

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 July 2020 10:15
To: Planning Scanning
Subject: FW: AB/49/20/L

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Save the environment - think before you print.

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 28 July 2020 09:10
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Consultee response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 July 2020 17:50
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: AB/49/20/L

AB/49/20/L

55B High Street Arundel BN18 9AJ

Listed building consent to seal off the residential flat from the commercial space & creating a new entrance door through the already existing communal area of 57 High Street.

I note that a heritage statement has been provided which provides some basic information about the property. However, it does not fully assess the significance of the building in accordance with the requirements of the NPPF. However, I provide the following comments.

Number 55-57 High Street is a Grade II Listed Building and is located within the Arundel Conservation Area. Other listed buildings are located in the surrounding 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. The High Street itself is characterised by historic shop frontages and other commercial uses.

The building itself is a late C18. town house of Yellow brick. It has three storeys with an attic floor and used to be one of the towns banks. The listing description describes the building as:

Late C18. Town house of Lord Zouche of Parham Park. Yellow brick. Stringcourse to 1st floor, cornice and coping of parapet all of ashlar. Mansarded tile roof. Brick blocking courses at gable ends. Yellow brick chimneys. 3 storeys and attics. Parapet to cornice, with balustrades inserted above each bay. 6 bays. Ground floor has blind round-arched arcade with ashlar stringcourse at springer height. Modern openings (4 windows and 2 doors). 3rd door in modern opening to south. 1st and 2nd floors have 6 ranges of double-hung sashes with glazing bars. Interior has cantilevered staircase in oval stairhall with guilloche moulding round ceiling cornice. Rectangular room on 1st floor, with segmental north wall and 1 semi-circular niche either side of chimneypiece. Dado with guilloche pattern and rosettes. Entablature with moulded architrave and cornice, frieze with rosettes. Doorcase with shouldered architrave, pulvinated frieze, dentilled cornice on beaded consoles, themselves on acanthus corbels. Panelled reveals to 8 panelled door with brass urn handles and decorated brass hinges. Wooden chimneypiece with beaded consoles either side, frieze with fluting, rosettes and urn. Cove to moulded cornice. 3 windows in rectangular niches, with panelled shutters. Nos 51 to 67 (odd) form a group.

It is identified in the statement accompanying the application that various alterations were undertaken when part of the property was used as a bank, which resulted in the loss of original features.

It would appear that the proposal is to provide an independent means of access to the apartment. It is assumed that this is to remove the necessity to utilise the point of access via the commercial premises. This proposal requires another opening to be provided from the entrance hall to number 57 High Street. The entrance hallway is identified within the listing description (as are other aspects of the interior).

At present the apartment appears to have two means of access; one through the commercial premises, and the other via the hallway of number 55. This point of access from the hallway/stairs to number 55 was present when I was at the site, but it is noted that this does not benefit from listed building consent. However, it highlights that there may be alternate means of access which does not appear to have been considered when preparing the proposals, even if to be assessed and then discounted. Such a process could then mean that the proposal as presented might be the only means of creating a separate residential unit, subject the issues raised below. At present, there is no evidence that such assessment has been undertaken.

The door for the second point of access (i.e. via number 55) is a very attractive, and significant looking door which is curved to follow the shape of the room it serves. Such a door should be saved.

There is no information supplied as to how the door(s) would be sealed; would they remain in position, locked and one elevation boarded so as to screen from view, whilst the other is still visible from within the apartment? Also, would the appropriate skirting board be used?

The proposal will result in the introduction of another opening and remove historic fabric. I am not a structural engineer and will have to request that others with knowledge and relevant qualifications confirm if the proposal is acceptable from a structural perspective.

It is also not clear if such a proposal complies with the relevant building regulations and if there is a need for a lobby area or equivalent. Such requirements could affect the layout of the proposal and the rooms associated with the opening. Such alterations will require listed building consent and would not be covered by this consent. They would also require assessment as to their impact.

The plans do not provide details of the door itself, nor of the architrave or door furniture. It is suggested that the door and opening should be appropriate for the age and style of the listed building. The last thing we would want to see is a door of inappropriate design and scale for the space proposed. Such information will be required in order to ensure that it is suitable for the listed building.

At present, it is considered that the proposal is problematic, due to the lack of information provided and could cause harm to the asset. Such harm could be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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