

ABIR Architects

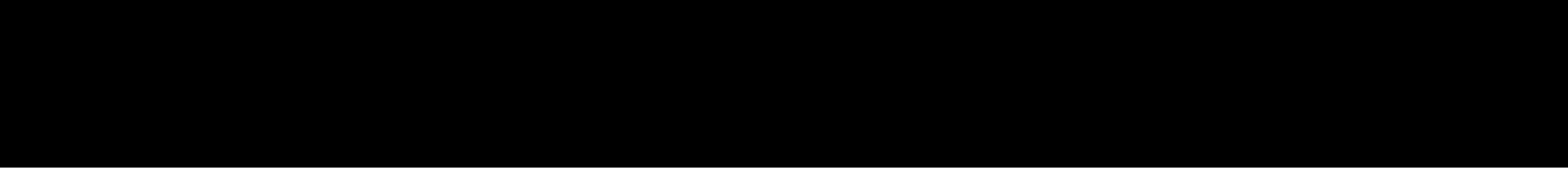
30 & 32a High Street, Arundel



Design & Access Statement
for Planning Application Submission

0558.DAS.001 / July-August 2019

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1 / Introduction

The following design & access statement and accompanying planning application comprises proposals for the design of a contextual, sympathetic and well considered domestic extension to a Grade II listed building at 30-32a High Street, Arundel.

The property is currently used as part domestic and part antiques shop and is owned and managed by our clients, Mr and Mrs Swaffer. Their brief is to provide a small single storey extension at the rear of the property to enable them to live and work in close proximity into the future, which is especially important due to deteriorating health issues requiring the need for increased domestic floor space at ground floor level.

Spencer Swaffer Antiques is the longest running shop in Arundel, having been established for 47 years contributing considerably to local business, the town and the community. In order for the business to continue trading to the same capacity, there is a necessity to extend the property to accommodate further residential space allowing the owners to live and work on the same site. With nearly 21,000 followers on Instagram, Spencer Swaffer Antiques (SSA) creates not only considerable social media interest, but also generates footfall in hundreds of visitors coming into Arundel primarily to visit the shop, but in turn generating secondary spend within the town. In a time when many major businesses in Arundel have been closing due to failing trade, including Sparks Yard, The Eagle Pub and the Bay Tree Restaurant, and many more commercial freeholds are up for sale, SSA has maintained a robust and stable presence on the High Street and is an extremely well respected and popular destination with visitors and locals alike. It is clear since the closure of the Castle Gate at the top of the High Street, passing trade has ceased considerably although SSA's strong presence appear to be one of the few constants in this location.

This document aims to provide a narrative to underpin the design proposals and includes site constraints and design methodology.



High Street Frontage

2 / Site Assessment

2.01 / Site Description & Overview

The site is located at 30-32a High Street, Arundel on the North East side of the street. It comprises considerable floor area of over c550sq m (c.6000sq ft) and is currently run as an antiques business with a small amount of domestic residential space within the building.

The building itself dates back to c.1590 and is situated under the castle wall. It is grade 2 listed and in a very sensitive Conservation Area, which encompasses the Castle to the East, down to the River Arun to the South as well as many of the primary East-West streets including Tarrant Street and Maltravers Street to the West of the High Street.

The property currently comprises a number of split levels leading from the High Street entrance to the rear garden and consists of basement, ground and first floor levels. The accommodation at second floor over is part of a flying freehold from number 34 (the bookshop) next door.

Access to the rear of the property, has a number of limitations, not least the convoluted entry and egress through the building as well as its boundary with the Castle wall.

The property appears to comprise a number of conjoined elements that have been built in different historic periods with differing architectural styles. Located in the Conservation Area which was designated in 1975 and is recognised as being of outstanding quality, the local plan refers to one of the attractions of Arundel being its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town.

The conservation area consists of the Castle and its grounds and the old town. The Castle was first built in 1076 by the Earl of Arundel and following a ruinous civil war was made habitable again in 1790 by the 11th Duke of Norfolk, with subsequently most of his work being replaced by the 15th Duke in the 1890's. The High Street itself was once a broad single street that ran down to the river but the lower part was encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to the Town Quay.



