



MitchellEvans



Heritage Statement for Proposed Works

at

1 Castle Hill
Guildford
Surrey
GU1 3SX

By Mitchell Evans LLP

On behalf of

Dr C. Carlisle

Dated: May 2022

CONTENTS

- 1.0 Introduction.
- 2.0 The Building, Location and its Heritage.
- 3.0 Proposals
- 4.0 Reasons for change of use proposal
- 5.0 Planning merits in relation to local and government development policies
- 6.0 Summary
- 7.0 Access
- 8.0 Existing Photos

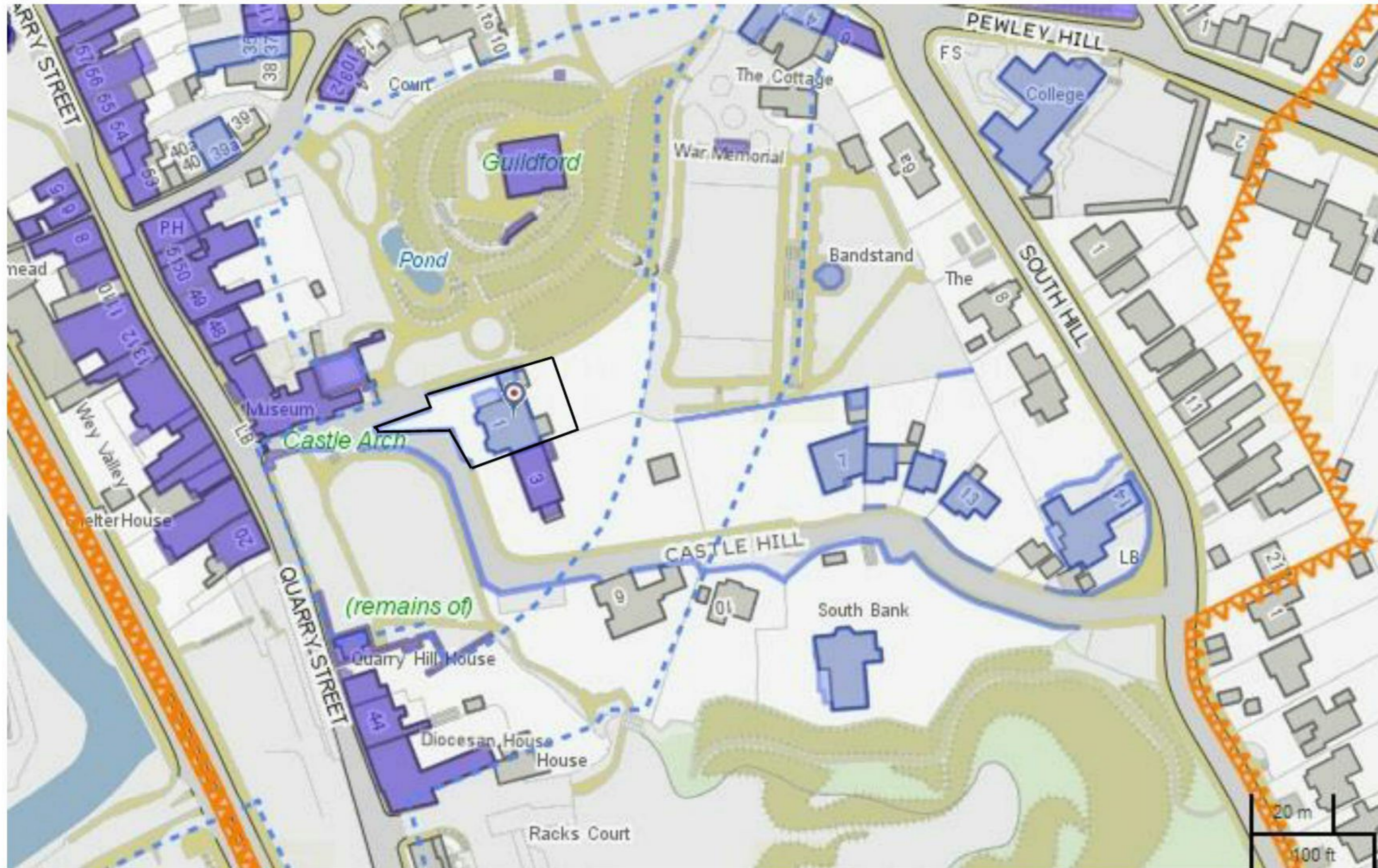
1.0 Introduction

- 1.01 Mitchell Evans LLP has prepared this Heritage Statement as supportive evidence for the Planning Application for the proposed change of use from residential sheltered accommodation (Class C2) to single family dwellinghouse (Class C3) at 1 Castle Hill, Guildford, Surrey, GU1 3SX, submitted to Guildford Borough Council.
- 1.02 This report should be read in conjunction with Mitchell Evans drawing numbers 22/P/00618 – 001, 002 & 003.
- 1.03 Mitchell Evans was asked to produce existing and proposal drawings required to support this application. The design given to us by the client. It includes only internal alterations required to make the property more functional as a dwelling house. No external changes are proposed to take place.

2.00 The Building, Location and its Heritage.

- 2.01 The existing site is located on Castle Hill, in Guildford town centre and set within the Guildford Town Centre conservation area. The site also lies within the boundary of the listed 'scheduled monument' Guildford Castle, a motte & bailey castle dating back to the 12th century. The site is also an area of high archaeological potential.
- 2.02 The main house faces west to Castle Hill and was built in 1860 at the same time as the neighbouring 'Chestnuts'. Chestnuts is a grade II listed building, however 1 Castle Hill is only classed as a 'locally listed building' by GBC. At this time the property was known as Castle Gate.
- 2.03 From 1955 until 1986 the property was the rectory for St.Mary's and Holy Trinity.
- 2.04 Castle Gate was converted into an 8 bedroom 'supported or sheltered housing' in 1986 from a private dwelling. At this time the property was renamed to Abbeyfield Home, No. 1 The Cottage.
- 2.05 The internal layout of the property was adapted in order to suite the needs of the sheltered accomodation residents. This layout still exists in the property and includes:
- Lower Ground level - Laundry & Boiler Rooms, 2 ensuite Bedrooms and Cellar.
