

**37 KING STREET,
ARUNDEL,
WEST SUSSEX**

**DESIGN AND ACCESS / HERITAGE STATEMENT
TO ACCOMPANY
PLANNING / LISTED BUILDING APPLICATION
FOR ALTERATION AND EXTENSIONS**

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INTRODUCTION

The application briefly comprises various internal alterations – including the formation of a new bedroom within the existing loft - and rear extensions at 37 King Street, Arundel, West Sussex.



Front elevation (unaffected by proposals)

Briefly, the proposals comprise the following:

- Removal of existing modern staircase. Alterations to existing floors and beams, and insertion of new staircases serving all floors.
- Construction of new studwork partitions at first floor level to form bathroom and cupboards.
- Conversion of existing loft space to form bedroom. Construction of new dormer window to rear roof slope.
- Construction of single storey rear extension to full length of existing rear outshoot. This extension would have a part pitched, part flat, and part glazed roof together with new brickwork parapet walls to complement existing detailing. The overall appearance of the extension would improve and enhance the property, and would not have any detrimental effect on any specific areas of architectural or historic merit.

A broadly similar approach to a single storey rear extension has previously been granted planning and listed building consent (refs AB/117/12/ and AB/118/12/L) at The Old Bakehouse, 27 King Street, Arundel, in addition to a number of other similar properties in the vicinity.

- Formation of utility room / pantry, and shower room within existing kitchen area. The broad internal footprint of this part of the property – together with the existing chimney breast and stack above - would be retained so that the historic layout would remain clearly identifiable.

HISTORY OF THE BUILDING

The property is a Grade II listed building, and has a listing description as follows:

1. 5401 KING STREET (West Side) ----- Nos 13 to 43 (odd) TQ 0107 1/78A II GV
2. Early C19. (Reputedly built by French prisoners during Napoleonic Wars). Terraced cottages. Beach flint. Brick dressings and chimneys. (Nos 13 and 25 are white- washed). Pitched slate roofs. 2 storeys. Brick modillion cornice. 1 window range each, except for No 25 (The Old Ship Public House) which is double-fronted. Windows segment-headed, double-hung sashes with glazing bars, except for Nos 17 and 27 which have modern casements. Doorways segment-headed (Nos 31-9 with gables on wooden brackets), except for tics 13-23 (odd), 27 and 29 which have fanlights. Nos 13 to 43 (odd) form a group.

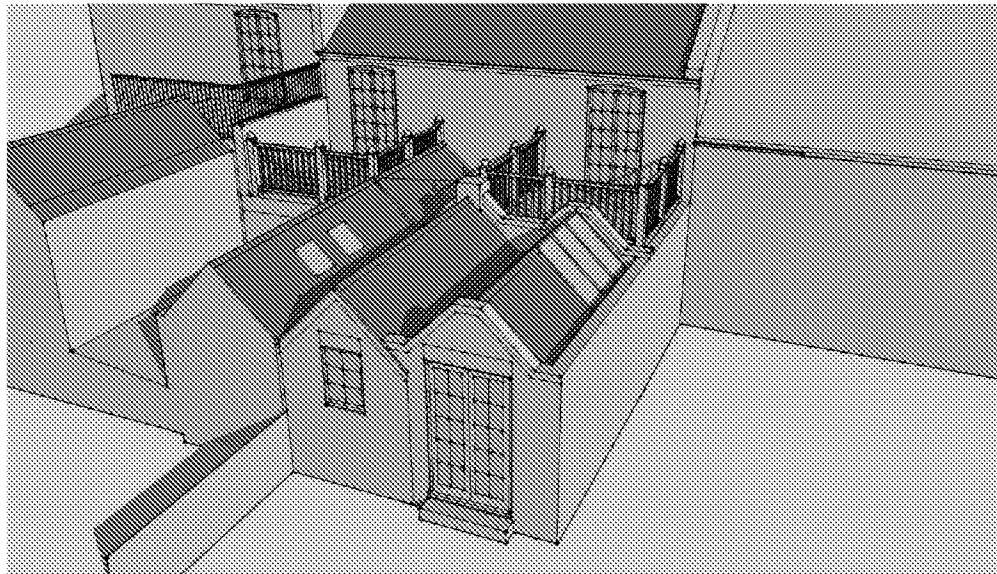
The group of properties were listed on 7 October 1974.

