

Davina Bowley

From: Hannah Riddle on behalf of Planning.Responses
Sent: 23 May 2022 16:14
To: Planning Scanning
Subject: FW: AB/30/22/PL

Conservation officer response

Hannah Riddle
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Arundel District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White
Sent: 20 May 2022 17:11
To: Planning.Responses
Cc: Obafemi Okusipe
Subject: AB/30/22/PL

AB/30/22/PL

Norfolk Arms Hotel, 22 High Street, Arundel, BN18 9AB

EXTERNAL ALTERATIONS comprising minor change to proposed Entrance Lobby elevations from single doors to double doors (amendment to AB/23/16/L). On side elevation to rear Courtyard removal of 1no. door & frame to existing Female Toilets & infill opening with white-painted masonry to match existing, to form 1 no. 'fake' window opening. First Floor side elevation (facing 20 High Street) replacement of 1no. existing door height window assembly (to proposed Bedroom 3), with new timber-framed window, within existing opening. INTERNAL ALTERATIONS & CONVERSIONS comprising of: Ground Floor: re-positioning Reception closer to existing Hotel entrance, to replace existing 'Norfolk Bar', to form Dispense Bar & associated Store to replace existing Reception & Back-Office, conversion of 'Suffolk Room' & adjacent Female Toilets to form 1 No. Guest En-Suite Bedroom, conversion of existing Male Toilets & rear store to form Unisex Toilets facility, minor alterations within existing 'Old Kitchen' Dining Room to improve circulation for guests & staff, minor alterations to existing Store under existing Georgian staircase to improve stairwell / hallway, addition of plasterboard suspended ceiling within proposed Accessible Guest Bedroom (further to previous Approvals AB/23/16/L). Conversion of existing First Floor Kitchen, Served & Storeroom to form 2 No. Guest En-Suite Bedrooms, including associated works to install foul drainage, remove existing 'dumb waiter' hoist & to replace 1 No. existing window assembly. Conversion of existing third Floor Staff Bedroom to form 1 No. Guest En-Suite Bedroom, including associated works to install foul drainage

The Norfolk Arms Hotel is a Grade II* which is located in the centre of Arundel. The core of the site is the original element which consists of three storeys plus Basement. It is a 'U-shaped' building, the front of which faces on to the High Street, and was erected in the late-18th Century, circa 1782-1785. Red brick elevations with rubbed brick voussoirs on ground floors, moulded brick cornice at eaves level and stringcourse above each floor ranges. The front elevation has a parapet of red brick and grey headers (Flemish bond) masking a hipped slate roof. The central window on 1st and 2nd floors has three lights, and on the 1st floor a segmental fanlight over all 3 lights. Beneath is semi-circular archway, with spur stones, and gates with fielded panels, which leads into a yard. Rendered fascia board with "Norfolk Arms" in early C19 type

The Hotel premises grew in the 19th 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 and Cold Stores. The Hotel grew further in the late C19 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, and the left-hand half of No. 20 was subsequently absorbed into the Hotel premises (date unknown). This building has red brick elevations with Pulborough stone quoins, dressings and stringcourses. Tile roof with red brick chimneys with grouped stacks, panelled sides and corncicing. Nos 18 to 34 (even) with the Castle Walls and Town Gates forms a group. It is of architectural and historical significance.

The building is also located within the Arundel Conservation Area. 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 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. Buildings in the High Street all front directly onto the pavement and are predominantly in some form of retail and restaurant/café use at ground floor level. As a result, there are a number of shop fronts with associated signage clearly visible from the street.

The Proposal

The proposals can be described as three separate areas of work:

- the re-positioning of the existing Hotel Reception, along with associated works to change the use of the existing reception & back office.
- the conversion of existing under-used facilities (Ground Floor Meeting Room, First Floor Store, First Floor Kitchen & Served and Third Floor Staff Bedroom) to form 4no. new En-Suite Guest Bedrooms.
- minor alterations to ancillary ground floor internal areas, adjacent to the main proposals described above, and amendments to previously approved plans.

The proposed works appear to be acceptable as they build upon, and develop from previously approved designs which continue to be acceptable. The proposal to re-position the existing reception closer to entrance, in place of the existing 'Norfolk Bar' would seem logical, and not harm the character of the building. Other internal works are mostly small in scale and do not affect the character of the building. In fact, the removal of the 'dumb waiter' will have a positive impact upon the rooms it serves. The provision of an additional en-suite to bedroom 17 is acceptable and it would appear that drainage can easily be accommodated. I note that an additional door would

be located at the entrance to the lobby which would enable a suite of rooms to be created. This would appear to be in the location of a historic door location and is acceptable.

Works to the ceiling on the ground floor bedroom are acceptable, and the works are considered to be reversible. As a result, they will not harm the character of the space concerned.

The proposed change of use to additional bedrooms on the first and third floors seems to be acceptable in terms of the impact upon the character of the building. The proposed internal walls are such that they can be removed without causing permanent harm.

With regard to the external works, the provision of an additional sign is acceptable, subject to design. However, it is considered that the addition of this sign would represent the ultimate number considered to be suitable for the front of the building. Likewise, the revision of the glazed entrance to contain two doors as opposed to one is also acceptable.

Conclusion

The proposed alterations would, in many cases, enhance the appreciation of the public spaces, and division of other spaces to create bedrooms/suites could be achieved with relative ease and minimum intrusion to the historic fabric. The application is therefore considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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