 - Ground Floor – Entrance hall, 3 Large reception rooms (2 with ensuite bathrooms), Conservatory, Kitchen and W/C. The Annex includes its own sitting/dining room & kitchen.
 - First floor - 5 bedrooms (4 of which are ensuite). The Annex has its own separate bedroom and bathroom.





- 2.06 A number of existing features were removed/altered in order to facilitate the needs of residents during the 1986 transformation. These alterations included:
- Altered main staircase
 - Lift inserted
 - Existing doors removed and fire doors inserted
 - Lighting altered
 - Ensuites added to most bedrooms. Most of which were 'shoehorned' into existing bedrooms and are very small.
- 2.07 The main house is set back from Castle Hill by 6.5m. The site is accessed from Castle Hill via tarmac driveway and pedestrian stairway. The site consists of lawn areas with numerous mature and juvenile trees, hedges and foliage to the boundaries.
- 2.08 The existing 2.5 storey detached hipped roof property with semi-basement to the front and is located roughly to the centre of the site. The two-storey gable roof side annex matches the main house in materiality, both being red brick with slate tiled roofs. The property also has a modern conservatory to the rear.



©Crown Copyright. License No. 100019625

Figure 1 - Guildford Borough Council's Planning Areas Map (see key)

Key

-  - Locally listed buildings (non-designated heritage assets)
-  - Listed Buildings
-  - Area of high archaeological potential
-  - Conservation Area

3.00 Proposal

- 3.01 The client is currently looking to buy the property and seeks permission to convert the property back from residential sheltered accommodation (class C2) into a single family dwellinghouse (class C3) for his family, and to make it his primary family home.
- 3.02 Under this application we to alter the internal layouts of the lower ground, ground and first floors in order to make the property functional as a dwellinghouse. The proposed works include internal layout alterations e.g. the removal of the existing lift, which will allow for:
- Lower Ground Floor – Existing ensuite bedrooms converted into workshop, gym & office.
 - Ground Floor - Larger kitchen, W/C and rear reception room.
 - First Floor – Some existing ensuites removed to create 4 larger bedrooms (one of which will be ensuite).
 - Loft – No changes proposed.
- 3.03 No external alterations are proposed to take place. The clients only intend to improve the look of the front facade via refurbishing/painting/repair and minor sympathetic landscaping.

