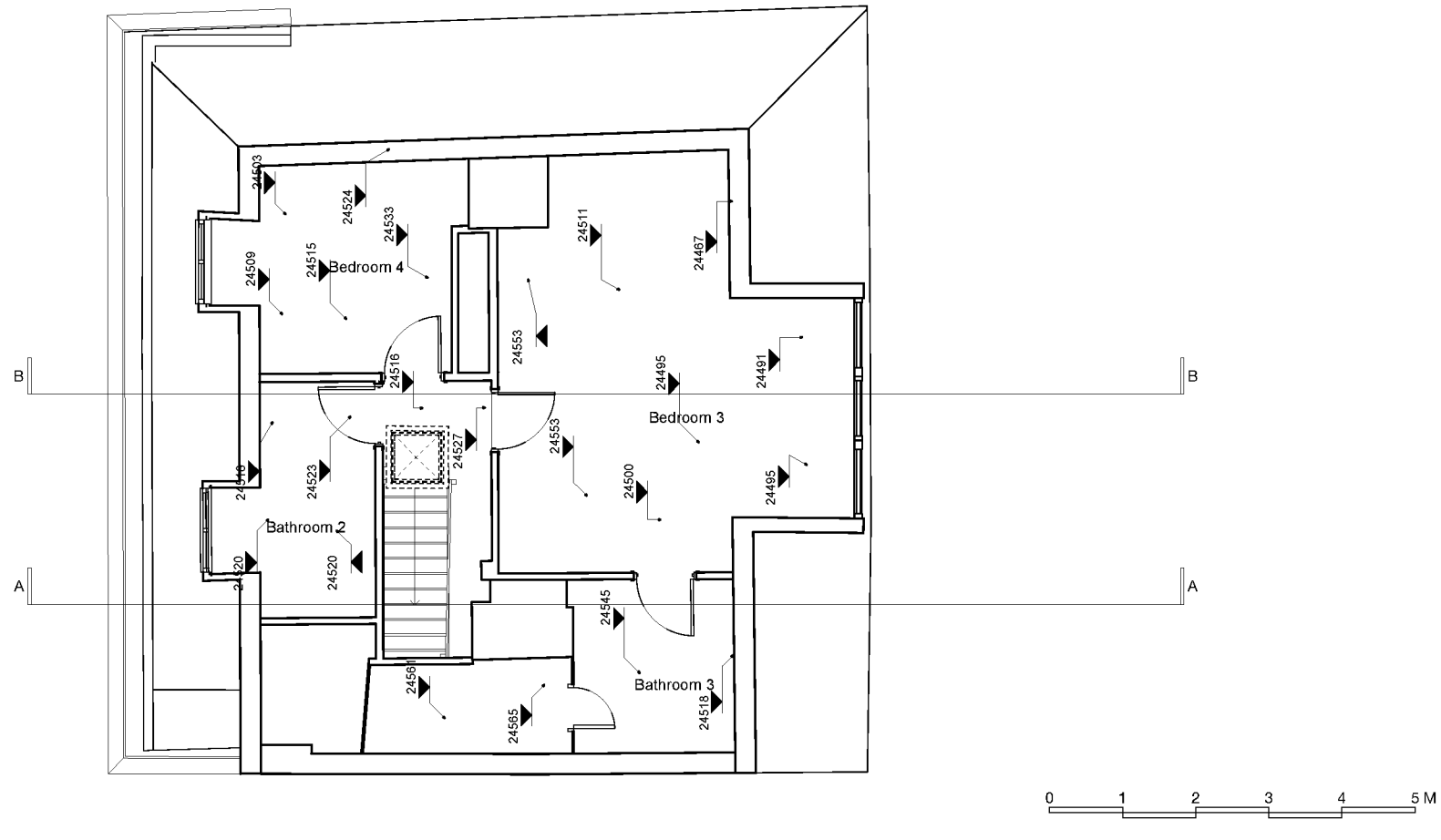


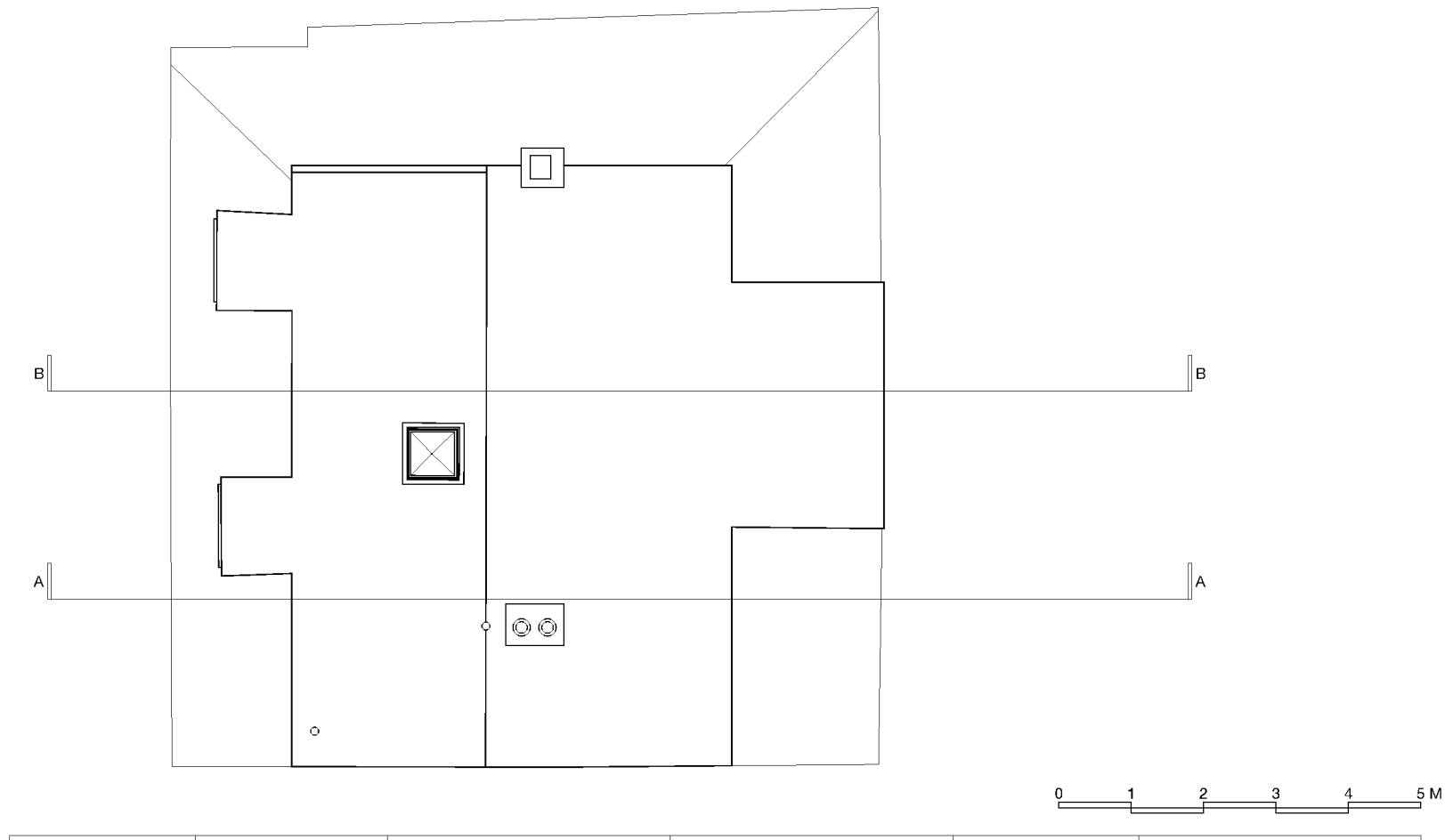




0 1 2 3 4 5 M





