

**PROPOSED NEW INTERNAL DOORS  
to THIRD FLOOR  
and  
PROPOSED INTERNAL FINISHES  
to GROUND FLOOR 'TOWN BAR'**

**at**

**THE NORFOLK ARMS HOTEL,  
22 HIGH STREET,  
ARUNDEL,  
WEST SUSSEX,  
BN18.9AB.**

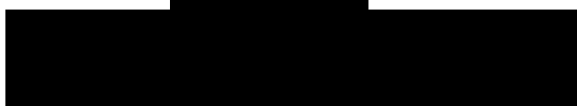
**for**

**The Norfolk Arms Hotel.**

**DESIGN & ACCESS & HERITAGE STATEMENT**  
( to accompany Full Planning Application )

Revisions:-

108 Laverstock Road, Salisbury, Wiltshire, SP1 2AA.



Design & Access & Heritage Statement  
New Third Floor Internal Doors & New Internal Finishes to Ground Floor 'Town Bar', at The Norfolk Arms Hotel, Arundel

23/02/2018

This Statement should be read in conjunction with the following:-

- 329-30 Proposed GA Part Ground Floor Plan
- 329-31 Proposed GA Third Floor Plan
- 329-32 Proposed Doors Elevations
- 329-33 Proposed Applied Facing to Existing Fireplace Surround
- 1:500 Proposed Block Plan
- 1:1250 Location Plan

## 1.0 Introduction

1.1 This Design, Access & Heritage Statement is submitted to accompany a Full Planning Application and a Listed Buildings Consent Application for proposed minor works within the existing building footprint of The Norfolk Arms Hotel, Arundel.

