



The Conversion of a Mixed Use space into a one bedroom apartment with guest annex including demolition of fire escape corridor walls and regularisation for consent for new stud work for partition wall.

at

55-57 High Street

**High Street • Arundel
West Sussex • BN18 9AJ**

Design and Access Statement

April 2017
Rev.A

Contents

1. Project Particulars.....	page 3
2. Introduction.....	page 4
3. The Site and Surroundings.....	page 5
4. Relevant Planning History.....	page 5
5. Pre-Application Advice.....	page 6
6. Architectural Design.....	page 6
• 6.1 The Proposal	
• 6.2 Amount	
• 6.3 Access	
• 6.4 Layout	
• 6.5 Use	
• 6.6 Scale and Appearance	
• 6.7 Landscape and Ecology	
• 6.8 Sustainability	
• 6.9 Conclusion	

1. Project Particulars

Client: Ms Innessa Bauer

Architects: Victoria Holland Architecture Ltd.

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2. Introduction

The building was originally constructed as an Arundel residence for Lord Zouche of Parham Park and was built in approximately 1760. Since the mid 1970's the building has been occupied by Nat West bank and offices which resulted in many of the original Georgian features being blocked up or removed.

In 2009 permission was granted for the upper floors of the building to be converted into 6 apartments with many of the original internal features restored and renovated and the more modern inappropriate details removed and replaced with details to match the existing.

The ground floor has been unoccupied since the bank closed in 2015.

The proposal is to convert the rear of the ground floor of the building from mixed use to a new ground floor studio apartment comprising an en-suite bedroom; kitchen/living room and a guest suite.

The ground floor has stood as redundant office space since the Nat West Bank closed in November 2015. Currently, there is not a high demand for office space in Arundel with a number of units remaining empty. Ms Bauer has been advised by the Conservation Officer that it would be viable to open her business from a separate retail unit at the front of the Ground Floor. This will be the subject of a separate Listed Building Application. With this in mind Ms Bauer feels it would be of great benefit to live in close proximity to oversee the day to day running of the business.

3. The Site and Surrounding Area

Location

The Building is located on the West side of the High Street and enjoys a location on the hill about halfway up the High Street.

The Existing Building

The High Street façade is of six bays on three storeys with a part balustraded parapet.

The ground floor, the central portion of which was occupied by the National Westminster Bank until November 2015, has six arched openings, one of which was the door to the bank. These six arched openings conform to the original classical Georgian opening pattern which occurs on the first and second floors, although photographs from the 1950's show that the building once accommodated a shop front at the South end with a substantial brick arch forming the shop window. The windows to the ground floor have all been altered and the brick reveals also appear to have been altered to reduce the inner brick arch.

The Ground floor façade also has two access doors which form the access points to the upper floors, these doors are square headed and are positioned at the far North and South ends of the façade.

The first and Second floors are punctuated by six single glazed sash windows with square headed rubbed brick arches and simply detailed stone sills.

Above the second floor windows the façade is finished by a restrained, moulded cornice, topped by a brick parapet with 6 panels of stone balustrading corresponding to the window rhythm below.

The tiled roof above is a mansard roof form - photographs from 1956 show four flat roofed dormers in this roof behind the parapet, but these are no longer in existence.

The building is currently used as residential apartments on First, Second and Third Floor level and the central portion of the ground floor with access ways on either side to the floors above is redundant office space. The apartments are accessed via two Georgian staircases.

4. Relevant Planning History

- AB/56/91 (23RD July 1991)
Renewal of unimplemented permission AB/89/86 for change of use of first, second and third floors from residential to office use.

Approved Conditionally.

- AB/23/05/L (15th April 2005)

Application for Listed Building Consent for remodelling and conversion of flats 55a, 55b and office 57a & derelict attic floor to 6 luxury apartments above Natwest Bank.

Approved Conditionally.

- AB/93/08/L (4th July 2008)
Removal of existing AC condenser and installation of 2 no. new condensers, floor standing.

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Approved.

- AB/98/09/DOC (21st Sept 2009)
Discharge of condition no.3 imposed on AB/23/05.

Approved.

- AB/144/12/L (14th Jan 2013)
Application for listed building consent for an internal amendment to previous listed building consent AB/24/05/L, plus additional roof lights and lantern to roof and guarding.

Approved Conditionally.

5. Pre- Application Advice

The applicant sought pre-application advice from Dr Ian Wightman who made a visit to the property on 9th March 2017.

He advised that the work to the proposed apartment should stop and an application for change of use and regularisation of the works already carried out should be submitted.

He suggested that the demolition of the modern flat roofed corridor linking the original building with the outbuilding formed within the stable block should be demolished as well as the corridor linking the staff Welfare Block in order to improve the setting of the original outbuilding. This also forms part of the proposal.

6. Architectural Design

6.1 The Proposal

The conversion of a mixed use space into a New Ground Floor One bedroom Apartment and Guest Annex including demolition of fire escape corridor walls and regularisation for consent for new stud work partition walling.

Modern suspended ceilings of commercial ceiling tiles, fire proof partitioning and fire doors have been removed. These were originally inserted when the building was occupied by the Nat West Bank.

The intention is to replace the ceilings with plaster board with a skimmed and painted finish. The flush panelled fire doors will be replaced with panelled timber rated fire doors to match the existing and in keeping with the style of the building. The wired glass fire proofed partitioning, and timber stud work partitioning that have been removed will be replaced with timber stud work partitioning with plasterboard finish and insulation.