DESIGN PRINCIPLES AND CONCEPTS (RELATING TO LISTED BUILDING STATUS)

37 King Street is clearly of some architectural and historic interest. We believe our proposals for the formation of a new room within the loft space, and the various internal alterations and external additions are a sensitive and sympathetic approach to improve this property in an appropriate manner, and would not harm any areas of the building which are of particular historic or architectural interest. The proposals would not have any effect on the front elevation. The various elements of the proposals are detailed below:

- **Proposed rear dormer window** – this would be of timber construction, in a traditional style (rather than PVCu) and would follow similar proportions of the existing dormer window to the adjacent property. The new dormer window would help to balance the rear elevation of the pair of properties (37 and 39 King Street);

- **Rear extension** – the existing single storey rear closet wing is clearly not part of the original structure as the masonry to this part of the house is not bonded in to the main rear wall in any way. Also, the rear wing is constructed of brickwork whereas the rest of the property is in flintwork. The rear wing was evidently built in two separate stages, and the rearmost part especially is of very limited historical significance. Historic maps clearly indicate that the front part of the house was constructed initially (sometime between 1783 and 1841), and that the single storey section to the rear was subsequently added at some point prior to 1897. A substantial amount of the part of the rear wing closest to the main rear wall shall be retained as part of the proposed work, and the layout and general configuration shall still be clearly evident. Broadly similar, single storey rear extensions have previously been granted planning and listed building consent at 19 King Street (ref AB/122/13/L and AB/121/13) and 27 King Street (ref AB/118/12/L and AB/118/12). These proposals follow similar principles and would not be detrimental to the character and appearance of the historic building.



Sketch of rear elevation showing proposed rear extension, and first floor rear doors to 37 King Street in the context of 39 and 41 King Street

The flat roof forming part of the extension shall be discretely located. It is necessary to form this small flat roof in order to achieve adequate internal headroom. An external terraced area with timber balustrading shall be formed above this flat roof – with access from a pair of new glazed timber doors from the rear bedroom - and this follows a similar approach that has previously been implemented by both 39 and 41 King Street.

37 and 39 King Street were clearly originally constructed as an adjoining pair of properties – with a shared blind window to the front elevation – and the construction of a first floor terraced area together with access doors would help to balance the rear elevation.



Sketch of rear elevation showing proposed dormer window, rear extension, and first floor rear doors to 37 King Street in the context of 39 and 41 King Street

The glazed elements of part of the new roof would help the extension to have a lightweight appearance and not to visually compete with the historic core of the house.

- **Staircase** – The existing staircase was probably installed around 20 or 30 years ago and is of a modern 'ranch' design which is not in keeping with the historic property. There is some evidence to suggest the staircase was not always in this location (such as the presence of relatively modern beams), and that current internal partitions have been removed or relocated on a previous occasion. Most, if not all, of this type of property in King Street have the staircases in the location we are now proposing, and we believe this would enhance the property.



Photo showing existing modern staircase, beams and piers to be removed

To summarise, we believe the proposals as a whole would significantly enhance this property which has previously been relatively neglected over a period of time.



Panoramic rear elevation (no.37 to centre of picture)

ASSESSMENT OF PHYSICAL CONTEXT

The building is a mid-terraced house located in an urban area in the heart of the historic part of Arundel, and has a long rear garden.

There would not be any issues relating to overlooking between the site and other neighbouring properties, or any possible issues relating to loss of privacy.

DESIGN PRINCIPLES - THE USE

The existing use as a single residential dwelling would be unaffected as a result of the proposals.

AMOUNT OF DEVELOPMENT

The property currently has a gross internal floor area of approximately 61.9m². The loft conversion would result in an additional floor area of 12.4m², and the ground floor extensions would result in an additional floor area of 14.9m². Therefore, the total proposed approximate floor area would be 89.2m².

INVOLVEMENT OF LOCAL INTERESTS

Some informal consultations were originally carried out with the local planning authority, and some amendments to the initial design proposals were implemented. Planning and Listed Building applications were subsequently submitted (refs AB/96/14/HH and AB/97/14/L) but these were refused consent. Some amendments have now been made to the proposals.

SCALE

The rear ground floor additions would be of a fully appropriate scale and would be fully subordinate in scale and appearance to the main two storey portion of the house. The proposed rear dormer window and external first floor terraced area would be of a very similar scale to that of the adjoining property (39 King Street) and would help to balance the rear elevation of the pair of properties.

LAYOUT

The existing layout of the site including access arrangements to the front of the house shall be entirely retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies have been taken fully into consideration with the design proposals (together with an explanation of how the proposals comply);

Arun District Council Emerging Local Plan –

- **D DM1 – Aspects of Form and Quality**

This policy covers a number of different aspects as follows: character, appearance / attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, and public art. The only aspects relevant to this application are those relating to character and appearance / attractiveness.

We are of the firm opinion that the proposals have been well considered and would be of an attractive appearance which would be fully complementary to the existing host building.

- **D DM4 - Extensions and alterations to existing buildings**

When considering applications for extensions and alterations to existing buildings, the Council will require that:-

- a. The extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*

The proposals would infill an existing rear area and would be fully integrated with the existing building. External materials would match existing, and the form, scale and massing would be entirely appropriate.

- b. The extension or alteration is visually subservient to the main building and provide a high standard of amenity;*

The proposed extension would be entirely visually subservient to the existing building, and would not be visible in any way from the front of the building.

- c. The extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*

The proposed extension would be single storey only and would not have any adverse effect on neighbouring properties.