1.2 The proposals can be described as 2no. separate, minor areas of work:-

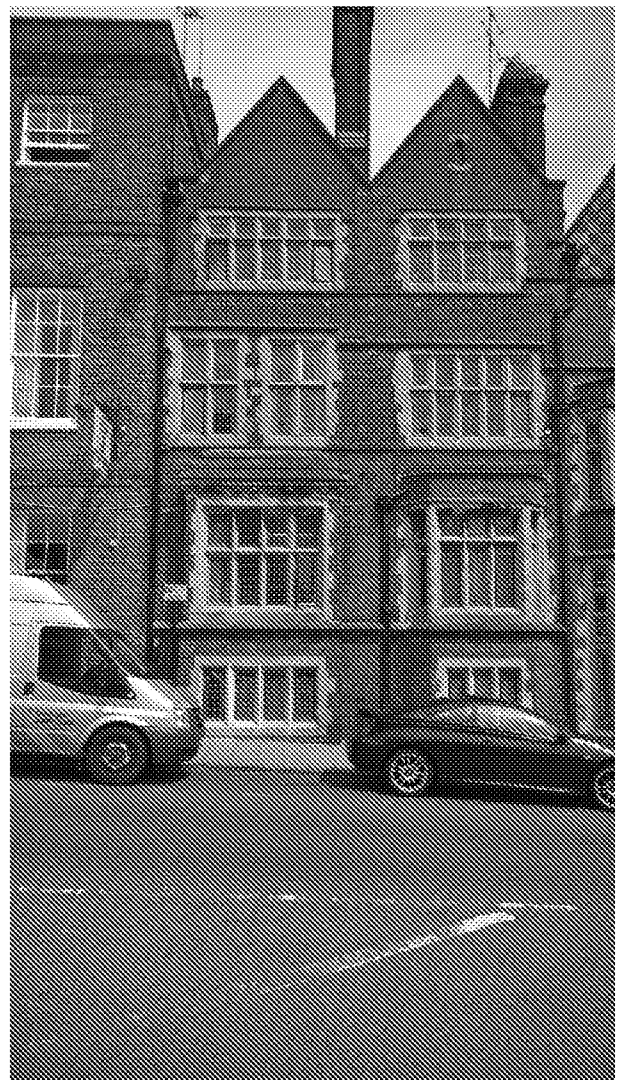
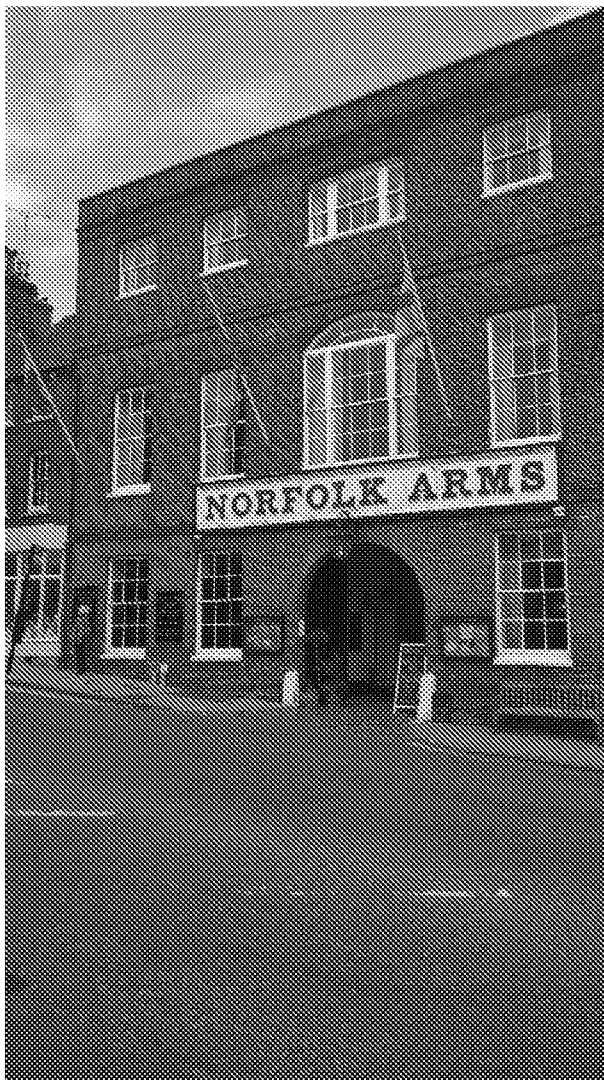
- a. internal doors within the Third Floor – proposals relating to previous Full Planning & Listed Buildings Approvals ref: AB/22/16/PL and AB/23/16/L ( these approvals included the conversion of 4no. Staff Bedrooms & 1no. Staff Bathroom to form 3no. En-Suite Guest Bedrooms ):-
  - replacement of 3no. existing Bedroom doors which need to be 30-mins. FR rated; however, the existing doors have been condemned by the Building Inspector.
  - provision of 3no. En-Suite doors ( previously approved ) but with doors pattern to match replacement Bedroom doors.
  - installation of 1no. additional Cross-Corridor semi-glazed 30-mins. FR rated door, frame & 'nib' partition within the third Floor, required by the Building Inspector.
  - replacement of 1no. 1970's era fully-glazed Corridor door to Stairwell, with new semi-glazed 30-mins. FR rated door, to match new Cross-Corridor door mentioned above.
- b. decorations works to existing walls & the existing fireplace within the Ground Floor 'Town Bar'.

## 2.0 The Site

- 2.1 The Norfolk Arms Hotel is a Grade 2\* Listed Building, positioned in the centre of Arundel, on the east side of the High Street.

The Hotel sits within the southern shadow of Arundel Castle and shares a 'party' boundary with the Castle ( the North-East boundary of the Hotel site ).

The Hotel also sits within the larger Arundel Conservation Area.



- 2.2 The 'Norfolk Arms Hotel' building comprises of a number of parts, built at different times:-

The core of the site is the original 3-storey plus Basement, 'U-shaped building, the front of which faces on to the High Street, and was erected in the late-18<sup>th</sup> Century, circa 1782-1785.