Aerial view of the site showing Arundel Castle in the bottom-right of the image

2 / Site Assessment : Heritage & Planning (Conservation Areas)

2.02 / Historic England Listing

Whilst a comprehensive Heritage Statement accompanies the planning application by HB Archaeology and Conservation Ltd, the following information sets out the Heritage England listing :

Overview - Heritage Category: Listed Building Grade: II List Entry Number: 1353740 Date first listed: 26-Mar-1949
Statutory Address: 30-34, HIGH STREET

Location - Statutory Address: 30-34, HIGH STREET The building or site itself may lie within the boundary of more than one authority.

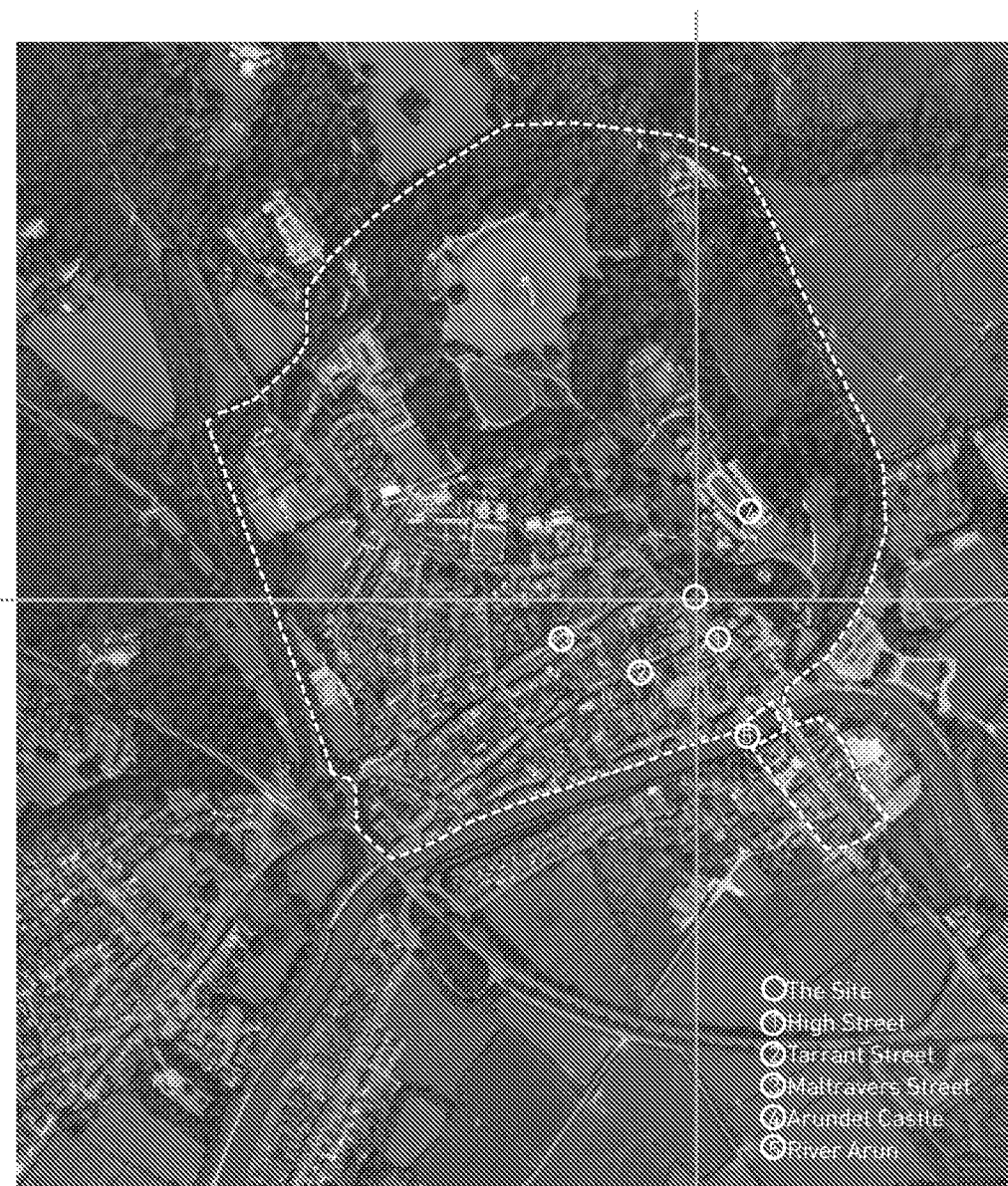
County: West Sussex District: Arun (District Authority) Parish: Arundel National Grid Reference: TQ 01851 07151

