

DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT
for
Internal alterations and enhancement/restoration works including replacement of modern
inappropriate windows and removal of modern external plastic foul drainage pipework.

at
23 King Street
Arundel
West Sussex
BN18 9BJ

Context

This residential property is a mid-terrace house within the Conservation Area of Arundel. The original house is built of flint with brick dressings with a brick dentil eaves and a slated pitched roof over.

It is likely that the rear two storey addition is a later phase of development of brick and timber construction with a slate roof. A mono pitched single storey slate roof lean-to with a small area of slate hanging links the two storey addition and a dual pitched slate roofed brick privy structure.

Background

Householder and Listed Building Consent applications (refs: AB/112/14L and AB/101/14/HH) to *"remodel existing house, including the upgrade of walls with insulated plasterboard, addition of 2 No new doors & 1 No new window on ground floor, removal of external wall render on first floor & change of design of roof over rear utility & WC"* were submitted in August 2014 and were not objected to by either the Town Council or the Conservation Area Advisor Committee.

The only objection to our applications were raised by Ian Wightman following a desk based assessment in which he misdirected himself as a result of not having visited the site and in which he himself acknowledged his "lack of understanding" of the proposals.

In order to prevent the applications being refused we were obliged to withdraw the applications in October 2014.

We have prepared the enclosed application proposals that now include further information within this statement about the historic significance of the property and the enhancement and restoration works that aim to address Ian Wightman's concern.

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Heritage Statement

The property forms part of a row of 17 properties on the west of King Street that were listed Grade 2 as a single group in October 1974.

The listing description is as follows,

1. 5401 KING STREET (West Side) ————— Nos 13 to 43 (odd) TQ 0107 1/78A

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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 Nos.13-23 (odd), 27 and 29 which have fanlights.

Nos 13 to 43 (odd) form a group.

Listing NGR: TQ0147107074



The main historic significance of this property is considered to be its street frontage and the contribution it makes as part of a group that comprises of 17 properties. The listing description is limited to describing the external appearance of the street elevation and provides no reference to any internal features or development at the rear of the property that is likely to have taken place as part of later phases of development.

The internal layout of the property has been subject to changes since its construction. This is evident from the abandoned low doorways that can be seen in the existing internal partitions (see existing floor plans) and the incremental phases of extension and development at the rear of the property.

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The insertion of unsympathetically designed modern casement windows at the rear of the property, installation of external plastic foul drainage surface fixed to external walls at the rear of the property and the use of a replacement sash window without glazing bars at first floor level on the front elevation together with the internal alterations described below are examples of inappropriate alterations that have been made to the property.

Modern fitted furniture and fibre board walling have been removed as part of discovery works to try to reveal whether any historic period features remain beneath the modern alterations.

The property does not include attractive period features. It is likely that, if present, these would have been removed as part of the extensive refurbishment works that included the installation of extensive DIY fitted furniture and relining of walls with gyproc wallboarding and fibre board that were undertaken during the mid to late 20th Century. Where skirtings, architraves and window surrounds are present they largely appear to date from the mid to late 20th Century.

Examples of the style and type of fitted furniture is shown below.



Existing doors are of variable pattern and are not original (see below left). Many appear to date from the time of the mid to late 20th Century refurbishments. Late 20th Century varnished timber softwood cladding has been installed (shown partially removed below) as dado panelling fixed to painted timber grounds and was possibly necessitated by the coldness and dampness of the external walls.



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The Proposals

The proposals seek to undertake restoration works to the property following the inappropriate and comprehensive refurbishments that were undertaken in the mid to late 20th Century and to ensure that 23 King Street is suitable for our habitation.