This can be seen in the left-hand photograph above.

The building consists of 2no. ranges set at right angles to the High Street – these ranges sit on both sides of a central carriageway / courtyard which was entered through the central archway ( seen above ).

The Hotel premises grew in the 19<sup>th</sup> Century with the addition of a service range of buildings behind the adjacent site ( at the rear of Hotel's south-eastern range ). The parts of this service range that still remain form the present-day Laundry & Cold Stores.

- 2.3 The Hotel grew further in the late 19<sup>th</sup> Century with the inclusion of part of a range of buildings that were built on the south-eastern side of the High Street elevation. These form the present-day Nos 18 and 20 High Street.

The buildings were constructed circa 1890, although their appearance is intended to suggest that they are a lot older.

The left-hand half of No. 20 was subsequently absorbed into the Hotel premises ( date unknown ), and this part of the building can be seen in the right-hand photograph above. This building forms the present-day Reception, Managers Office, main staircase and Arun Restaurant.

The northern-most parts of the Hotel buildings ( possibly stabling and services buildings for the original Hotel ) were replaced by two further 2-storey ranges, built in 1980, to provide additional guest bedrooms.

- 2.4 The building shown in the left hand photograph above, was built by Charles Howard, the 11<sup>th</sup> Duke of Norfolk ( hence the Hotel's name ).

- 2.5 By the 1830's the Hotel was listed as the 'pre-eminent' coaching inn in the town.

It also became the political centre for the Whig party in Arundel.

In addition, the Hotel served as the venue for Arundel Corporation meetings, until the construction of the Town Hall in Maltravers Street, in the late 1830's.

The Grade II\* listing was put in place in March 1949, and is also accompanied by an English Heritage Building ID ref: 297195.

- 2.6 The Norfolk Arms Hotel forms a landmark building within the centre of Arundel, both in present-day and historical terms, and its prominence in the town is emphasised by its façade and central archway which are unique among the existing buildings on the High Street.

- 2.7 The Hotel's prominence is strengthened by the fact that it has escaped large-scale alteration over the years, both internally and externally.

This has resulted in the survival of much of the original building fabric, along with much of the original internal layout.

Many internal fixtures and fittings also remain, such as the collapsible tray tables outside the first floor Ballroom.

- 2.8 The freehold of present-day Norfolk Arms Hotel still belongs to The Norfolk Estate and the building stands as a testament to the long held interest of the Dukes of Norfolk with Arundel.

The family became regular residents in Arundel as the 18<sup>th</sup> century progressed, evidenced by the extensive refurbishment of Arundel Castle by Charles Howard, the 11<sup>th</sup> Duke of Norfolk, which was underway in 1799, after the main façade of The Norfolk Arms Hotel was completed.

- 2.9 In the 1949 Grade II\* Listing, The Norfolk Arms Hotel is described as follows:-

(information sourced from:-

- British Listed Buildings website
- The National Heritage List for England website ):-

5401 High Street

(East Side)

No. 22 (The Norfolk Hotel)

TQ 0107 1/21 26.3.49

II\* GV

1783-5.

Red brick, with rubbed brick voussoirs on Ground Floors.

Moulded brick cornice at eaves level, with parapet of red brick and grey headers (Flemish bond) masking roof.

Ashlar coping.

Hipped slate roof.

3 storeys.

Stringcourse above each floor.

## 2.10 ( continued )

5 ranges of double-hung sash windows with glazing bars.

The central window on 1<sup>st</sup> and 2<sup>nd</sup> Floors has 3 lights, and on the 1<sup>st</sup> Floor a segmental fanlight over all 3 lights.

Beneath is a semi-circular archway, with spur stones, and gates with fielded panels, which leads into stable yard.

Rendered fascia board with “Norfolk Arms” in early C19 type.

Nos 18 to 34 ( even ) with the Castle Walls and Town Gates form a group.

