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DESIGN & ACCESS STATEMENT

Application: Listed Building Consent

Property: 18 Bond Street, Arundel, West Sussex

Prepared in Support of: Listed Building Consent Application

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for repair and minor alteration works to 18 Bond Street, Arundel.

The proposals comprise a programme of conservation-led repairs together with limited internal alterations intended to secure the long-term maintenance, weather resistance and continued use of the Grade II listed building and its associated outbuilding. The works have been developed in accordance with recognised conservation principles and should be read in conjunction with the accompanying Heritage Statement and Drawings 260012/01–05.

2. Design Principles

The proposals have been developed with the overriding objective of preserving the special architectural and historic interest of the listed building.

The design approach is based upon the following principles:

- Repair rather than replacement wherever practicable.
- Retention of the maximum amount of historic fabric.
- Use of traditional and compatible materials.
- Like-for-like replacement only where elements are beyond repair.
- Minimal intervention to the historic building.
- Reinstatement of traditional features where appropriate.
- Improvement of the building's long-term performance through the use of breathable construction methods.

The proposals do not alter the character, scale or appearance of the building beyond the repair, conservation and limited internal alterations described within this application.



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3. Heritage Considerations

The proposed works have been carefully developed to conserve the significance of the Grade II listed building through the repair of deteriorating historic fabric, the reinstatement of traditional materials and the removal of inappropriate modern interventions.

The principal conservation benefits include:

- careful removal of existing non-breathable paint coatings and application of a breathable limewash finish to exposed masonry;
- comprehensive repair of the existing timber windows using an approved timber repair system, retaining the maximum amount of historic fabric;
- repair of the existing dormer through careful dismantling, inspection and reinstatement using traditional materials and detailing;
- repointing of the external masonry using a lime mortar matched to the existing following specialist analysis;
- localised repair of the existing stone quoining to match the existing appearance and finish;
- repair of the existing outbuilding chimney together with localised repairs to the lead flashings where required;
- removal of the existing modern patio to reveal the original brick paving beneath, with repair and reinstatement using matching reclaimed bricks only where necessary;
- repair and upgrading of the associated outbuilding using breathable construction methods and compatible traditional materials.

The proposed loft hatch and new eaves cupboards comprise modest internal alterations designed to improve the functionality of the roof space whilst minimising intervention to the existing historic fabric.

Overall, the proposals represent a carefully considered programme of repair and conservation that preserves the significance of the listed building whilst securing its long-term maintenance and continued use.



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4. Materials Schedule

Building Element	Proposed Material / Specification
External masonry	Existing non-breathable paint coatings in the outbuilding to be carefully removed. Existing lime mortar to be analysed by a specialist before repointing with a matching lime mortar. Repointing to be undertaken with recessed joints to match the existing finish. Exposed masonry in the outbuilding to receive a breathable limewash finish.
Stone quoining	Existing stone quoining to be repaired locally using compatible repair techniques and materials to match the existing appearance and finish.
Timber windows	Existing timber window frames, casements and glazing beads repaired using an approved timber repair system. Existing profiles retained and repaired wherever practicable.
External joinery finish	Existing timber joinery prepared and redecorated using a breathable linseed oil paint system (or approved equivalent).
Dormer window	Existing dormer carefully stripped back to facilitate inspection and localised repair. Existing slate hanging, lead flashings and associated materials retained and reinstated wherever practicable, with local replacement only where necessary. Timber joinery redecorated using a breathable linseed oil paint system in white.
Roof coverings	Existing natural slates retained and reused wherever practicable. Any replacement slates to match the existing in material, size, thickness, colour and fixing method.
Leadwork	Existing lead flashings repaired or locally renewed where necessary using milled lead sheet installed in accordance with Lead Sheet Association recommendations.

