



Design, access and heritage statement

**Herricks House, School Lane, Arundel, West Sussex, BN18 9DN
– Internal and external alterations**

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– Internal and external alterations

Chapter 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in accordance with this guidance.

Site and surroundings

Comprises a three-storey dwelling house and cellar located on the east side of School Lane close to the junction with Tarrant Street. The area is mixed in character with dwellings and commercial uses interspersed.

History

Presumably built as a dwelling in the eighteenth century but later converted into a public house, known as The Newburgh Arms. The public house included No.72 Tarrant Street and Newburgh House in School Lane together with the application dwelling. It would appear that the conversion of the former public house into three dwellings occurred in the latter part of the twentieth century.



Figure 1. Application dwelling on left hand side with hood over front door.
Photograph dates from 1914.

The proposals

Various internal and external alterations are proposed as follows:

1. New front door and door surround to match the neighbouring dwelling (Newburgh House). See Figures 4 and 5.
2. New rear door to replace existing but more suitable design. See Figure 3.
3. Replacement stairs and balustrade to cellar. See Figures 6 and 7.
4. New WC in cellar. See Figure 9.
5. New door to create en-suite. See Figure 10.
6. Wardrobe and linen cupboard to be removed from bedroom. See Figure 10.
7. Door to first floor hall to be blocked-up. See Figure 11.
8. Door to second floor hall to be blocked-up. See Figure 12.
9. Small front room on second floor to be converted to bathroom. See Figure 13.
10. Removal of existing shower rooms walls on second floor to create larger bedroom.



Figure 2. The frontage to School Lane.



Figure 3. Existing back door.



Figure 4. Existing front door and surround.



Figure 5. Front door and surround (Newburgh House).

Relevant legislation

Section 16 of The Planning (Listed Buildings and Conservation Areas)

Act 1990 requires local planning authorities, in determining applications, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Listed Building Consent is required for the demolition or alteration of a listed building in any manner which would affect its character as a building of special architectural or historic interest.

Section 72 of the Act requires that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Heritage assets

The application dwelling is a statutory listed building which is a designated heritage asset as defined in the NPPF (see Historic England List Description as Appendix A).

The dwelling is also located within the Arundel Conservation Area. This is also designated heritage asset as defined in the NPPF.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled *Conservation Principles* identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential.

The application dwelling, being a listed building, has primarily aesthetic value derived from its surviving external form and design. It has a medium level of significance and makes a positive contribution to the character and appearance of the conservation area. It should be noted there are no historic features that survive internally. The photographs forming part of this statement illustrate this fact. All of the internal walls are dry-lined and floors and ceilings appear to be modern. Internal doors, architraves, skirting boards and staircases all date from the late twentieth century, presumably when the conversion from a public house to residential took place.

The conservation area has values covering all four of the areas set out in the *Conservation Principles* document. It has a high level of significance. The description of the conservation area from the council's records is set out below.

Arundel is located astride the banks of the River Arun, north of the urban coastal area. Arundel Conservation Area was designated in March 1975 and is recognized as being of outstanding quality.

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. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when

the town grew as a market settlement.

The Conservation Area consists of the Castle and its grounds and the old town, Arundel Castle was first built in 1076 by Roger de Montgomery, who was made Earl of Arundel by King William. The Castle was ruined in the Civil War and it was not until 1790 that the 11th Duke of Norfolk made it habitable again. Most of his work was replaced by the 15th Duke in the 1890s.

The broad High Street once ran down to the river but the lower part has long since been encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to the Town Quay.

There are two very attractive streets leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The street contains a great variety of distinctive houses. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops. At the top of the hill High Street joins London Road, which runs past the 14th Century Parish Church of St. Nicholas and the 19th Century Catholic Cathedral of Our Lady and St. Phillip Howard, which dominates the distant view of the town.

Impact on heritage assets

The very limited external alterations proposed would enhance the character and appearance of the conservation area by providing more appropriate and sympathetic features. In particular the proposed door surround with fluted pilasters, brackets and an open pediment would be more appropriate than the existing door surround. Furthermore, the listed building would be better presented to the streetscene. The internal changes proposed are modest and would not impact on the special architectural or historic interest of the dwelling, which is now very largely limited to the street appearance and external built form. The spiral staircase to be removed is modern and somewhat incongruous. The new staircase would follow the original location of a previous staircase, since removed.