## 3.0 Planning History ( post 1987 )

### 3.1 below are recent Full Planning and / or Listed Buildings Consent applications, which are relevant to the site of these current applications:-

1. Application ref: AB/21/07/L  
Applicant: Forestdale Hotels Ltd.

Date registered: 07/03/2007  
Status: **Approved with Conditions**

Proposal: Application for Listed Buildings Consent to remove 6 window fire escapes & replace with outward opening doors. To upgrade the glazed window & door to The Norfolk Room to fire-resisting standard ½ hour.
2. Application ref: AB/108/12/L  
Applicant: Akkeron Hotels Ltd.

Date registered: 06/09/2012  
Status: **Approved with Conditions**

Proposal: Application for Listed Buildings Consent to retain and upgrade existing internal doors throughout building ( to meet fire regulation requirements ), remove & replace 4no. existing internal doors, and remove & replace 14no. internal doors where necessary ( dependant on condition ).
3. Application ref: AB/40/14/L  
Applicant: The Duke of Norfolk, The Estates Office.

Date registered: 31/03/2014  
Status: **Withdrawn**

Proposal: Application for Listed Buildings Consent for internal alterations, comprising of removal of telephone booths, re-plastering, removal of stud partitions, exposure of original features to fireplace and bar, new partitions and doors, new screen at first floor and sub-division of part of third floor, external alterations comprising of removal of doors wing, transom and wall lights and re-instatement of doors, new lantern, construction of glazed screens to carriage arch and new flooring, new fencing and trellis, repair of windows, frames and mullions, redecoration, replacement and repair of rainwater goods and roofs re-pointing.
4. Application ref: AB/39/14/PL  
Applicant: The Duke of Norfolk, The Estates Office.

Date registered: 16/04/2014  
Status: **Withdrawn**

Proposal: Various internal and external works to refurbish property, change of use of ground floor room from staff bedroom to guest bedroom, reconfiguration of third floor to create additional bedrooms and change of 4no. staff bedrooms to 3no. guest bedrooms. This application affects the character and appearance of The Arundel Conservation Area.
5. Application ref: AB/109/15/L  
Applicant: St. James's Hotels Ltd.

Date registered: 04/08/2015  
Status: **Approved with Conditions**

Proposal: Application for Listed Buildings Consent for change of use of rear garden to No. 20 High Street, to allow use of garden by hotel residents and guests and new pedestrian access doorway from the Hotel's Courtyard into the rear garden through existing brickwork 'party boundary' wall.

6. Application ref: AB/108/15/PL  
Applicant: St. James's Hotels Ltd.  
Date registered: 18/08/2015  
Status: **Approved with Conditions**  
Proposal: Change of use of rear garden to No. 20 High Street, to allow use of garden by hotel residents and guests and new pedestrian access doorway from the Hotel's Courtyard into the rear garden through existing brickwork 'party boundary' wall. This application affects the character and appearance of The Arundel Conservation Area.
7. Application ref: AB/165/15/L  
Applicant: St. James's Hotels Ltd.  
Date registered: 11/01/2016  
Status: **Approved with Conditions**  
Proposal: Installation of 1no. automatic operation, motorised, lifting arm type Car Park barrier, including associated buried induction loops, at Mill Lane entrance. This application affects the character and appearance of The Arundel Conservation Area.
8. Application ref: AB/22/16/PL  
Applicant: St. James's Hotels Ltd.  
Date registered: 12/02/2016  
Status: **Approved with Conditions**  
Proposal: Formation of fully glazed entrance lobby within the ground floor central archway, including removal of existing timber-clad & semi-glazed entrance porch, conversion of 1no. ground floor staff bedroom & bathroom to form 1no. wheelchair accessible guest en-suite bedroom, conversion of 4no. third floor staff bedrooms & 1no. separate staff bathroom to form 3no. guest en-suite bedrooms. This application affects the character and appearance of The Arundel Conservation Area.
9. Application ref: AB/23/16/L  
Applicant: St. James's Hotels Ltd.  
Date registered: 04/02/2016  
Status: **Approved with Conditions**  
Proposal: Formation of fully glazed entrance lobby within the ground floor central archway, including removal of existing timber-clad & semi-glazed entrance porch, conversion of 1no. ground floor staff bedroom & bathroom to form 1no. wheelchair accessible guest en-suite bedroom, conversion of 4no. third floor staff bedrooms & 1no. separate staff bathroom to form 3no. guest en-suite bedrooms.