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Building Element	Proposed Material / Specification
Outbuilding chimney	Existing outbuilding chimney retained and repaired. Repairs to the existing flue undertaken where required to preserve the feature and maintain its weather-tight condition.
Outbuilding roof	Modern roof lining and impermeable insulation removed and replaced with a breathable natural insulation system (such as wood fibre insulation) together with a breathable internal lining.
Loft works	New loft hatch and eaves cupboards formed in painted timber with finishes to match the existing internal joinery where visible.
External paving	Existing modern patio carefully lifted to expose the original brick paving beneath. Existing brick paving repaired, re-levelled and reinstated wherever practicable, replacing only damaged bricks with matching reclaimed bricks where necessary.

5. Schedule of Works

The following schedule identifies the principal changes proposed and the building elements affected. It should be read alongside the drawings and the Heritage Statement. The works are intended to be carried out on a minimum-intervention, repair-first basis.

Item	Proposed Works	Extent / Limitation
1. Outbuilding masonry and finishes	Carefully remove existing non-breathable paint coatings and prepare exposed masonry for a breathable limewash finish.	Localised and controlled removal only; avoid damage to underlying masonry.
2. External masonry repointing	Rake out defective mortar joints and repoint using a compatible lime mortar matched to the existing following assessment.	Localised repair; protect brick arrises and retain sound mortar.



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3. Stone quoining	Undertake localised repairs to defective stone quoining.	Retain sound stone and match existing appearance and finish.
4. Timber windows	Repair existing timber frames, casements and glazing beads using an approved timber repair system.	Repair rather than replace; retain existing profiles and detailing wherever practicable.
5. Timber joinery finishes	Prepare and redecorate existing timber joinery.	Use a breathable linseed oil paint system or approved equivalent.
6. Dormer	Carefully strip back the existing dormer to facilitate inspection and localised repair, retaining and reinstating existing slate hanging, lead flashings and associated materials wherever practicable.	Dismantle only as necessary; carefully store reusable materials.
7. Leadwork	Repair or locally renew defective lead flashings.	Retain sound leadwork and match existing detailing.
8. Loft hatch	Form a new loft hatch within the existing roof space.	Minimum cutting required; avoid unnecessary disturbance to the roof structure.
9. Eaves cupboards	Form new eaves cupboards within the existing roof void.	Modest internal alteration in painted timber, matching existing joinery where visible.

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10. Outbuilding chimney	Repair the existing chimney flue and associated defective areas.	Localised repair only; retain existing chimney fabric.
11. Outbuilding roof	Remove modern impermeable roof lining/insulation and replace with a breathable natural insulation system and breathable internal lining.	Careful removal; protect the existing roof structure.
12. External patio / original brick paving	Lift the existing modern patio to expose the original brick paving beneath, then repair, re-level and reinstate the existing bricks.	Retain original bricks wherever practicable; matching reclaimed bricks only where necessary.
13. Outbuilding floor	Carefully lift the existing floor finish, understood to comprise brick pavers partially covered by a later concrete layer, to facilitate localised remedial works. Retain, re-level and reinstate the existing brick pavers wherever practicable.	Localised lifting only. Avoid unnecessary excavation or disturbance to surrounding historic fabric.

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6. Method Statement

The following method statement sets out how the works are to be undertaken to ensure that important historic features are not unnecessarily harmed during construction.

6.1 General Requirements

- Works are to be undertaken by suitably experienced trades familiar with the repair of older buildings.
- The repair-first principle is to be followed throughout.
- Historic fabric is not to be removed unless necessary to complete the approved works.
- Existing features are to be protected from impact, dust, water, staining and accidental damage.
- Mechanical tools are to be avoided where hand tools or controlled methods can achieve the required result without damage.
- Reusable historic materials are to be carefully removed, labelled, stored and reinstated wherever practicable.
- Any unexpected historic fabric, significant feature or previously concealed construction is to be protected and referred for review before work continues in that area.

6.2 Sequence of Works

1. Confirm the approved drawings, this Schedule of Works and Method Statement with the contractor before commencing.
2. Photographically record relevant existing conditions and protect vulnerable features.
3. Undertake localised opening-up and repairs in accordance with the Schedule of Works.
4. Retain and safely store reusable historic materials during the works.
5. Complete repairs and reinstatement using compatible materials.
6. Inspect completed works and make good disturbed areas.