- d. In street characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*

This part of the policy is not relevant.

- e. The extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.*

King Street is generally characterised by small terraced cottages with rear outshoots. Many of the areas between the outshoots have previously been infilled with single storey extensions, and accordingly these proposals would follow the general pattern of previous developments.

- **HER DM1 - Listed Buildings**

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*

The proposals would not cause harm to the historic nature of the existing property.

- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*

The proposals would not cause any harm to the architectural and historical features of the property.

c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;

No items of architectural or historical interest would be adversely affected by the proposals.

d. Protect the special interest of buildings of architectural or historic interest; and

No items of architectural or historical interest would be adversely affected by the proposals.

e. Protect, and where possible enhance the setting of the building.

The setting of the building would not be adversely affected.

- **HER DM3 – Conservation Areas**

This policy deals with proposals within or affecting the setting of a Conservation Area. The proposals would have no effect on the front appearance of the property, which is the most readily visible part of the property within the Conservation Area. The rear extension would only be fully complementary to the style and appearance of the existing property and would not have any detrimental effect on the appearance of the Conservation Area.

Arun District Local Plan 2003

- **Policy GEN7.** This states that '*planning permission will only be granted for schemes displaying high quality design and layout*', and goes on to set out various criteria for which development will be permitted. The details of the policy are briefly as follows (together with details of how the proposals comply):

(i) Make efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwelling per hectare.

The proposals make good use of an existing property which has been neglected for a number of years and now requires some improvement and updating.

(ii) Demonstrates that it responds positively to the identified characteristics and resources of the site to create attractive places and spaces with the needs of people in mind and respect and enhances local distinctiveness.

The principle (front) elevation of the property would be entirely unaffected, and the proposed rear extension would only be partly visible to the occupants of the immediately adjoining properties. The proposals have been sensitively and appropriately considered and designed to minimise any possible visual impact.

- (iii) *Promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car.*

This part of the policy is not relevant.

- (iv) *Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property, and, where relevant, facilitates the development of adjoining site.*

The proposals would not have any adverse impact on adjoining owners.

- (v) *Takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property.*

This part of the policy is not relevant.

- (vi) *Retains significant open or wooded areas which, in their own right, make a material contribution to the local environment.*

This part of the policy is not relevant.

- (vii) *Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians.*

This part of the policy is not relevant.

- (viii) *Provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with GEN20.*

This part of the policy is not relevant.

- **Policy DEV19**

Planning permission will be granted for extension to existing residential buildings, provided that:-

- (i) *The extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and material;*

The proposals would infill an existing rear area and would be fully integrated with the existing building.

- (ii) *The extension is visually subservient to the main building;*

The proposed extension would be entirely visually subservient to the existing building, and would not be visible in any way from the front of the building.

- (iii) *The extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*

The proposed extension would be single storey only and would not have any adverse effect on neighbouring properties.

- (iv) *In streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary*

This part of the policy is not relevant.

- (v) *The extension does not compromise the established spatial character and pattern of the street.*

This part of the policy is not relevant.

- **AREA 2**

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

The proposals would have no effect on the front appearance of the property, which is the most readily visible part of the property within the Conservation Area. The rear extension would only be fully complementary to the style and appearance of the existing property and would not have any detrimental effect on the appearance of the Conservation Area.

National Planning Policy Framework (2012)

Chapter 7 – Requiring Good Design

This deals with general principles of good design but does not provide specific guidelines. We believe the proposals follow sound design principles.

Chapter 12 – Conserving and enhancing the historic environment

This refers to the fact that local planning authorities '*should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*' and goes on to state that local planning authorities should refuse consent where it would lead to '*substantial harm*' to a designated heritage asset. It is our view that the proposals would not lead to '*substantial harm*'. The proposals clearly preserve the fabric of the original portion of this historic building and would not have any negative impact on the appearance of the existing property.

South East Plan 2009 Policy BE6 – Management of the historic environment

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

We believe the proposals would not have any negative impact on the appearance of this Listed Building, and accordingly, we believe we comply with this policy.

DETAILED DESIGN STATEMENT

To summarise this, we have adopted a approach of retaining as much of the original historic structure as possible, and ensuring that new work is of a style, scale and appearance to complement and enhance the existing building. This would have no impact on any features of architectural or historic interest. Specific items have been addressed below:

Landscaping and Planting - No new planting or landscaping is proposed as part of this application, and no existing planting shall be removed.

Appearance - The appearance of the proposed rear extensions would fully complement the existing building. The existing front elevation would be entirely unaffected.

ACCESS

Existing access to the site shall be entirely retained as existing.

EVALUATION

The importance and significance of this Grade II Listed building has been fully evaluated, and we believe the proposals would improve and enhance the existing appearance and would not result in any damage to the integrity of the historic structure or fabric.

SUMMARY

In conclusion, we believe the appearance and layout of the existing building would be improved as a result of these proposals, and no area of architectural or historic importance would be adversely affected.

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