#### 4.0 The Proposals in Detail

4.1 As mentioned in the Introduction, the proposals can be described as 2no. separate areas of work:-

- a. internal doors within the Third Floor.  
the proposals described below relate to the previous Full Planning & Listed Buildings Approvals ref: AB/22/16/PL and AB/23/16/L ( these approvals included the conversion of 4no. Staff Bedrooms & 1no. Staff Bathroom to form 3no. En-Suite Guest Bedrooms ).
- b. decorations work to existing walls & the existing fireplace within the Ground Floor 'Town Bar'.

#### 4.2 Proposed replacement & new internal doors within the Third Floor.

The conversion works to form the 3no. approved En-Suite Guest Bedrooms on the Third Floor is under way and near completion.

1. The approvals referred to above included for 3no. existing Bedroom doors to be upgraded to provide 30-mins. fire-resistance to comply with current Building Regulations.  
However, when existing hardboard facings were removed from these doors, the doors were found to be very poor quality construction 2-panel pattern, and all 3no. doors were subsequently condemned by the Building Inspector.  
Timber sizes were deemed to be too small to provide any fire-resistance, and major damage was found due to previous ironmongery replacements, which could not be adequately repaired.  
These doors were inspected by Conservation Officer Clare Dales during a pre-application site visit and discussions, and no objections were raised to the proposed replacements.  
The proposed replacement doors ( reference A1 ) are shown on both the Third Floor GA Plan drawing 329/31 and the Doors Elevations drawing 329/32.

#### 4.2 ( continued ).

2. The approvals referred to above included for 3no. new En-Suite doors which were noted on the approved drawings as 'to match the main room door.  
In view of the need to provide new fire-rated Bedroom doors, as mentioned above, proposed En-Suite doors with a matching pattern ( reference A2 ) are shown on both the Third Floor GA Plan drawing 329/31 and the Doors Elevations drawing 329/32.  
Again, this was discussed with Conservation Officer Clare Dales during a pre-application site visit and discussions, and no objections were raised.
3. As part of these works, the Building Inspector requires the installation of an additional 30-mins. fire-rated door, frame & 'nib' partition across the existing Corridor, to improve the 'means-of-escape' access to the existing external fire escape, in order to comply with current Building Regulations.  
This is all additional to the approvals referred to in 4.1 above.  
The door, frame & nib partition ( reference B1 ) are shown on the Third Floor GA Plan drawing 329/31. The proposed semi-glazed door elevation ( reference B1 ) is shown on drawing 329/32.  
The 'nib' partition, to be installed between the door frame & the external wall ( where there are existing heating pipework services at skirting level ), will be formed from studwork & plasterboard, similar to new En-Suite partitions included within the previous approvals.  
Again, this was discussed with Conservation Officer Clare Dales during a pre-application site visit and discussions, and no objections were raised.
4. An existing 1970's era fully-glazed door with 10no. small glass panes, forms the separation between the approved works to form the 3no. Third Floor En-Suite Guest Bedrooms and the existing stairwell. It is proposed to replace this door with a new 30-mins. fire-rated door, to match the new additional door mentioned above, and within the existing frame.  
The proposed replacement door ( reference B2 ) is shown on both the Third Floor GA Plan drawing 329/31 and the Doors Elevations drawing 329/32.  
Again, this was discussed with Conservation Officer Clare Dales during a pre-application site visit and discussions, and no objections were raised.