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6.3 Methods for Important Historic Features

Feature	Method
Historic masonry and lime finishes	Remove non-breathable coatings carefully using hand tools or a controlled method. Rake out defective mortar carefully without damaging brick arrises. Repoint with compatible lime mortar and apply breathable limewash.
Timber windows	Retain existing frames, casements and glazing beads. Undertake localised timber repairs using an approved repair system. Retain existing profiles and detailing.
Dormer and slates	Strip back only as required to inspect and repair. Carefully remove and label reusable slates and associated materials for reinstatement. Replace only defective elements with matching materials.
Leadwork	Retain sound sections and undertake localised repairs or renewals only where defects are identified. Avoid unnecessary lifting of adjacent historic materials.
Stone quoining	Undertake only localised repairs to defective areas using compatible materials and techniques. Protect adjacent masonry.
Outbuilding chimney	Retain the existing chimney and undertake localised repairs to the flue and defective areas only. Avoid unnecessary dismantling.
Outbuilding roof	Carefully remove modern impermeable lining and insulation while protecting the

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External and outbuilding paving

existing roof structure. Install breathable materials without unnecessary disturbance.

Lift later paving carefully and separately from original brick paving. Retain, clean, re-level and reinstate original bricks wherever practicable.

Outbuilding floor

Carefully lift the existing floor finish, understood to comprise brick pavers partially covered by a later concrete layer. Limit the work to what is necessary to facilitate the localised remedial works. Lift and store brick pavers safely, then clean as necessary, re-level and reinstate them wherever practicable. No unnecessary excavation or alteration to underlying historic fabric is proposed.

6.4 Protection During Construction

- Protect adjacent floors, walls, joinery and finishes from dust, impact and moisture.
- Do not lean equipment, materials or access equipment against historic masonry or joinery.
- Use suitable temporary protection where materials are stored or moved through the building.
- Prevent accidental damage to retained slates, leadwork, timber joinery and brick paving.
- Keep exposed historic fabric protected from prolonged wetting or drying where practicable.
- Do not use cement-rich mortars, impermeable coatings or other incompatible materials in the listed fabric.

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6.5 Unexpected Discoveries and Change Control

If previously concealed historic fabric, significant features or unexpected construction is uncovered, the affected area will be protected and work paused locally. The project lead will review the discovery and, where necessary, seek advice from the conservation professional and/or local planning authority before work continues. No substantial change to the approved works will be made without the appropriate consent.

7. Access

The proposals do not alter the existing means of pedestrian or vehicular access to the site. There are no changes proposed to the existing entrances, circulation routes or access arrangements, and the use of the building will remain unchanged. Construction access will utilise the existing access arrangements to minimise disturbance.

8. Consultation and Heritage Information

The application has been informed by the available heritage information for the property, including the Historic England National Heritage List for England and the West Sussex County Council Historic Environment Record. The Heritage Statement explains the significance of the building, the potential heritage impacts and the mitigation measures proposed.

The statutory consultation of relevant heritage consultees, including Historic England and the Historic Environment Record where required, is acknowledged as part of the local planning authority's determination process.



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9. Supporting Information

- Heritage Statement, including Consultation and Mitigation Plan.
- Existing and Proposed Drawings 260012/01–05. The accompanying drawings include detailed repair notes identifying the proposed conservation methodology for each element of the building and should be read in conjunction with this statement.
- Photographic record of the existing condition.

10. Conclusion

The proposals comprise a carefully considered programme of repair, conservation and modest internal alteration that will preserve the special architectural and historic interest of this Grade II listed building and its associated outbuilding.

The integrated Schedule of Works clearly identifies the proposed changes and affected features, while the Method Statement sets out the measures to protect important historic fabric during construction. Together with the Heritage Statement and drawings, the documents provide a clear and proportionate basis for assessing the Listed Building Consent application. It is therefore considered that the proposals preserve the significance of the designated heritage asset and satisfy the statutory duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly, Listed Building Consent is respectfully sought.