Figure 6. Balustrade to cellar staircase.



Figure 7. Spiral staircase to cellar.



Figure 8. Existing modern staircase.



Figure 9. Recess in cellar.



Figure 10. Door is proposed below top light to en-suite bathroom on first floor.



Figure 11. Door to be blocked-up.

Heritage and planning policy

The Arun District Local Plan has recently been adopted. There are a number of policies that have some relevance to the application proposals in respect of the built heritage, these are:-

HER SP1 - The Historic Environment

HER DM1 - Listed Buildings

HER DM 3 - Conservation Areas



Figure 12. Door to be blocked-up on top floor.



Figure 13. Room to be converted to bathroom on top floor.

All of these policies follow advice set out in Chapter 16 of the NPPF. In respect of the application proposals the requirements is to retain listed buildings and ensure that extensions and external alterations are sympathetic to the character and appearance of the host property would be met by the application proposals. The setting of listed buildings should be respected and development within a conservation area should preserve or enhance the character and appearance. The application proposals would enhance both the character and appearance of the conservation area.

It is considered that the application proposals would comply with advice in Chapter 16 of the *NPPF*. Paragraphs 193, 194 and 195 suggest that where development would cause substantial harm to the significance of designated heritage assets there must be clear and convincing justification. Paragraph 196 states that where less than substantial harm would occur this should be weighed against public benefits, including securing the asset's optimum viable use. Paragraph 192 asserts that new development can make a positive contribution to local character and distinctiveness.

The *English Heritage (now Historic England) Conservation Policies and Guidance* (2008) provides comprehensive guidance on the built heritage. Paragraph 138

advises that *New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

Overall it is considered that the proposed development would enhance the heritage asset that is the conservation area, compared to the existing appearance of the dwelling, by respectful alterations to the front entrance. Furthermore, such alterations would also preserve the special architectural and historic interest of the listed building.

The Historic Environment Planning Practice Guide was not been cancelled following the issue of the *National Planning Practice Guide*. This guide provides some advice on alterations and additions. It is considered that the proposed development would be in line with wording in Paragraphs 178,179,180 and 182. The proposed development would respect the special architectural and historic interest of the building. In particular, the new work would not dominate, the plan form would be largely unaltered and the design would follow the character and appearance of the original building.

Assessment

The application proposals have been carefully conceived to ensure a sympathetic relationship with the host building and as such the impact on the conservation area and statutory listed building would be agreeable and not harmful to their significance.

Appendix A

Statutory Address: THE NEWBURGH ARMS, 72 AND 74, TARRANT STREET

County: West Sussex

District: Arun (District Authority)

Parish: Arundel

National Grid Reference: TQ 01518 06913

1. 5401 TARRANT STREET (North Side) Nos 72 and 74 (The Newburgh Arms) TQ 0107 1/71

II GV

2. Mid C18. Flint with red brick dressings. Stuccoed on south and west elevations. Hipped tile roof. Red brick chimneys. 3 storeys. Eaves cornice with moulded brick modillions. South elevation has 1 range of double-hung sash windows with glazing bars, that on ground floor with keystone; and 1 segment-headed cellar window with iron bars. 2 elevations face approximately south-west, but are not in same plane. That nearest south elevation has 1 oculus on 2nd floor, 1 double-flung sash window with glazing bars on 1st floor; and 1 6-panelled door, partly glazed and with 2 panels fielded, in panelled reveals and surrounded by moulded frame, with pediment taken on consoles, and 4 limestone steps up. Elevation nearest west has 1 range of double-hung sash windows with glazing bars, and 1 blocked cellar door. West elevation has 3 double-hung sash windows with glazing bars on 1st and 2nd floors, and 2 on ground floor, 1 4-panelled door in moulded frame, with pediment taken on consoles, ornate C19 lamp bracket in pediments, and 3 ashlar steps up. 1 C19 door with 2 moulded and fielded panels, and top half glazed, in plain reveal and up 1 ashlar step. 1 segment-headed planked cellar door.

Nos 36 to 64 (even) and Nos 70 to 74 (even) form a group with Nos 83, 85 and 91 to 101 (odd).

Listing NGR: TQ0151806913