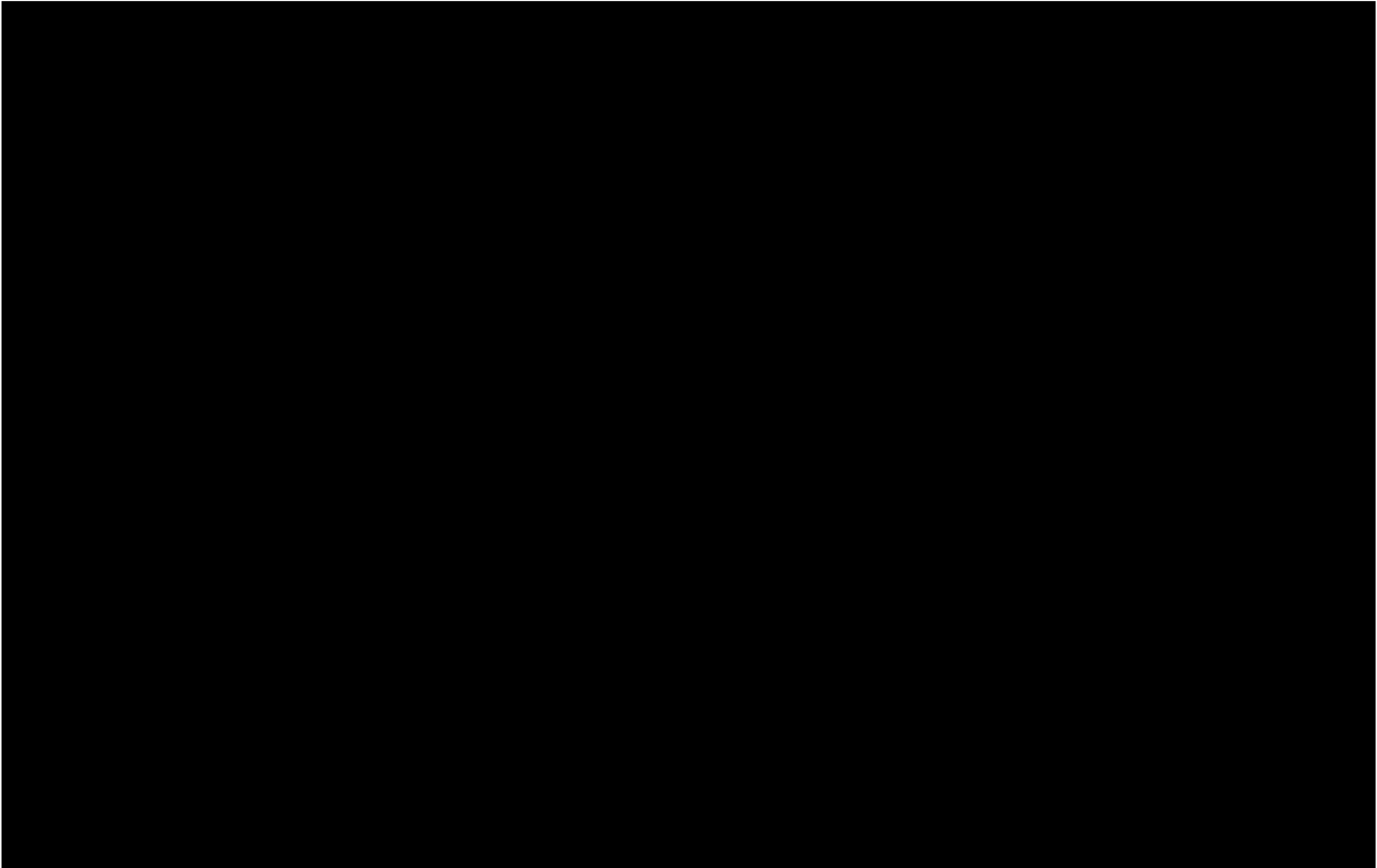




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 31 January 2020 17:18
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/135/19/HH & AB/136/19/L

AB/135/19/HH & AB/136/19/L

Proposed internal and external alterations 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.

The proposals relate to 31 Maltravers Street, which is a Grade II Listed Building. In addition to this, the building is also located within the Arundel Conservation Area and is surrounded by a mixture of listed and locally listed buildings.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Maltravers Street, in particular, is identified, towards the top of the hill, as being carved into the hillside with a raised carriageway on the northern side.

The Listed and Locally Listed buildings surrounding the site, all play a significant part of the established character of the local area. Properties are predominantly residential, terraced houses, which retain a wealth of original features and characteristics, relevant to their age of construction/alteration.

Number 31 Maltravers Street is considered to be an early C18 building, with a late C18 front elevation. It is of 2 storeys with basement and attic floors. The front elevation contains grey brick headers with red brick dressings. There is a hipped tile roof, along with two red brick chimneys. Windows consist of 3 ranges of double-hung sash windows with glazing bars. A deep stucco frieze to coved stucco cornice and blocking course is also present.

The building has not always had a residential use as seen today. It is noted that the applicant considers that a previous use was that of a public house. A number of alterations have been undertaken to the property, especially in the 1970's when extensive changes were made to the interior. These works have had an impact upon the character and layout of the building as experienced today. It is considered that the building is nevertheless of aesthetic and architectural significance.