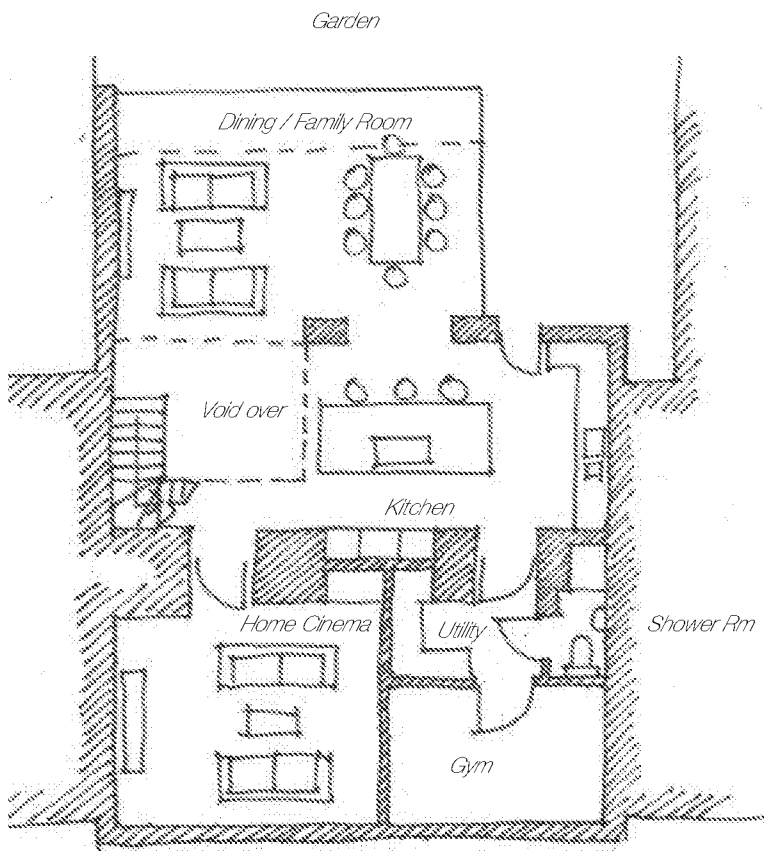




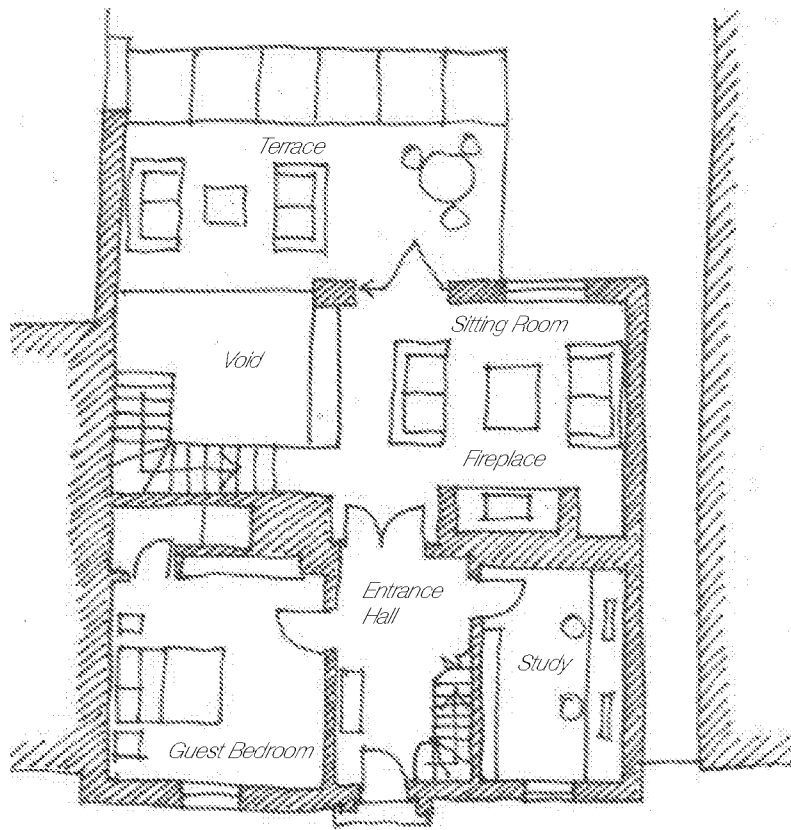