#### 4.3 Proposed decorations works within the Ground Floor 'Town Bar'.

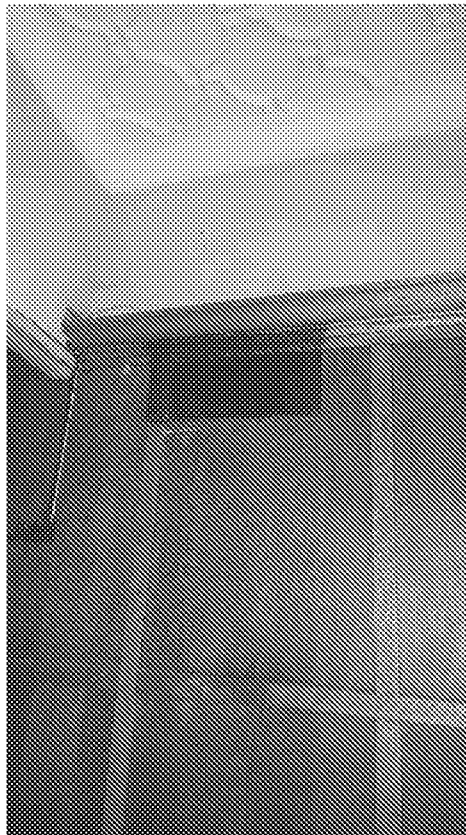
The existing decorations within the 'town Bar' are tired and need to be refreshed.

The existing finishes to the public accessible area can be seen in the photographs below and comprise:-

- stained & varnished timber flooring
- stained timber panelling to the walls, with a matching moulded timber cornice / picture rail
- below a white painted plaster margin with white painted raised & moulded motifs
- all below a white painted moulded patterned ceiling



4.3 ( continued ).



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#### 4.3 ( continued ).

The existing fireplace, which can be seen in the photograph above, comprises:-

- an old, possibly Georgian brickwork recess & fire back
- large size quarry tiled hearth with a plain timber edging
- large item, random size, course faced stone surround
- all under a plain timber mantle shelf

#### 4.4 All of the decorations and finishes described above were carried out in the early 1970's.

On close inspection however, the finishes are not what they appear to be:-

- the timber wall panelling ( thought previously to be 1920's era ) was found to be very thin veneer-faced ply, fixed to softwood battens with softwood cover strips over the joints, & with a stain finish. the ply panels are notionally only 3-4mm thick.  
in a few places, the veneer has 'bubbled' away from the ply backing.
- the moulded decorative ceiling is a 1970's false, suspended ceiling which hides a higher level, plain plastered ceiling with moulded plaster covings ( possibly the original georgian ceiling ). the 1970's false ceiling was found to be a moulded, compressed polystyrene base, with a very thin smooth finish coat which is then painted.  
The ceiling includes similar material, quarter-round covings.
- the raised & moulded painted motifs between the wall panelling and ceiling were found to be formed from compressed cardboard, and glued on to the wall face.  
again, this is a 1970's product.

#### 4.5 It is proposed to retain all of the finishes described above and to clean & re-paint the existing false ceiling, associated covings, and the high-level wall & moulded motifs, all in WHITE as existing.

#### 4.6 With the existing 1970's wall panelling, again this will remain, the 'bubbled' veneer and any screw-holes etc. will be made good. The photographs above show an area of much darker stain colour and this appears to be the original 1970's stain colour. This was exposed when a small wall-mounted speaker was removed. After cleaning & repairing the veneer etc., it is proposed to decorate the wall panelling and the moulded timber cornice / picture rail and 'permission to paint' is requested.

As with the Third Floor new & replacement doors mentioned above, the existing 'Town Bar' finishes and proposal to paint the wall panelling was discussed with Conservation Officer Clare Dales during a pre-application site visit and discussions, and no objections were raised.