Details

1. 5401 HIGH STREET [East Side] ----- Nos 30 to 34 (even) TQ 0107 1/24 26.3.49. II GV

2. Mid C18. Former George Inn. Red brick, with chaining of grey headers between window ranges. Rusticated quoins of brick up to cornice level. Moulded brick cornice above 1st floor. Rubbed brick voussairs on 1st floor. Pitched tile roof, masked by parapet with ashlar coping. Red brick chimneys. 3 storeys. 5 bays, of which centre 3 break forward. 2 flanking bays have Venetian windows with double hung sashes and glazing bars on 1st floor. All other windows are double hung sashes with glazing bars, those on 2nd floor segment-headed, although 2 on 2nd floor have been filled in. All 3 houses have shopfronts inserted on ground floor. No 30 has a segmental bay on either side of the door, and dentilled cornice above glazed double doorway with semi-circular fanlight. No 32 has 1 oblong bay window with glazing bars, 1 door with oblong fanlight, and moulded cornice over both. No 34 has an oblong bay window with renewed glazing bars on either side of panelled double doors, top 3/4 glazed, with marginal glazing bars. Moulded entablature over all, with fret pattern on frieze. In the C18 The George Inn belonged to the Duke of Norfolk and was the political centre of the local Whig party, until superseded by the Norfolk Arms in 1753-5.

Nos 18 to 34 (even) with the Castle Walls and Town Gates form a group.
Listing NOR: TQ0186107156



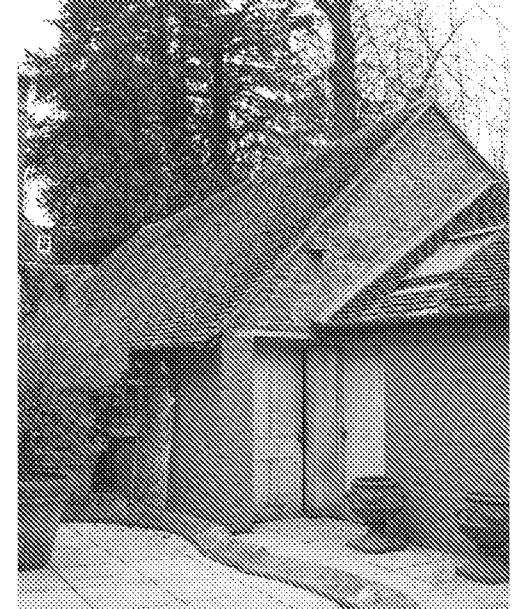
Arundel Conservation Area
(dotted)

2 / Site Assessment : Rear

2.03 / Photographic Analysis



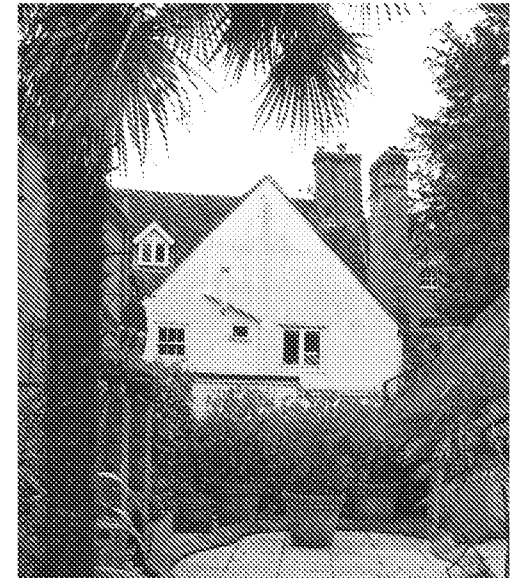
1.