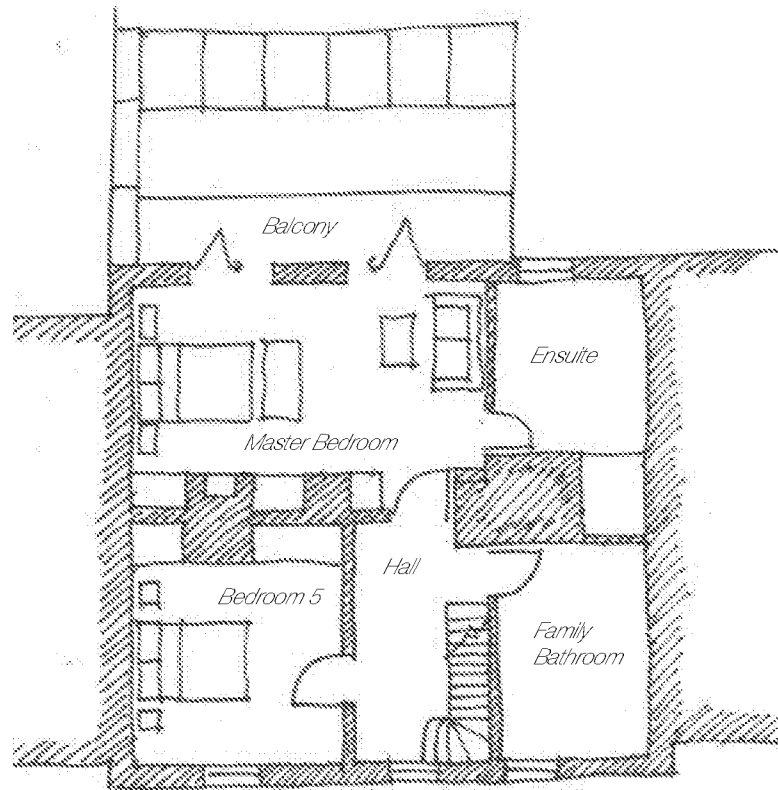
Appendix E - 2019 Pre-App Drawings



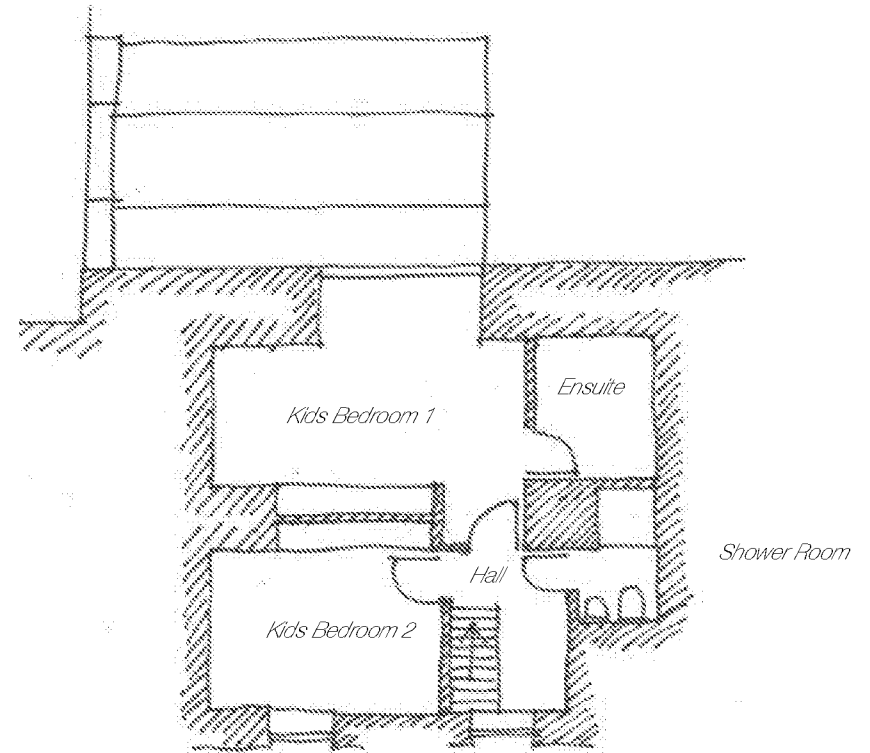
