

[REDACTED]

From: Daun Johnson
Sent: 24 December 2019 10:35
To: Planning Scanning
Subject: FW: AB/94/19/HH & AB/95/19/L

[REDACTED]

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From: Martyn White [REDACTED]
Sent: 24 December 2019 10:03
To: Planning.Responses [REDACTED]
Cc: Finlay Gardner [REDACTED]
Subject: AB/94/19/HH & AB/95/19/L

AB/94/19/HH & AB/95/19/L

No 30 High Street is a Grade 2 Listed Building and forms part of an imposing group comprising 30-34 High Street which terminate the sequence of street fronted historic commercial/retail buildings on the east side of High Street. The mid-18th Century facade of the group is of particular importance with its attractively bold brick detailing and fenestration

The property has developed and changed over several stages, which has resulted in a multi-layered property of interest. The current building clearly displays the various stages of development. Further, the building remains in the same use as it has for a number of decades; a retail premises with some residential accommodation. The building is considered to be of archaeological, architectural and historic interest.

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. Further, this part of the conservation area is characterised by historic shop frontages and other commercial/restaurant uses. It is also situated adjoining the Arundel castle grounds.

I should point out that the application includes an excellent and comprehensive Heritage Statement and Impact Assessment that clearly, and concisely illustrates the complicated and historically significant building evolution of the premises since the late medieval period.

Proposal

The proposal involves a number of alterations both internally and externally.

Internal works

Internally, a number of alterations are proposed which will enable a larger area of the existing floor plate to be used for residential purposes. This mostly appears to affect the Victorian/Edwardian elements of the building, whilst maintaining a large area for retail purposes in the older, more significant part.

The works consist of inserting new partitions and the removal of a limited amount of historic fabric. It appears that this work is predominantly reversible, so that they can be removed at a later date, should the occupants change their mind.

It is suggested in the heritage statement that the loss of the fabric can be demonstrably outweighed by better revealing the character and significance of the retained elements, whilst also ensuring that the historic combined commercial and domestic uses remain. I have no reason to disagree with this approach.

The new insertions are minimal and can be detailed such that they reflect the character of the existing fabric.

The intention is also to open up the 'main room' and the kitchen to create a new study and living room area, and therefore create a larger, more usable space. It is positive to see the retention of two 'nib' areas to ensure that the former division can still be understood. It also results in a limited amount of historic fabric being removed.

External works

The principal changes to the existing elevations are located to the rear of the building in those parts which were largely reconstructed in the late Victorian/early 20th Century and have less historical or architectural significance. Their loss will not result in any historic fabric. This essentially involves replacing the existing, modern inappropriate windows with ones of a crissal design. Whilst the alterations will involve enlarging the existing openings, this will not result in the loss of any significant historic fabric. The design of the replacement windows is considered to be acceptable as the design is discrete and will reflect another stage in the development of the building.

Likewise, the proposal is for a modern extension which consists of two elements; a glazed link extension and a 'L' shaped extension.

The proposed 'L' shaped extension is of a simple, modern design and a scale and height which does not impact adversely on the existing building. The proposed use of black cladding and a sedum roof enhance the simple characteristics of the host dwelling, and complement and add to the long historic building evolution of the premises. It is ultimately considered that this extension will complement the character and appearance of the host listed building.

The glazed link is of a design and scale that it will ensure that the building will read as a modern extension, whilst also allowing views through to the rear courtyard space.

If you are minded to approve the applications it is suggested that conditions be attached requiring the submission of **precise** details of materials, finishes and fenestration. Samples of materials should be provided, along with details of the proposed brick bond. Details of any internal joinery should also be required, including any skirting etc. Sample panels could also be provided where necessary.

It is also suggested that details should be submitted of the junction of the external walls with the roof of the proposed extension to ensure a finish and appearance appropriate to the modern design of the structure.

Conclusion

The proposals have been very carefully considered following on from a comprehensive heritage appraisal of the site. They ensure the continued and future use of this special building as both a domestic and commercial property, in line with its historic origin and development.

Therefore, in conclusion, subject to high quality details and finishes, it is considered that the proposals not cause harm to the significance of the heritage asset or their setting. As a consequence, it is suggested that the proposals should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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