The existing link to the stable block will be demolished to allow both external courtyards to be linked and the existing w.c. block will be converted to en-suite guest accommodation. The corridor linking the main building with the original Staff Welfare block will be demolished and replaced with a free standing metal structure which will serve to connect the fire escape stairs from the apartments at first and second floor level with the escape route on the flat roof to the West.

6.2 Amount

Existing Gross Internal Floor Areas

Area to rear of Ground Floor:	69.84 sqm
Stable Block Outbuilding:	12.27 sqm
Staff Welfare/WC Block:	57.27 sqm
Corridor Space South:	13.65 sqm
<u>Corridor Space North:</u>	<u>10.77 sqm</u>
TOTAL:	162.80 sqm

Areas to be Demolished

Corridor Space South:	13.65 sqm
<u>Corridor Space North:</u>	<u>10.77 sqm</u>
TOTAL:	24.42 sqm

Proposed Gross Internal Floor Areas

Area to rear of Ground Floor:	69.84 sqm
Stable Block Study:	12.27 sqm
<u>Guest Suite:</u>	<u>57.27 sqm</u>
TOTAL:	138.38 sqm

6.3 Access

Access to the apartment is to be via the main entrance to the retail area leading from the High Street, see hatched area on Dwg. No 02. Although there are five steps up to the entrance, this arrangement has operated successfully during the years when the building operated as a bank when access assistance was provided as and when required.

Public transport to the site is relatively good – Arundel is served by the no 700 Coastliner bus route with bus stops in the High Street. Southern Rail serves Arundel Station with regular services running between Portsmouth and Victoria en route to which is Gatwick airport. Car parking within the historic town however, is restricted with hourly parking only in the High Street during the daytime.

The proposal within the apartment is for a simple arrangement of spaces. Currently access is through the retail area via a newly formed doorway. There are plans however to create a further

entrance leading from the staircase lobby to the North – this however would be subject to a future planning application.

6.4 Layout

The main space within the apartment would be the kitchen/living space. This is linked with bedroom via a bathroom with a ‘jack and jill’ locking arrangement. The corridor leading from the kitchen/living space is to be demolished which would allow for the creation of an attractive South facing courtyard. The original stable block would be upgraded as a study area leading out with new French windows onto the courtyard. The corridor link with the existing staff/wc block would also be demolished. Internal alterations would be carried out to convert the staff/wc block into a guest suite. A new freestanding metal structure would replace the existing fire escape route and connect with the flat roof of the proposed guest suite at first floor level.

6.5 Use

The conversion of the existing space into a studio apartment (C3) will successfully utilize the redundant office space (B1) which was developed in order to meet the requirements of the Nat West Bank (A2), during its term of operation. The conversion will also afford the applicant the opportunity of restoring as sensitively as possible the original features which were either concealed or damaged during the previous occupancy. These include cornices; skirting boards; doorways and architraves; sliding sash windows with shutters and the fireplace.

The return to domestic use of this part of the building will be more in keeping with its original purpose as a town house rather than its more recent usage as commercial premises.

6.6 Scale and Appearance

In terms of scale, the application does not seek to increase the footprint and indeed reduces the gross area through the demolition of the modern corridor links. These unsightly flat roofed structures were most likely constructed in the 1970’s to provide covered fire escape access to the rear of the building. Their removal will greatly enhance the appearance of the rear elevation of the entire historic building and create a single attractive South facing courtyard, rather than two separate ones. The intention is to replace the existing flush panelled fire door with a traditional panelled timber one and to insert French windows below the arched window to the original stable block wall. This will create a light, bright study area bordering the courtyard and facing the kitchen/living space to the apartment. The corridor to the South will be replaced with a light metal free standing structure linking the fire escape route with that on the flat roof. Metalwork handrails will also provide protection from falling to the external basement staircases. The facing brickwork to the flat roofed building will be painted white.

6.7 Landscaping and Ecology

The proposals do not in any way affect any trees. Some self-seeded saplings growing in the courtyard will be removed and the courtyard paving following the demolition works will be replaced with new stone or reconstituted stone pavements across the whole area.

6.8 Sustainability

a) Heat and Power

A Worcester Greenstar condensing boiler is to be installed at basement level which will comply with the highest efficiency category – SEDBUK Band A.

The proposed change of use is therefore designed to ensure that area of the ground floor returns to its defined original function as a domestic dwelling.

b) Water Efficiency

Water consumption will be metered to ensure compliance with water consumption targets.

c) Resources and Materials

Generally, the existing building fabric is to be restored and re-used. There will be no new extensions.

The new French windows to both the Stable block study and the Guest Suite will comprise bespoke painted hardwood units with glazing bars similar in profile to the existing windows. The two new roof lights to the Study roof will be conservation style ones. The metal work hand rails will be black painted and will match the existing fire escape staircase.

6.9 Conclusion

The proposed change of use is therefore intended to return the ground floor partially to its original use as a domestic dwelling. This will afford the opportunity to conserve the fabric of the building and restore the original features – many of which were damaged when the building was converted into offices. Providing living accommodation for the proprietor of the retail premises will also follow in the tradition of a number of Arundel shop keepers who likewise live “above the shop”.

The removal of the link corridor to the rear will greatly enhance the appearance of the rear elevation and in turn create a bright, sunny courtyard.

Victoria Holland RIBA
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