Sketch Lwr Grd Floor Plan



Sketch Grd Floor Plan

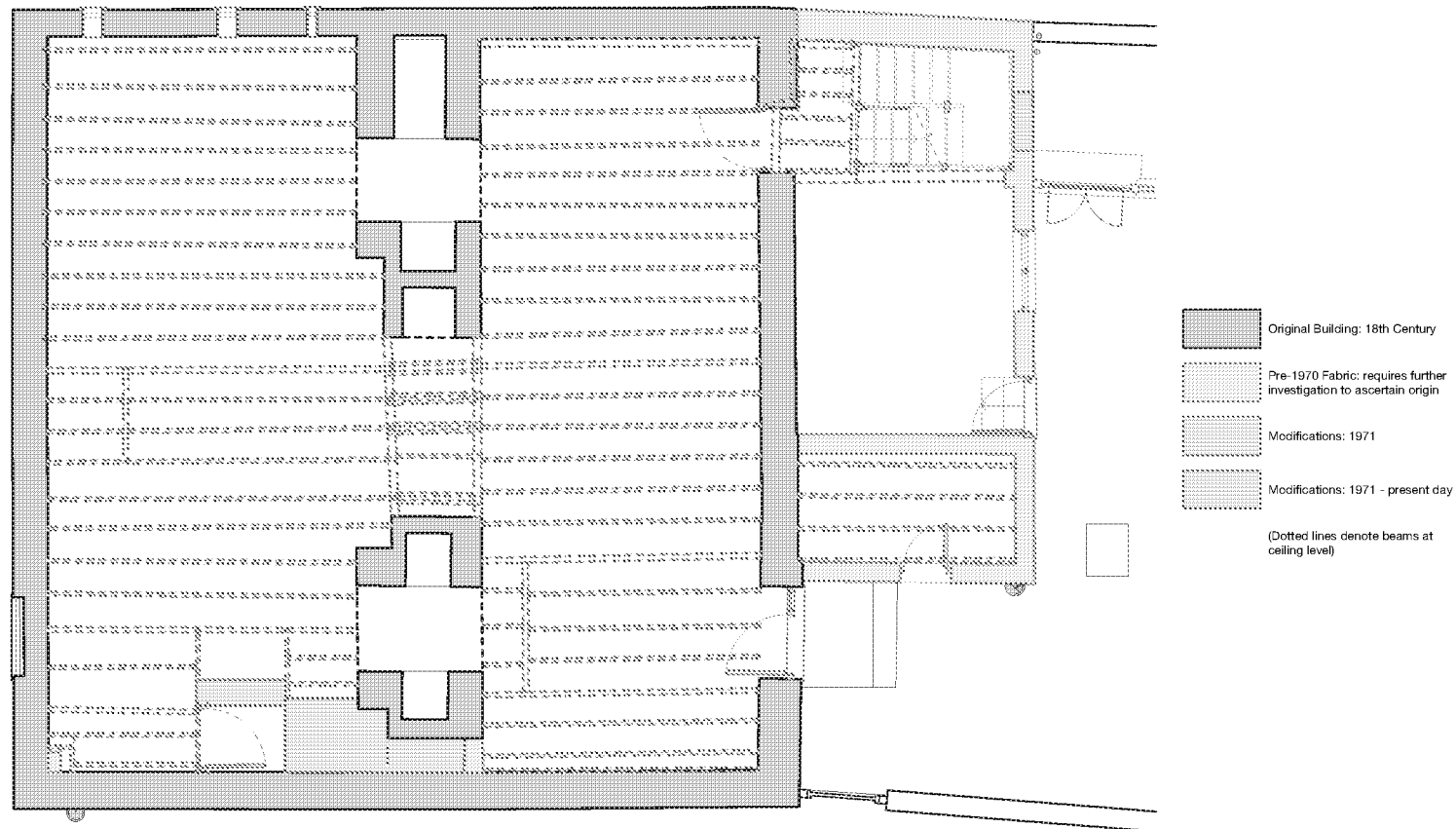


