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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 May 2021 14:24
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: AB/49/21/PL & AB/50/21/L

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Old Bank House 1 High Street Arundel BN18 9AD

Listed building consent for the replacement of all windows with new timber double glazed sliding box sash windows and the proposed rendering of the South Elevation (front) and the West Elevation (side) with render painted white

Old Bank House is a late C18 terraced house which is located on the High Street so that the southern and western elevations face on to the High Street. The elevations are of brick construction and there is a brick modillion cornice. It has a hipped slate roof along with a red brick chimney. It is of 3 storeys and attic and basement. Old Bank.

Whilst number 1 is identified as being a listed building, number 3 is not. However, as you are aware the Planning Practice Guidance identifies that local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. As a consequence, it is considered that the building meets the definition of a non-designated heritage asset and should be treated as such.

Together both number 1 and 3 form an office building at the present time. The properties are joined by connecting corridors on the ground and second floors. It is believed the property started life as a private bank serving the town. It is noted that work has commenced on site.

The west elevation of number 1 Old bank has 2 ranges of double-hung sash windows with glazing bars, whilst the south elevation has 2 ranges of double hung sash windows with glazing bars on 1st and 2nd floors. Doorway up 4 ashlar steps with Tuscan columns, dentilled pediment and panelled reveals to a door with 6 fielded panels and oblong fanlight. 1 attic dormer with double-hung sash window with glazing bars.

The south elevation of number 3 has 2 ranges of double hung sash windows with glazing bars on the ground, 1st and 2nd floors. A new front door opening is required in order to gain access to the new residential unit.

The building is also sited within the Arundel Conservation Area, with a number of other listed buildings in the immediate local area. Buildings front directly on to the pavement and form a cohesive, attractive group. Old Bank House is located in a prominent location and can be viewed from the public gardens and riverside opposite but also from the nearby river bridge.

The Proposals

The intention is to divide the building in to two residential properties: 1 and 3 Old Bank House. The proposals to be considered as part of this application include:

- Replacement of all of the windows with new timber double glazed sliding box sash windows
- proposed rendering of the South and west Elevation with render painted white

These shall be discussed in turn

Replacement of all of the windows with new timber double glazed sliding box sash windows

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building, and help to establish the character of a house or building. It is considered that the existing traditional windows which include slender glazing bars play an important role in the character and appearance of historic buildings such as this and the neighbouring one.

The wholesale replacement of the existing windows would represent a substantial loss of historic fabric, where the initial approach should be to repair the existing ones. It is not clear if any information has been provided which indicates the current condition of the windows or if they are beyond repair. This information should be provided.

Whilst I appreciate the desire for more thermally efficient windows, the proposal for double glazing needs consideration as it is not always appropriate for a listed building. Guidance from historic England states that if windows are modern and do not contain any historic glazing, or in fact would replace more modern, inappropriate ones, there is potential to consider the use of double glazed units in a listed building. However, such units would have to be of a heritage style and not those used in standard windows.

The proposal is for timber windows which include 24mm double glazed units. Whilst a number of plans have been provided, they do not provide full elevational details which makes it difficult to understand what their appearance would be. This is especially true of the ground floor windows where there is an additional fixed sash. Would they be the same or different? Unfortunately, it is not clear.

The use of standard double-glazed units will not only increase the perception of modern, standard windows, but also affect the design of the windows themselves. This would harm the character and appearance of the listed building

It is also difficult to understand from looking at the information provided how any glazing bars, if any, will be treated. Traditionally, where windows have glazing bars, these form part of the structure of the window.

There are two approaches that could be used: to use glazing bars that are applied to one pane of glass or to use properly formed bars, but these would need to be thicker than the originals in order to take the extra weight of the double glazing (this would also likely be the case even with slimline double-glazed panes due to their size). False glazing bars applied to the surface of the window are therefore historically incorrect, and aesthetically unconvincing. The use of applied glazing bars is therefore not appropriate for a listed building and should be integral to the windows.

Proposed rendering of the South Elevation (front) with render painted white

The existing southern elevation to number 3 is painted an off-white/cream colour, whereas the neighbouring one is exposed brick.

It would help to have historical information to confirm the presence of historical render on this elevation. It is also not clear how existing details such as the brick dentil course at eaves level will be treated as part of the process of applying render, or what materials will be used in this traditional property. This needs to be confirmed as the process could cause negatively impact the building and features and cause harm.

At present, based on the lack of information provided, the impact has to be considered as causing some harm.

Conclusion

At present, the proposal is such that the impact can 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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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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