'Farrow & Ball Ltd. ref: Studio Green 93' colour is proposed, with paint application following the manufacturer's recommendations.

An indication of this included on the part Ground Floor GA Plan drawing 329/30.

A 'Farrow & Ball' paint colour card can be provided if required.

#### 4.7 Again, the existing fireplace surround & mantle shelf were carried out in the early 1970's. The existing facing brickwork fireplace recess sides & back are possibly a much earlier victorian or georgian era construction. The stonework surround & mantle shelf however, were applied in the 1970's, possibly including the removal of the earlier surround & mantle shelf. The stonework surround appears to be poor quality construction with large mortar joints and the mantle shelf appears to be thin veneer-faced softwood.

#### 4.8 It is also proposed to retain the existing fireplace surround, but to apply a new decorative face to the existing course faced random stonework and to replace the existing mantle-shelf. The stonework will be covered over with a 2-coat, lime-based render finish to achieve smooth, flat surfaces, including 'dubbing-out' as necessary.

#### 4.8 ( continued ).

The fire surround front face, both side returns, and the returns into the fireplace opening will then be faced with new ceramic wall tiles.

150 x 75 x 6mm 'Retro Metro' bevelled edge wall tiles are proposed, colour: 'Victorian Green'.

The tiles will be applied horizontally in a 'stretcher bond' pattern with dark-grey colour grout.

The mantle shelf will be replaced on a 'like-for-like' basis, but with a single piece of plain solid oak to match the bar counter top.

The existing fireplace surround can be seen in one of the photographs above and both existing & proposed views, along with the proposed wall tile can be seen on the Fire Place Surround drawing 329/33.

### 5.0 Access to the Site & to the Proposals.

5.1 The proposed works are minor in nature and all internal, so access to the Hotel, by staff, guests and the public will not be affected in any way.

The Third Floor area where the new & replacement doors are located, is already isolated from the day-to-day operation of the Hotel, whilst the previously approved conversion works are being carried out.

The 'Town Bar' room can also easily be isolated from the day-to-day operation of the Hotel, whilst the works are being carried out.

5.2 Vehicular access to the Hotel by staff, guests and the public will not be affected in any way by the proposals or the works.

The permanent access to the Hotel's existing car park is via Mill Lane.

5.5 The Hotel's existing car park and parking provision will not be affected by these proposals.

### 6.0 Conclusions and Heritage Assessment

6.1 The proposals described above and shown on the applications drawings are essentially minor works in terms of their impact on the existing historical nature of the building and its fabric.

- the new & replacement doors to the Third Floor are a small 'follow-on' to the previous Full Planning & Listed Buildings Approvals ref: AB/22/16/PL and AB/23/16/L, and are required by the Building Inspector in order to meet current fire and 'means-of-escape' regulations. Existing doors that are being replaced are of poor quality & poor construction and not capable of being retained & up-graded.

- the works within the 'Town Bar' are decorative in nature and only affect existing finishes that were applied in the early 1970's.

Each of the proposals will not have a detrimental effect on the historical interest or architectural merit of the building.

6.3 The Third Floor doors proposal and the 'Town Bar' decorations proposal have been discussed with Conservation Officer Clare Dales during a pre-application site visit, and no objections were raised. The 'Town Bar' fireplace surround proposal was not included in the site visit discussions with Clare Dales, but has been firmed-up more recently, as a non-intrusive way of improving its appearance with a more contemporary facing.

6.5 The Norfolk Hotel building has been altered and extended over many years, and the cumulative impact of these extensions are in themselves of interest.

These proposals help to reflect the way in which the building is used at the present time, whilst not impacting on the historical or architectural interest of the existing fabric.

6.6 In view of the above, it is hoped that the Council and its Planning and Conservation Officers will be supportive of these Planning and Listed Buildings Consent applications.