Sketch First Floor Plan

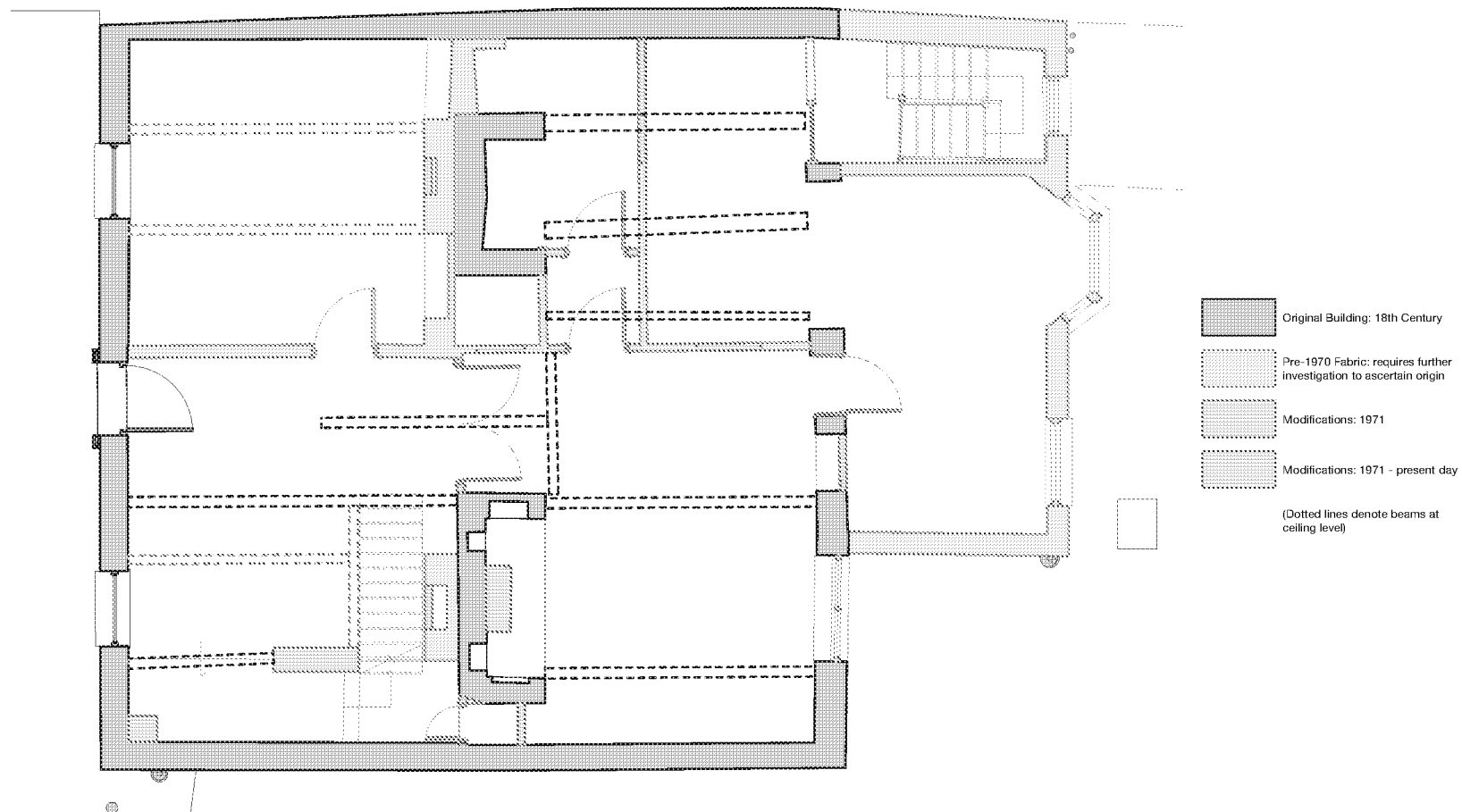


Sketch Second Floor Plan

