



On behalf of Ian Adam-Smith (Architects)

9 Tees Farm Road  
Colden Common  
Winchester, Hampshire, SO21 1UQ  
Phone: 01962 712783  
E-Mail: gjpretty@aol.com

# Design & Access Statement + Heritage Statement

61 Maltravers Street, Arundel, West Sussex

Alterations to Listed Building

## 1. The Site



- 1.1 No.61 is situated on the south side of Maltravers Street on the western approach into the historic town of Arundel. The street rises from its junction to the west with the A27 and is lined by historic town houses. No. 61 is a three storey Grade II listed Town House with a two storey addition to the west, on the south side of the street. The listing describes the building as follows:

*“Late C18. Terraced houses. Red brick. Hipped slate roof. 3 storeys. Brick eaves cornice with modillions of cyma recta shape. 3 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors, 2 on ground floor. No 59 has a doorcase with unfluted Roman Doric attached columns, dentilled cornice, pediment, panelled reveals, semi-circular fanlight, frieze with plume motif*

*between door and fanlight, and 6 Panelled door. No 61 has a porch with Tuscan columns and pilasters, straight entablatures either side with paterae in the frieze, a 3-centred arch to the front with fluted keystone, and a cornice with idiosyncratic mutules. 6-panelled door with lions head knocker and semi- circular fanlight in panelled reveals. No 61 has 2 storey extension to west of red brick with a pitched slate roof and brick modillion eaves cornice. Red brick chimney. 1 tripartite double-hung sash window with segmental head on ground floor, 1 modern sash window above. Basement with area, and 1 basement door. Iron railings with urn finials.*

*Nos 45 to 63 (odd), 67 to 73 (odd) and 77 to 83 (odd) form a group with Nos 46 to 62 (even) and with pavements and railings."*



Front Elevation on to Maltravers Street

- 1.2 The front opens on to Maltravers Street on a raised pedestrian footpath. The rear garden is long and steps quite steeply down towards the rear of properties fronting Tarrant Street where the site widens out to a broad hardsurfaced courtyard. The properties on Tarrant Street have resultantly short, walled gardens. Vehicular access is available to the courtyard via a gated entrance on to Tarrant Street set beneath part of the first floor accommodation of the Tarrant Street properties.

## 2. The Proposals

- 2.1 All of the proposals are internal with exception of a new window to the rear elevation of the two storey section of the building. The specific alterations will be considered in more detail further in this statement.

## 3. National Policy Context

### National Planning Policy Framework

- 3.1 This sets out the national aims for the planning system and informs the way in which local planning policies are applied. The Framework provides specific guidance on matters concerning Heritage Assets.
- 3.2 Paragraph 126 affirms that *“heritage assets are an irreplaceable resource”*.
- 3.3 Paragraph 131, amongst other matters ,requires that:
- “In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*

## 4. Local Planning Policy

- 4.1 The development plan currently comprises:

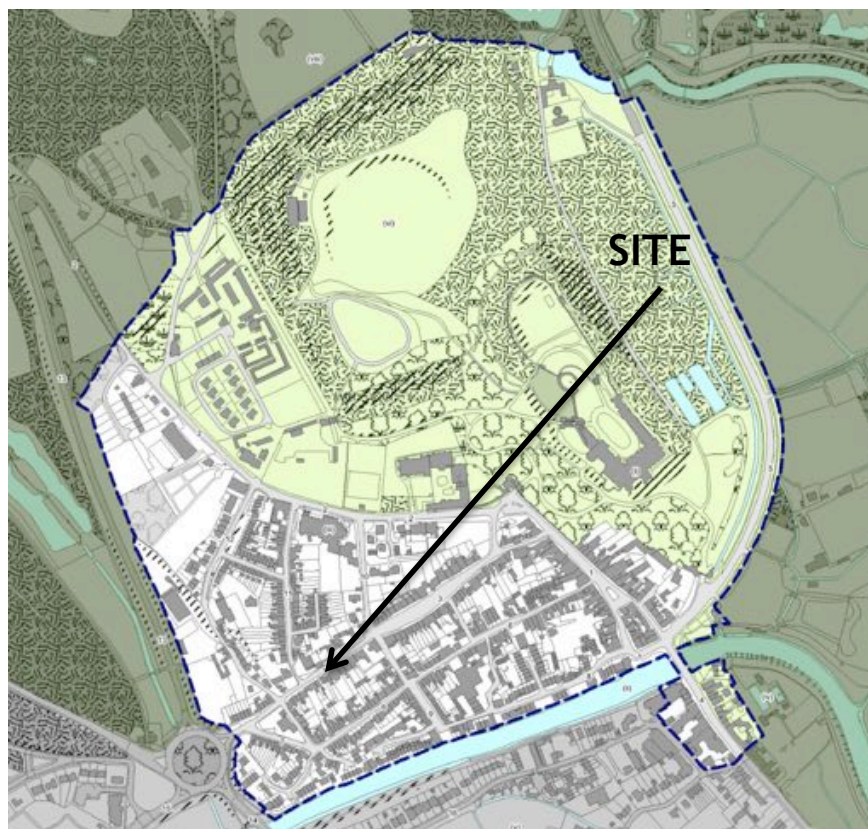
### The Arun District Local Plan 2003

- 4.2 The following ‘saved’ policies are relevant in this case -
- 4.3 **GEN 1** - Sustainability
- 4.4 **GEN 2** - Built-up Area Boundaries
- 4.5 **AREA 2** - Conservation Areas
- 4.6 **AREA 3** - The Setting of Arundel

4.7 DEV 10 - Alterations and Extensions to Listed Buildings

4.8 DEV 11 - The Setting of Listed Buildings

The Arundel Conservation Area



## 5. Planning & Heritage Statement

- 5.1 The precept of the current application proposals is fully in accord with the NPPF in that the alterations are designed specifically towards facilitating the future continued use of the property as a single dwelling, bringing the accommodation up to a high standard whilst not compromising any of the important features of the historic fabric.
- 5.2 The following is a broad breakdown of the alterations as proposed with photographs to clarify.

## External -

- 5.3 The only alteration to the external fabric of the building is a new window to the kitchen. Arguably an opening in this position, in itself, is not new as the evidence on site is that there was previously an opening (probably a door) in the position proposed. The following photograph clearly shows the telltale variation in the existing brickwork:



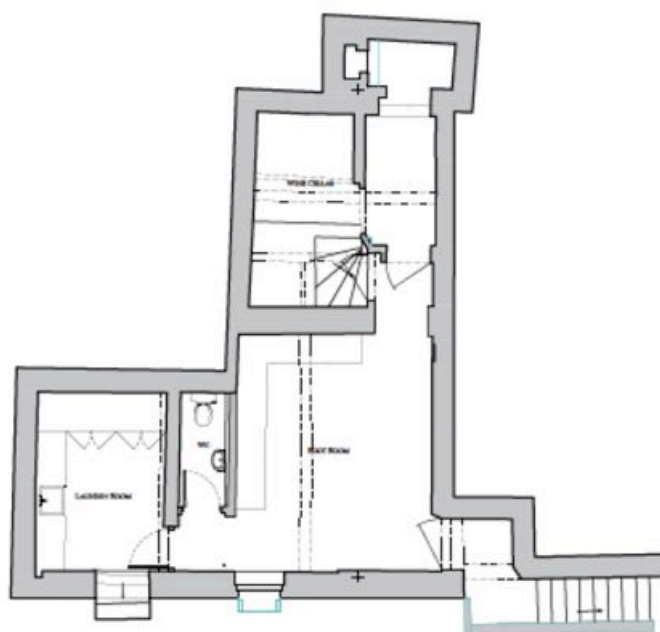
## Internal -

### Basement

- 5.4 The aim here is to create space for a boot room and basement WC. The basement as it stands offers no modern function but has external access on to Maltravers Street. Conversion will allow a convenient and less formal access into the front of the house. The existing internal wall is only half height and is not considered to be original.