In response to further consideration of our proposals that followed Ian Wightman's comments and the subsequent withdrawal of our previous applications (refs: AB/112/14L and AB/101/14/HH) the enclosed proposals include the following enhancements and amendments,

- The replacement of the only east facing sash window in the listed group of 17 properties that does not include glazing bars with an appropriately designed painted timber sash window incorporating small pane glass and glazing bars.
- The replacement of inappropriate modern windows on the west and south elevations with appropriately designed traditional painted timber sash or casement windows with glazing bars.
- The removal modern external foul drainage pipework that detracts from the south elevation.
- The installation of appropriately profiled mouldings that suit the period and the status of the original building.
- External insulated render is omitted from the proposals.
- Issues relating to damp resistance, preventing condensation and associated mould growth on cold damp external walls and energy efficiency are resolved by the installation of internal insulation with a plastered face. This avoids the inappropriate softwood cladding that merely covered the problem over and that was the solution favoured by earlier owners and results in a plastered external wall suited to the restoration of appropriately profiled mouldings referred to above.
- The amount of alteration proposed to the First floor has been significantly reduced and the proposals do not now include the removal of a section of the first floor wall between bedroom 1 and bedroom 2 to accommodate wardrobes.
- Additional headroom is provided between the Utility Room and Cloakroom by making a discrete change to the roof at the rear of the property that does not alter the form of the dual pitched and lean to roofs.

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Amount

The existing floor area is unchanged by the proposals as no extensions are proposed.

Layout

The proposals include minor changes to the internal layout. Alterations include the installation of a bathroom in the existing study. The number of bedrooms is unchanged. The proposed creation of an arched opening between the ground floor rooms is consistent with the ground floor layouts of at least 11 of the 17 properties (25a and 25b are counted as separate properties) that fall under the same listing (see above) that can be seen to either have wide openings formed in the wall between the two principle ground floor rooms or the wall omitted entirely.

Scale

To provide useable headroom between the Utility and WC a small change to the height of the roof above the cloaks is proposed. No publicly visible changes to the scale of the property are proposed.

Landscaping

The proposals do not affect any soft landscaping. Minor changes to the hard landscaping to the rear of the house are proposed to provide a stepped access to the doorway in the west elevation.

Access

The front door access from King Street to the dwelling is unchanged.

The existing house includes several significant changes in floor level. The safety of the flight of steps that occur at a doorway between the Utility Room and Kitchen has been improved by the instruction of a landing adjacent to the door.

The accessibility of the existing cloakroom is improved by increasing the headroom at the doorway that is currently below reasonable standards.

A minor change to the location of the access door to the garden is proposed.

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Appearance

The proposals include important enhancements to the character and appearance of the property that will also enhance the character and setting of the Conservation Area.

The first floor window above the door of no. 23 King Street is the only sash window in the listed group of 17 properties that does not include glazing bars (see below and photographs Appendix A).

The enhancements include the replacement of the discordant first floor window on the East Elevation facing King Street with a sash window that includes glazing bars, see photograph below and artists impression of the proposals.



Existing East Elevation



Artist's impression of Proposed East Elevation

At the rear of the property the proposals include the following enhancements to the appearance,

- The removal of ugly modern externally fixed plastic foul drainage pipework and internalisation of replacement pipes.
- The reinstatement of painted timber sash windows within appropriately proportioned existing window openings in lieu of unattractive modern casement windows with fanlights.
- The reinstatement of painted timber casement windows with glazing bars in existing window openings in lieu of unattractive modern casement windows with fanlights.

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Flood Risk Assessment



The Environment Agency have not identified that the property is at risk of flooding.

Conclusion

Our proposals include a balance of enhancements and restoration works that we hope that our local planning authority will recognise as enhancing the character and setting of both the listed Building itself and the surrounding Conservation Area.

The proposals for changes to the internal ground floor layout are consistent with, and in many cases less significant than, alterations that can be seen in the majority of other properties that form part of this listed group and therefore which must have previously been regarded as acceptable.

Appendix A



Photographs of the 17 properties on the west side of King Street that are included in the one group listing that includes the application site (23 King Street)