2.



3.



4.

- 1. Rear gable ends
- 2. Outbuildings in rear garden
- 3. Painted weather boarding
- 4. Rear courtyard

3 / Proposals

3.01 / Planning Pre-application Submission 2013

ABIR architects were appointed in early 2019 to carry out an extended design phase for Mr & Mrs Swaffer comprising a brief to consider a two storey extension at the rear of the property to provide additional living accommodation for the client enabling them to live closer to their successful antiques business.

The brief centred around a sensitive response to the host building and the Conservation Area and following a number of design iterations, the proposals have developed from the original two storey brief to the final presentation of a much reduced single storey extension.

The brief also in turn focussed on the comments from a historic planning pre-application that was submitted to the Local Authority in August 2013 by Mr and Mrs Swaffer for a two storey extension to the rear of 30 High Street to be used for domestic purposes and constructed from mainly oak and glass. [PAA/91/13].

A formal response was provided by the Planning Department which highlighted the following -

"Principle - Inside built up boundary - the site lies in an urban area where the principle of development is considered acceptable. The National planning policy framework further supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access".

Detailed commentary also followed which highlighted various areas of concern :

Design

"The proposed development is considered unacceptable by reason of conflict with policies and advice because the size scale and position of the extension would adversely affect the character and appearance of the locality".

Neighbour amenity

".....the proposed development would be unacceptable on the residential amenities of the neighbouring properties because of the height of the proposal and the proximity to the boundary would result in overbearing effects".

Listed building

"The proposal would add further additions of similar scale and massing which are problematic. They would add a further level of development to the rear which is not properly subservient to the earlier historic building, but would appear to sprawl in terms of the pattern of development. This is not sympathetic to the listed building or its setting".

Conservation area

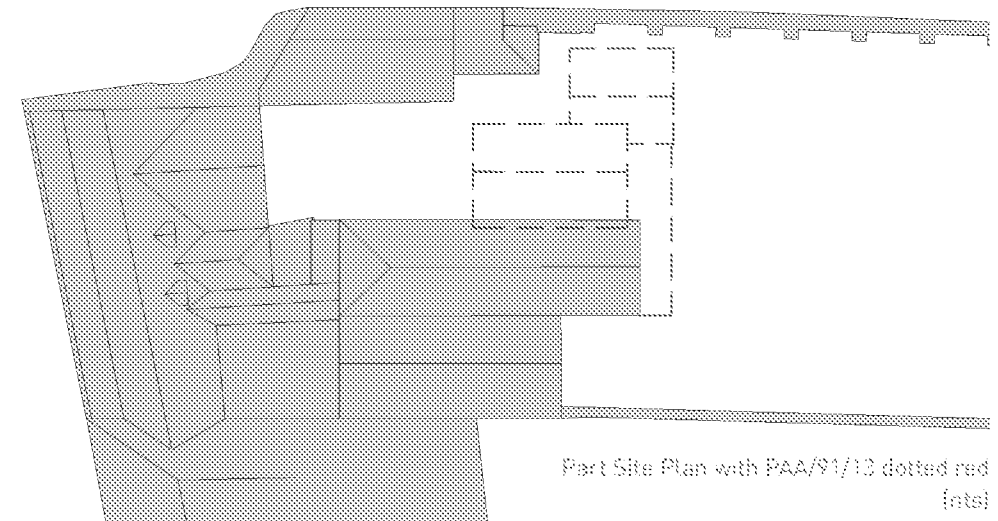
"The proposed development is likely to be unacceptable due to the adverse effect on the designated conservation area by reason of the bulky and inappropriate extension to a listed building which would adversely affect the character of the building and the area generally".