Proposed works

I note that the intention is to carry out a significant amount of works to the building, including:

- 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.

I provide the following comments based on the information provided and the results of a site visit:

Internal alterations at lower ground floor, ground floor, first floor and second floor levels

It is clear that the intention is to undertake a substantial amount of works which will affect the layout of the building. The layout of a building is as important as the front elevation, and any works should be carefully considered. In this instance, there is potential to undertake internal works following the previously approved refurbishment in the 1970's. That is not so that they the works will not require careful consideration. The following comments are provided by floor level.

Basement:

The proposal to use the basement as part of the residential accommodation for both the host dwelling, as well as to create a separate annex, seems to be acceptable. The concept of sub-dividing the space will ensure that the it can be efficiently used and maintained. It would appear that the annex will be associated with the main residential use, and available for visitors. Such as proposal is acceptable.

The proposed works appear to 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.

Ground floor:

Based on the existing floor plan and the submitted heritage statement, it would appear that the layout of the ground floor has previously been altered. The loss of any modern fabric which was installed during the works approved in the 1970's is acceptable as it would not result in the loss of any historic fabric.

The works to the rear of the property at this level also offers the opportunity to introduce a 'nib' of walling so that what is considered to be the historic floor plan can be understood. This is a positive introduction and supported.

The relocation of the existing staircase should be acceptable, as it appears to be of a modern design. However, the replacement design should reflect the age and character of the building. If minded to approve the application, details of the staircase should be provided to the LPA by way of condition.

First floor:

The concept of re-arranging the layout to create, fewer bedrooms and a study seem to be acceptable, subject to details of the joinery.

Second floor:

Apart from the alterations to the stairs which I have already commented upon, the other proposals for this floor appear to be acceptable.

However, I note in the heritage statement in paragraph 6.11 that reference is made to exposing the original elements of the chimney. Does this refer to the fact that the brick will be left exposed. Such a concept seems to be acceptable in this roof location, subject to any existing material to be removed being of no heritage significance, and the method for removal not causing harm to the heritage fabric.

Insertion, and repositioning, of a new internal stair from lower ground floor to ground floor levels and alterations to the internal staircase from ground floor to second floor

There seems to be a clear and justified approach to the proposed works, which will affect more modern staircases which have been installed partly as a result of the 20C refurbishment. The success of these features will be related to their design, materials and treatment. Details of which should be provided, should consent be granted.

Alterations to fenestration of rear elevation at lower ground floor, ground floor, first floor and second floor levels

This seems to be acceptable as it will enhance the rear elevation of the building. Whilst drawings have been provided regarding the windows, I note that there are no measurements from which to understand if they will reflect the existing building. This could be provided, along with the other information (such as type of glazing) by way of condition.

Erection of new terrace (and stair to garden) at ground floor level on rear elevation

The concept of the new raised terrace and stair will introduce an additional seating area overlooking the rear garden. It is of a simple design and appearance which reflects the character of the building. Such a proposal will therefore have a neutral impact upon the asset.

If minded to approve the applications, details of the railings and their treatment will be required

Partial demolition of non-original outbuilding in rear garden and extension of retained portion

The proposal involves the loss of an existing modern conservatory style building which links the lower ground floor to an older outbuilding. The loss of this modern fabric will not harm the significance of the listed building and will allow for the rear elevation of the building to be enhanced.

Other works/comments

I note in the heritage statement that the intention is to sandblast the original timbers. This will have to be carefully considered in order to ensure that the original fabric is not harmed. If minded to approve the application you might wish to request that further details are provided, and potentially a sample panel/area provided for an onsite inspection.

Likewise, I note in the statement that reference is made to the fact that all modern joinery will be removed and replaced in a manner appropriate to the style and status of the original building, where as another reference refers to it being understated and contemporary.... Which is correct? Either way, details of the skirtings etc should be provided to the council by way of condition, if minded to approve the application.

It is noted that the rear window in the second floor (roof) is not particularly appropriate for the listed building. It is suggested that the proposed alterations to this element of the building improve the elevation and form a 'conservation gain' for the building. Such a proposal is a positive improvement and capable of support.

The concept of the new opening in the garden wall, and the associated gate seems to be acceptable. Careful consideration should be afforded to any works in order to ensure that the flint wall is not damaged. However, no information has been provided with which to inform a decision. What will the opening look like, what will happen to the material removed, what will the new gate look like and how will it be treated?

Details of the internal doors have been provided as part of the proposals; however, it is not clear why such a style has been chosen for all of the doors when they do not seem to reflect the character or Age of the building? At present they seem to be appropriate to a cottage, as opposed to a more genteel looking home, and are problematic.

Likewise, it is not clear what glazing systems are proposed for the new windows. Please can this be confirmed?

Details of all joinery, including any new cupboard doors should be provided to the LPA if minded to approve the application. Details of the colours of any external joinery should also be provided.

Conclusion

On balance, and subject to the supply of additional information by way of condition, it is considered that the proposals will not harm the significance of the assets. As a consequence, the proposals 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).

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