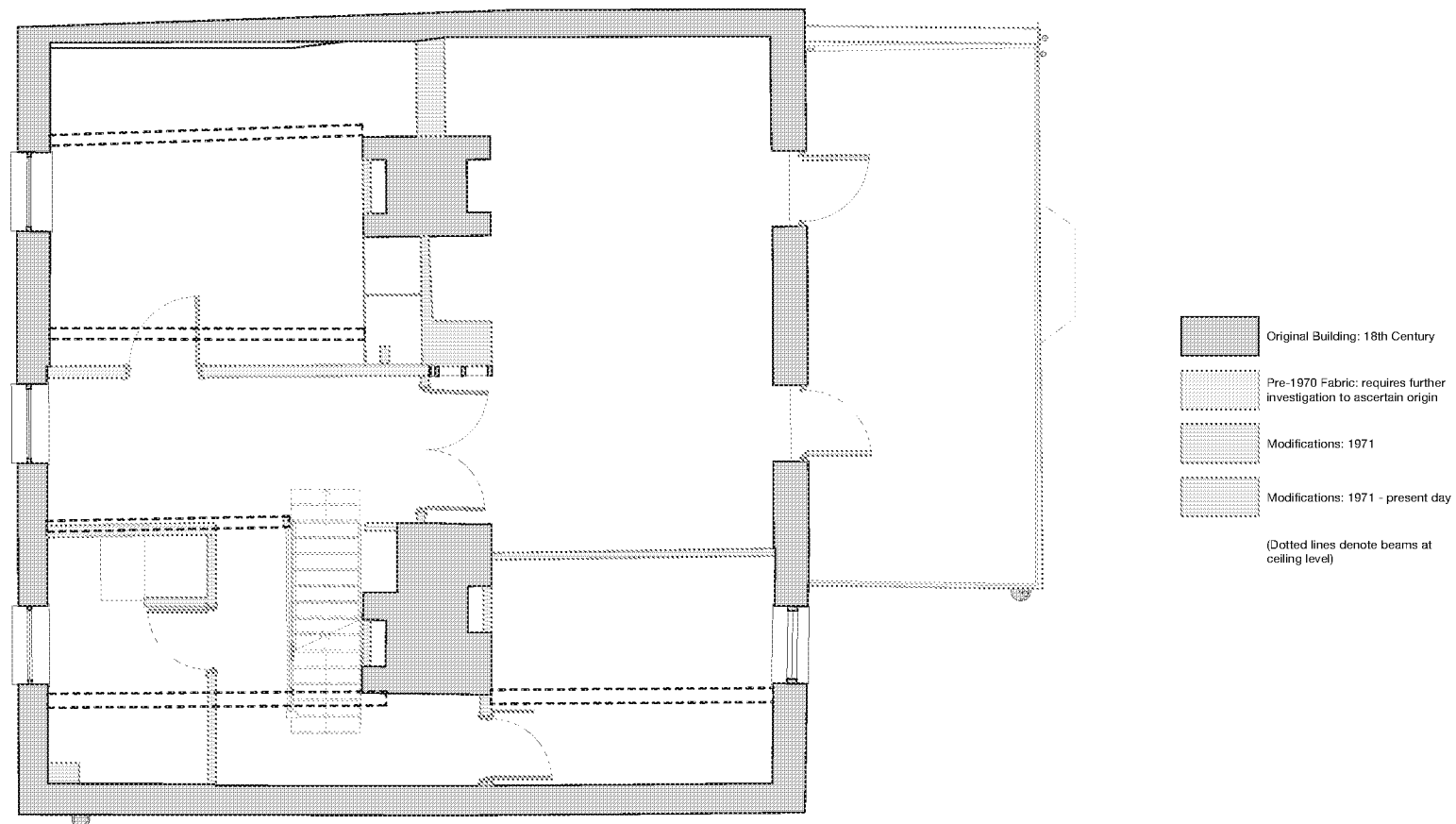
Appendix F - 2019 Historical Fabric Analysis Drawings