Conclusion

"1) Given the height of the extension and its proximity to the boundary it is considered that the proposed extension would adversely affect the residential amenities of the adjoining properties in conflict with policy GEN7 of the Arun district local plan and the National Planning policy framework"

and

"2) by reason of its size, design scale and position the proposed 2 storey extension would adversely affect the character and appearance of the listed building and the Conservation area in conflict with policies GEN7 and AREA2 of the Arun District Local Plan and the National Planning policy framework".



3 / Proposals

3.02 / Initial Design Response

The development of the client brief was key to finding a sensitive and well mannered response to the site that was not only contextual and respectful to the host building and wider Conservation Area but one which considered the Pre-Application comments as well as current policy around development within sensitive locations.

Mindful of a new Local Plan being adopted in 2018, the policies referred to in the pre-app have been updated. Notwithstanding this, policies from the current local plan have been considered in the design of the revised scheme including guidance set out for New Development in Conservation Areas in which the basis for the proposals are centred around both an architectural response and narrative that sits alongside the relevant guidance set out by the Local Authority.

This narrative for the proposed extension includes ensuring it maintains the.....

"special character and appearance of the conservation area by development which, makes a positive contribution to the areas character and appearance , or by the development which leaves that character and appearance unharmed.

reflects

" a high standard, reflecting the form and materials and character existing development in the locality".

is conceived and developed in design to..... *"acknowledge the character of their special environment in [their] layout, form, scale, detailing, use of materials and the spaces created between buildings"; in order that it seeks to "retain or emphasise the qualities of the townscape or street scape within the area";*

and is..... *"sensitive designed and constructed of appropriate materials and sympathetic in scale form and detailing and retain or emphasise the features and qualities of the existing building, townscape or street scape in the area".*

..... *"does not impair views from public vantage points or open space considered important to the special character and appearance of the area" as well as proposing "building materials which contribute to the character of the area" with "high quality and well detailed" materials.*

with..... *"High quality soft and hard landscaping including the retention of existing trees and important planting."*

Overall the proposals seek to enhance the.....

"Character and appearance of an conservation area and encourage design of the highest standard and which respects the character of the conservation area".

In addition to the guidance above, there are a number of design drivers that have been considered primary in developing the language and built form, these being - detailing, materials, scale, character as well as relationships with both the host and garden as well as the surrounding neighbouring built form and impact on the Conservation Area. Arundel Castle is an imposing presence to the East and it is key to ensure that the extension reads as very much subservient to the host building.

The design narrative takes its cue from the historic and surrounding street patterns where there is a clear layering of built form developed over many years on many of the plots in the High Street. This layering is evident at 30-32A with a number of developed plans being established over a period of years ultimately concluding with the two staggered brick gables to the rear, which protrude into the garden spaces and in turn form partially enclosed courtyards in doing so. The new extension makes clear reference to the developed plan form and seeks to sensitively add to the staggered footprint with a small single storey extension built to interact with both garden as well as linking to the host dwelling. There is no intention to remove any historic elements from the site, only the sensitive progression of the historic fabric. With a small glazed linking element, it is set away from the main host building to read as a new modern element.

3.03 / Reference to Pre-App. (PAA/91/13)

Design

The pre-app, design sought to reflect the two gabled ends of the host building by mirroring the pairing and seeking to harmonise the rear elevation with a second pair of gables, providing accommodation at both ground and first floor level both with pitched roofs over as well as a single storey wrap around extension to the rear of the Edwardian main gable. In terms of impact, the pre-app response suggested..... *"The proposed development is considered unacceptable by reason of conflict with policies and advice because the size scale and position of the extension would adversely affect the character and appearance of the locality."*

In contrast, the current proposals seek to considerably reduce the mass and impact of the extension. This is done by omitting the first floor and pitched roofs in their entirety as well as the wrap around ground floor extension. These expansive elements not only obscured a number of key visual connections but also as elements of the historic building.