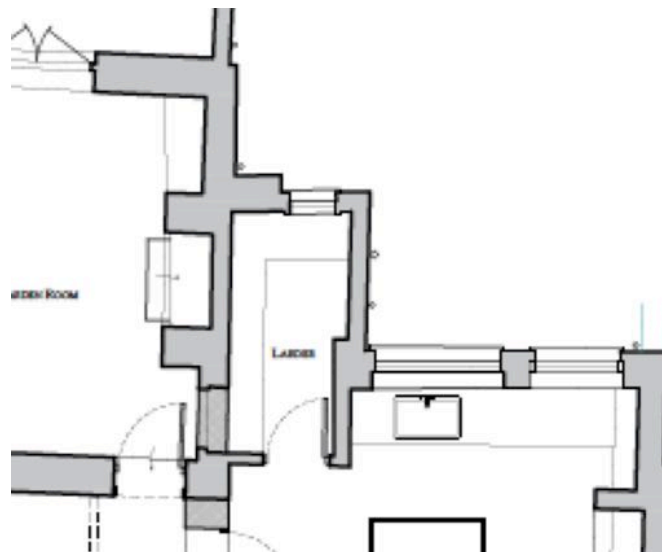
Internal wall to be removed



PROPOSED BASEMENT PLAN  
(SCALE 1:100)

## Ground Floor

- 5.5 Existing WC adjacent to kitchen is to be changed to a larder, with new access doorway via the kitchen:



The existing door to be blocked is not historic and the new door would be formed in partition walling.

## First Floor

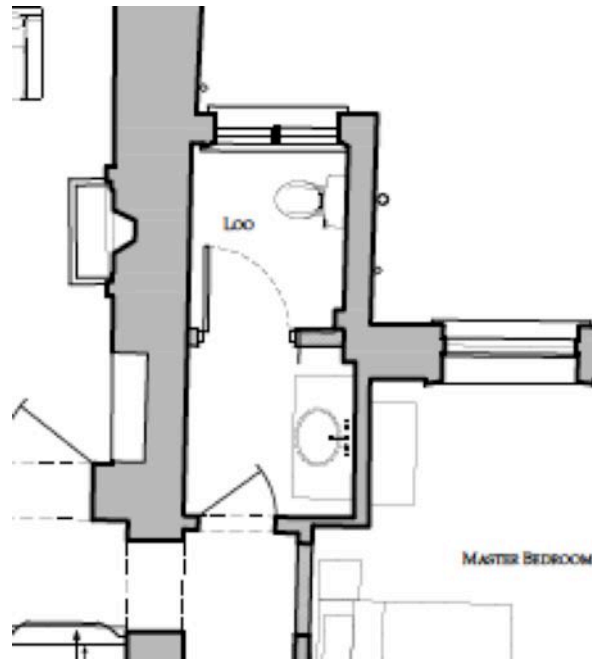
- 5.7 Master Suite to be created comprising a master bedroom, dressing room and en-suite. This is achieved through establishing a new partition wall as below:



5.8 Similarly a second bedroom suite is create by partitioning:



5.9 Lastly, the existing bathroom is to be split

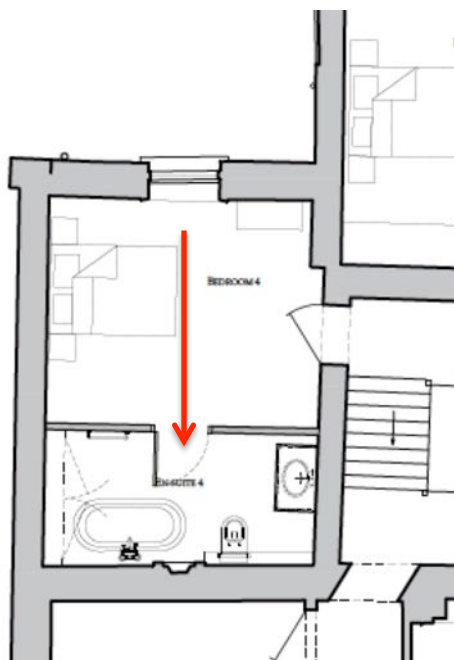


## Second Floor -

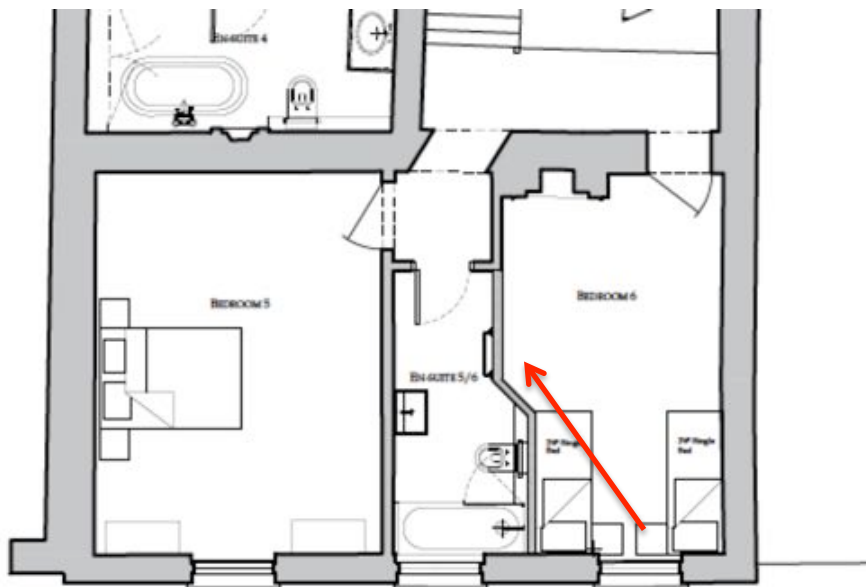
5.10 Door between Boiler Room and Bedroom 3 En-suite to be blocked up.



5.11 A further bedroom suite is to be created as on the first floor:

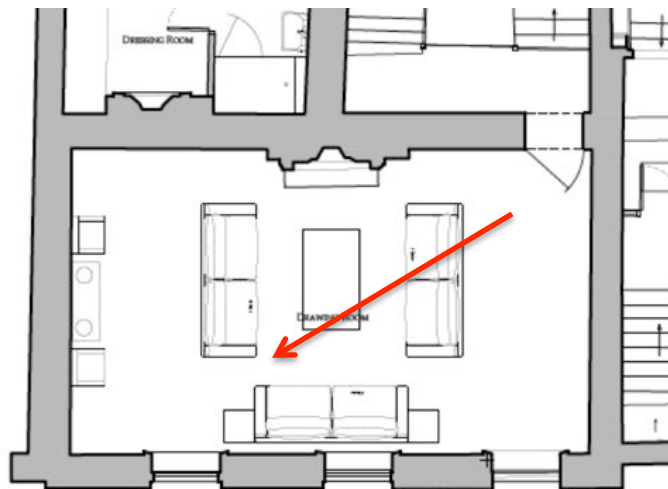


5.12 Creation of a shared bathroom between bedrooms 5 and 6 with partition walling:



## 6.0 Conclusion

- 6.1 The proposed changes do not impact upon the important fabric of the listed building. Care has been taken to maintain both the fabric and scale of the important features such as the first floor sitting room.



- 6.2 The proposed works will create more livable spaces whilst retaining the important features of the building and will contribute positively to the maintenance and securing the future of this important building.
- 6.3 The Local Planning Authority is requested to consider these proposals sympathetically and to grant Listed Building Consent.