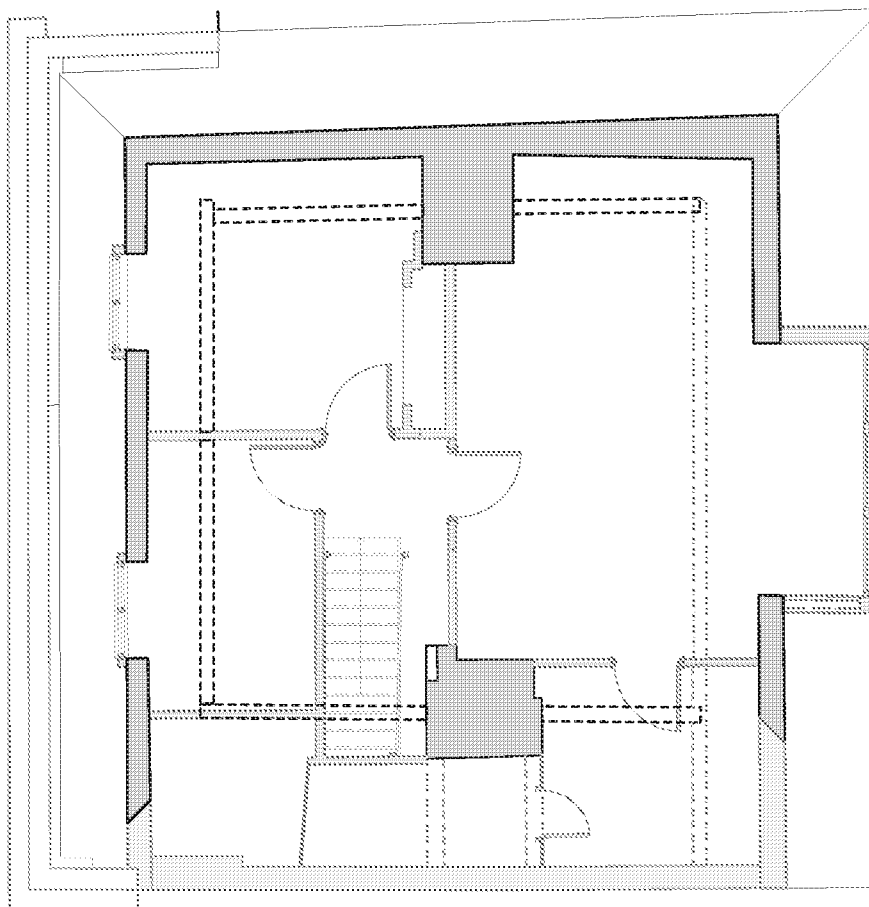
Historical Fabric Analysis - Lower Ground Floor Plan