The proposed single storey extension utilises areas of glazing to reduce the solidity of the proposals as well as ensuring that the considerably lower form provides visual interface to and from the neighbouring property. In addition, the form is set away from the Edwardian gable end with a simple linking element, which separates the new extension visually.

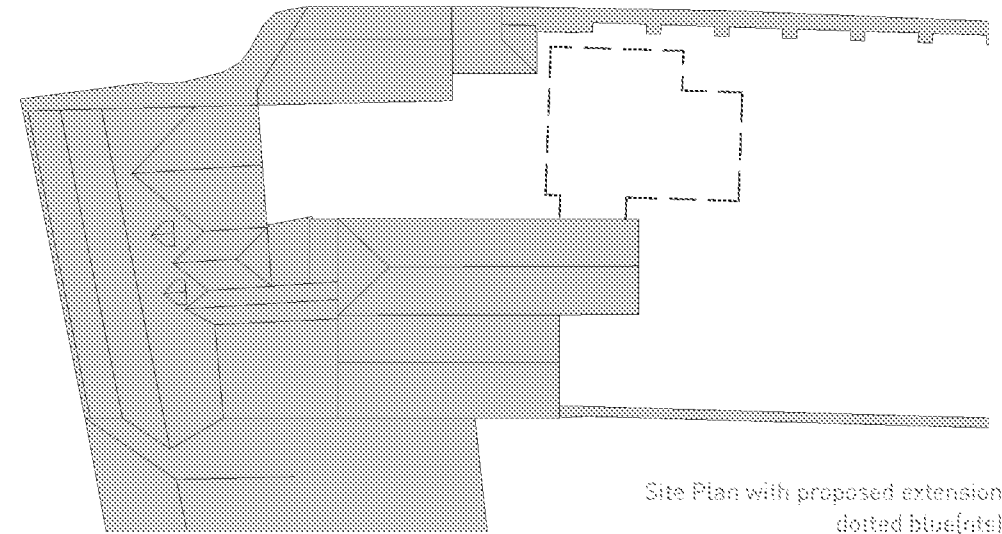
The reduction in volume and mass has in turn addressed the concerns over **Neighbour amenity** where the comments referred to *"The proposed development would be unacceptable on the residential amenities of the neighbouring properties because of the height of the proposal and the proximity to the boundary would result in overbearing effects"*.

The impact on the **Listed building** is one that has also been sensitively addressed further to comments that *"....."The proposal would add further additions of similar scale and massing which are problematic. They would add a further level of development to the rear which is not properly subservient to the earlier historic building, but would appear to sprawl in terms of the pattern of development. This is not sympathetic to the listed building or its setting"*.

The current proposals seek to retain a language with the pattern of historic development whilst remaining subservient in form and mass towards the host listed building. The marriage of simple glazed elements, face brickwork and timber boarding ensure that the new form reads as separate to the host building while referencing some of the key material elements of the historic buildings. The architectural language proposed reads as a clear development in the buildings varied time-line.

The Conservation area comments are also addressed through the reworking of both the plan and massing and considerable reduction in size, where before *"....."The proposed development is likely to be unacceptable due to the adverse effect on the designated conservation area by reason of the bulky and inappropriate extension to a listed building which would adversely affect the character of the building and the area generally"*.....

Overall the bulk of the pre-app [PA/91/13] has been considerably reduced with the current proposals circa 50% smaller in terms of floor area as well as volumetrically around 70% smaller. The sensitive & discreet extension seeks to enhance the character of the listed building and Conservation Area in stark contrast to its predecessor.



Site Plan with proposed extension
dotted blue [nts]



Rear elevation with PAA/91/13 dotted red &
proposed extension dotted blue [nts].

4 / Proposals : Design & Access

4.01 / Use, Amount & Scale

The proposals are for a modest single storey extension to the family dwelling which stands alongside the Antiques business as part of the same building on the site.

