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Design and Access Statement

for

The Change of Use and Refurbishment

of

**61 The High Street
Arundel**

19th May 2008

Introduction and Historical Background

61 The High Street was up until recently the Arundel Museum, it is currently owned by Arun District Council and our Client, the Applicant, is in the process of finalising the purchase of the building.

The building lies towards the top of the High Street on the western side of the road, it is a five bay, three storey, brick built 18th century townhouse with a 19th century two storey rear extension and 19th century chimneys.

The building is Listed grade II* with the original 18th century iron railings to the High Street mentioned in the listing.

The façade is constructed in red brickwork with lime mortar jointing. The window openings are formed with orange red rubbed brick voussoirs that reduce from six courses at ground floor to five courses at first floor and three courses at second floor. The ground and first floor openings are the same size with twelve pane sliding sash windows. The second floor has smaller six pane sash windows.

The ground floor door case has a broken classical pediment, on a broken cornice with a frieze with a single triglyph on each face. Each frieze sits on an architrave which is supported on both sides of the door by a Doric capital and plain column (the column is partially engaged). The returns of the door surround are panelled and above the six-panelled door is a decorative semi-circular fan light.

The window cills are painted stone and the eaves cornice is an elaborate white painted cornice with moulded modillions.

The roof is a hipped clay tile roof with a lead flat roof on top. The iron railings on the High Street have attractive urn mouldings and the general railings have square tangs.

The rear elevation is rendered and painted with simple rustication. There is a projecting bow window at ground floor level over the cellar steps and a 19th century wing which projects into the garden.

Internally the house retains most of its original features including the staircase, fire surrounds, cornices, skirtings and doors.

This application seeks to change the use of the building from a museum to retail at ground and first floor, offices to the rear wing and one unit of residential accommodation on the second floor.

Our client envisages running a situation based retail environment, where quality antiques are sold in natural household settings. The rooms of the building will therefore be returned to a domestic feel within which the stock will be arranged to give the impression of a natural house interior.

The application makes very few alterations to the original fabric, and seeks to remove modern, inappropriate alterations.

Policy Background

We are seeking to create a new retail area on the High Street in line with Arun Policy, this will not only be at ground floor but also at first floor level. At second floor level there will be a one bedroom flat, serviced by the front door and the main staircase. The rear wing is to be used as an office suite. This introduces a good mix of retail, office and residential use to this listed building, retaining a range of appropriate uses in this inner town setting.

Dev 13 – We believe that this is an appropriate use for this listed building given its location in the High Street of Arundel.

We can use the building in its original form with very little material alteration to the listed fabric, in fact we intend to restore the hall to its original form, and hence we believe that this represents an excellent way of protecting the future of this important Georgian building, without a large amount of alteration to its historic fabric.

Dev 26 – We believe that the proposals fulfil the criteria of Dev. 26. The High Street is a designated retail area. The building is of a good quality and the refurbishment will seek to retain all of the original features. It is on both bus routes and within walking distance from the railway station. It can be accessed by cycle and foot. Access for people with disabilities will be restricted due to the grade II* listing and the relationship of the building with the footpath but a dedicated alert pad will be positioned next to the front door (as is already the case) in order to call for assistance. The retail areas will be monitored by CCTV as a crime prevention device and a discreet intruder alarm will be fitted.

Policy Area 20 – Under this policy we are introducing a new retail use to the ground and first floors of the building.

Pre-Application Consultation – We had a consultation meeting on site with Brian Bannister (ADC), Michael Rowan (WSCC) and Steven Strange (ADC) on the 5th March 2008. We discussed the proposals for the building and generally there was little or no objection to the use we put forward or the method of achieving the use.

We focussed upon the use of the existing staircase as an escape stair for fire purposes, for the use of the retail space and the flat over. As the stair is currently operating as a means of escape for a public building Mr. Strange saw no problem with the stair continuing to provide means of escape.

We discussed with Brian Bannister and Michael Rowan the removal of the modern remedial propping in the basement, ground floor and first floor, the removal of the modern partitions on the ground floor and also the partitioning of the second floor flat from the stairwell. It was felt that all of these could be carried out sensitively and would not be to the detriment of the listed building.

Design Principles

The design principle is to change the use of the building with the minimum disturbance to the historic fabric. Whilst doing this we also intend to restore some of the original relationships,

especially in relation to the hall, which has been opened out into the adjoining room and also remove the modern lightweight partitions which have divided the original ground floor room. All the original features will be retained and restored.