Historical Fabric Analysis - Ground Floor Plan

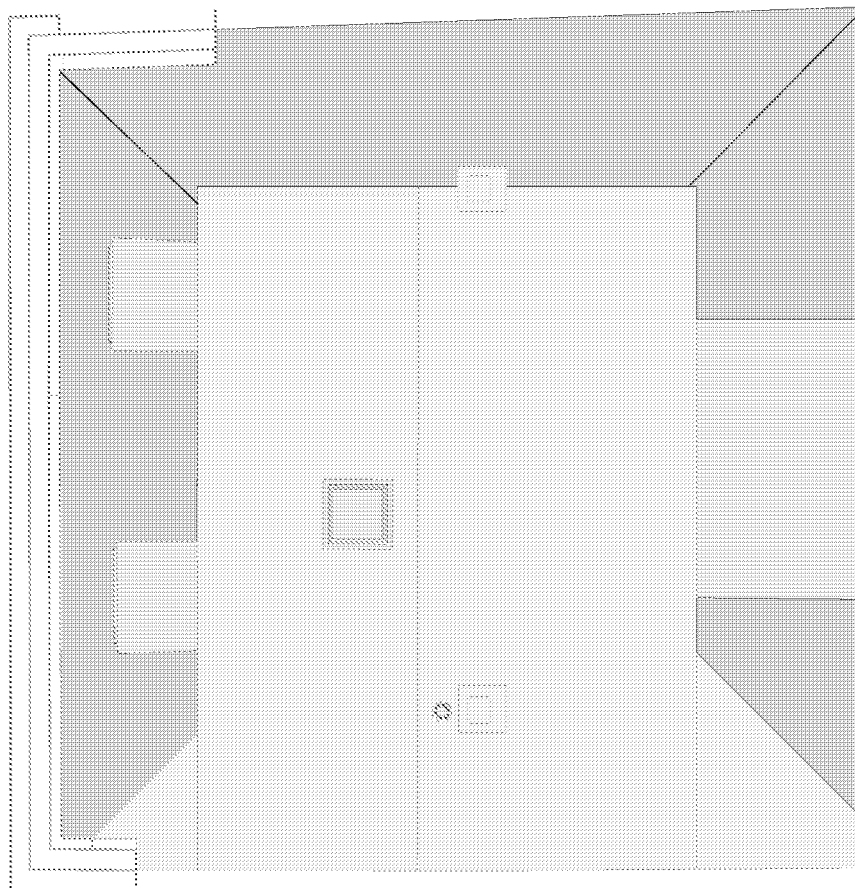


Historical Fabric Analysis - First Floor Plan



-  Original Building: 18th Century
 -  Pre-1970 Fabric: requires further investigation to ascertain origin
 -  Modifications: 1971
 -  Modifications: 1971 - present day
- (Dotted lines denote beams at ceiling level)

Historical Fabric Analysis - Second Floor Plan



- Original Building: 18th Century
- Pre-1970 Fabric: requires further investigation to ascertain origin
- Modifications: 1971
- Modifications: 1971 - present day

Historical Fabric Analysis - Floorplan

4120 - The Old Wheatsheaf, 51 Maltravers Street, Arundel, BN18 8BU

ARUN DISTRICT COUNCIL APP/136/19/L - December 2019