In consideration of the brief, the arrangement, orientation and connections of the internal and external spaces all play their role within the context of the site, the relationship with the surrounding neighbouring buildings, the open garden spaces as well as the wider conservation area. The new proposals seek to -

- further continue the plots identity which is multi layered with it's historical built form.
- ensure that the new build remains subservient to the host building and retains a sense of openness, limiting any sense of enclosure.
- maintain the connections East-West across the site both visually and physically.
- limits the visual massing and impact upon the adjacent listed buildings.
- harnesses the natural site orientation and sun path and create both internal and external spaces that not only respond to the host building but also the garden.
- provide an architectural aesthetic that is not only sympathetic in its style and responsive to context, but also local in its character.

Use: The property hosts a number of spaces some which are occupied as a residential dwelling and others as shop for the Antiques business. The proposal seeks to retain this relationship and will enable the client to be much more closely linked to the business at all times.

Amount: The proposed ground floor extension will see an increase of c56sq m of internal floor area. The increase will be used mainly to provide a new kitchen, dining space and pantry all which interface with the garden and allows the current kitchen to be used as the living room also, giving this space a garden connection.

Scale:

The scale of the proposed extension has been designed at a modern domestic scale to acknowledge both the host dwelling, retaining a sense of subservience as well as its neighbours. It aims not to detract from the form of the existing listed property. The width of the dining volume matching approximately the width of the existing gable ends.



4.02 / Layout, Access, Appearance & Sustainability

Layout: A glazed link element separates the proposed extension (which comprises the kitchen, dining and pantry spaces), from the existing listed property which has some minor internal changes proposed (kitchen wall removed) to offer an open-plan living and study area.

In addition, there are a few other internal changes proposed to accommodate the separation of entrance from the High Street, as well as the first floor of the Edwardian section of the building, namely the provision of a dressing area and bathroom.

Access: The project is such that the internal floor level of the study, living, dining, kitchen and pantry spaces all need to be level and accessible for the client who has deteriorating health issues and requires level access where it can be provided.

Appearance: The proposed extension is designed as a modest, sedum covered flat-roofed, single storey contemporary form which, whilst it is distinct from the existing listed property it retains a relationship with it through the selection of the materials.

The proposed brick blend is selected to match the existing rear two gabled elements and alongside a matching mortar mix, the new extension will replicate its immediate neighbouring volumes.

Black-stained timber boarding is proposed on the new extension, as well as on the north-west facade of the existing property. Black timber boarding is prevalent in the surrounding built context.

Critical windows are proposed to provide a slim and simple profile. These will be used on both the extension as well as some replacement elements to the north-east elevation.

Sustainability & Waste Management: During construction of the proposed new extension, storage and co-ordination of materials will be planned to reduce damage and offcuts. Any remaining disposable material will be sorted for re-use and recycling and waste will be collected and disposed of by a responsible contractor.

The building fabric shall be detailed to exceed the Part L building regulations.



Sedum flat roof



Face brickwork to match existing



Black-stained timber cladding

4 / Proposals

4.03 Proposed Visualisations



5/ Conclusion

The proposals for 30-32A High Street, Arundel comprise a sensitively designed, small single storey sedum flat roof domestic extension at the rear of the listed building.

The extension aims to respond to the context by taking its cue from the historic and surrounding layered street patterns in the High Street including the site at 30-32A and makes clear reference to the developed plan form on site seeking to sensitively add to the staggered footprint whilst interacting with both garden and linking to the host dwelling.

The intention is to ensure the new built form reads as a contemporary addition on the site, albeit one that is respectful in scale, in its relationship to the context and neighbours and is beautifully detailed with a palette of natural materials that form a marriage with both the host building and the garden.

The proposal will not only enhance the residential environment of Arundel town centre it will also safeguard the longevity of Spencer Swaffer Antiques, Arundel's longest running shop, and the livelihoods of its owners further by integrating the residential and business premises ensuring an integrated and seamless work / life arrangement.

Existing Building shown as white card model only - Planning pre-app shown dotted white transparency as outline only.