Use

We are proposing the following uses:

- Cellar** Tea room or café, with separate access via high street steps.
- Ground floor** Retail accessed from front door and restored hall.
- First Floor** Retail in main building and office in rear wing, both accessed through the front door with the retail accessed off the main staircase and the office accessed off its own dedicated stair.
- Second Floor** Residential, one bed flat, accessed from the front door and the main staircase.
- Garden** External space for tea room.

Amount

We are not proposing any physical development, but the change of use creates the following areas:

- RETAIL - 264 m²
- OFFICE - 70 m²
- RESIDENTIAL - 90 m²
- TEA ROOM - 75 m²

The Changes we are proposing are as follows:

Ground Floor

- Reinstall the mounting plate and flagpole on the front elevation.
- Restore and decorate the windows, front door and entrance portico, all are to be painted white. The windows are to be painted all white, as opposed to the current black frames and white sashes.
- Refurbish the stone cills removing the flaking black paint and paint white in keeping with most other stone cills in the town.
- Refurbish and paint the 18th Century railings to the High Street - colour black.
- Remove the remedial propping to retail area 2 and reinforce the first floor to compensate.
- Remove the modern lightweight partitions to retail area 2 (to the right of the entrance hall).
- Restore the southern hall wall to retail area 1, removing the modern fire shutter and replacing a skirting board to match the original.
- Place new double doors in the hallway. This allows the removal of the modern partition on to the stairwell and the restoration of the original opening to the rear of the hall with the existing decorative fanlight and pilasters.
- Create a new W.C. off the stairwell by introducing a new partition and sanitaryware.
- Replace the existing modern door to the courtyard with a six-panel traditional door.
- Remove the Polycarbonate roof to the rear verandah and replace the roof with a new timber, glass and lead roof, sitting on the original cast iron barley twist columns.
- Introduce a new metal handrail and balustrade to the existing steps to the basement.

First Floor

- Block up the modern opening between retail area 4 and 5, replacing the skirting to match the original.
- Remove the remedial propping to retail area 5 and reinforce the second floor to compensate.
- Remove the partition to the west of the secondary staircase to allow light onto the stairwell and replace the partition with a painted balustrade.
- Remove the modern cupboard in the office.
- Create a new W.C. in the existing tea and coffee making area.

- Replace the rather pragmatic escape stair to the Victorian wing with a new replica Victorian cast iron staircase.
- Replace the felt flat roof to the rear W.C. projection with a lead flat roof and black ogee gutter with a timber cornice beneath.

Second Floor

- Block up the two openings off the second floor landing creating a new partition with new six-panelled door in the south opening. This encloses the flat and completes the means of escape.
- Remove the partition walls to form a corridor linking the four rooms.
- Create a new bathroom in the original rear box room.
- Create a kitchen in the centre room.

Cellar

- Create a new window in the stairwell to provide light for the new kitchen.
- Create a kitchen in the southern basement rooms
- Remove remedial props in the tea room and strengthen the ground floor to compensate.
- Create new male and female toilets to the rear of the cellar.

Layout

The layout is dictated by the existing spaces which have leant themselves ideally to the change of use. The ground, first and second floor are all accessed through the front door and via the original Georgian staircase, this provides a coherent and secure layout and uses the building in its original form. The Office space is accessed via the original back staircase which has been dedicated for the office use.

Scale

We are not requesting any additional area or volume to the existing building.

Landscaping

We are proposing the refurbishment of the existing stone courtyard to the rear of the building and the creation of a simple garden in the existing garden area. The stone courtyard would have some tables in it for the tea room during the summer. We are also proposing the raising of the rear boundary wall by 615mm. We have suggested that the wall could be extended in bricks to match the existing and the coping could be re-used. We have also suggested that buttresses are positioned on the lower side of the wall to strengthen the wall. This scheme is subject to the calculations of a structural engineer, and is for the purpose of creating a better level of privacy between the beer garden of the neighbouring wine bar and the garden of 61.

Appearance

All new interventions would be designed to match the original details which occur immediately against the alterations, i.e., skirting boards, cornices, architraves etc.

Externally we believe the removal of the black cills and sash frames will have the effect of lightening the High Street elevation and revealing the true visual proportions created by the relationship between the façade and its openings which are distorted by the dark frames.

Access

61 High Street, Arundel can be easily accessed by public transport. The High Street is on several bus routes and it is a short walk to Arundel Station. The building is also easily accessed as a pedestrian or cyclist.

Disability access is a little more difficult due to the steps into the building and its grade II* listing, we have suggested perpetuating the previous method of utilising a disability call button to the right of the front door to alert the building operator of the presence of a person who needs help to access.