4.00 Reasons for change of use proposal

- 4.01 The current owner 'Abbeyfield Wey Valley Society' is selling is selling the property as they are unable to create a viable business in today's market due to the following reasons:
- (i) It is very small sheltered accommodation property, with only 8 bedrooms. Homes for the elderly below 15 beds are often not viable and very difficult to sell as many banks will not lend to homes of this size on a stand-alone basis).
 - (ii) The building is old and increasingly costly to maintain to required standards for its current use.
 - (iii) The layout over three floors have also made it difficult to staff the property and only minimal assistance can be provided, so requires residents to be able to look after themselves with minimal help.
- 4.02 The Castle Gate has not been a registered sheltered accommodation facility and no care has been delivered by Abbeyfield. Castle Gate has not had full occupancy of its 8 rooms since December 2019. The occupancy had reduced down to 2 residents by June 2021.
- 4.03 The business became unviable as occupancy declined and Abbeyfield were unable to find new residents with the backdrop of costs to upkeep an old and aging building. As a charity it was decided in September 2021 the financial loss would be too great to continue and therefore the property should be sold.

5.00 Planning merits in relation to local and government development policies

- 5.01 Firstly, policy H1 of the local plan Part 1 (GBC The Local Plan Part 1, Strategy and sites, 2015-2034) outlines that there should be the provision of well-designed specialist forms of accommodation (both classes C2 and C3) which are appropriate and in sustainable locations.

Although Abbeyfield Home, which is a specialist form of accommodation is considered to be in a sustainable location, it has not been successful as sheltered accommodation (class C2). Therefore, converting the property into a C3 dwelling house would continue to allow this property to comply with Policy H1 and there will be no net change in existing housing.

- 5.02 Furthermore, this property proposes to have no material changes to exterior and therefore no impact on the surrounding area. This complies with ideas of Section 12 of the NPPF (National Planning Policy Framework, July 2021) which outlines the importance of developments maintaining a sense of place within the local area.

- 5.03 In addition, the proposed works will provide an additional dwelling house (C3) to the area. This supports policy S2 of the local plan part 1 (GBC The Local Plan Part 1, Strategy and sites, 2015-2034), which states that 562 new dwellings are required per year. Also the character of the surrounding area is predominantly residential, meaning that a new dwelling house would be well suited.

- 5.04 Finally, the key idea of NPPF (National Planning Policy Framework, July 2021) is that should a development be in favour of sustainable development (positive economic, environmental and social impacts) and complies with an up-to-date development plan it should be approved without delay. The existing property has been proven to be unsuccessful as sheltered accommodation. So as per the fore mentioned reasons, changing the use of the property to a dwelling house will make the property more sustainable. Therefore. we hope that this proposal will be approved without delay.

6.0 Summary

- 6.01 The ethos of this proposal is to renovate the layout of the property in order to bring the property back from its current state of disrepair as an unsuccessful sheltered accommodation facility, to its original quality and use as a dwellinghouse. The alterations to the existing property have been designed to remain as minimal as possible, limiting the impact on the existing property and surrounding area. In addition, we have assessed and concluded that the proposals are compliant with the GBC local and government (NPPF) development policies.

6.02 Based on the above points, we therefore feel that this proposal will not be at all detrimental to the neighbours, the immediate area or the wider conservation area and should be supported by the Local Authority.

7.0 Access

7.01 Access to the property will remain unchanged as part of this application. Vehicular access will be from the existing driveway.

8.0 Existing Photos

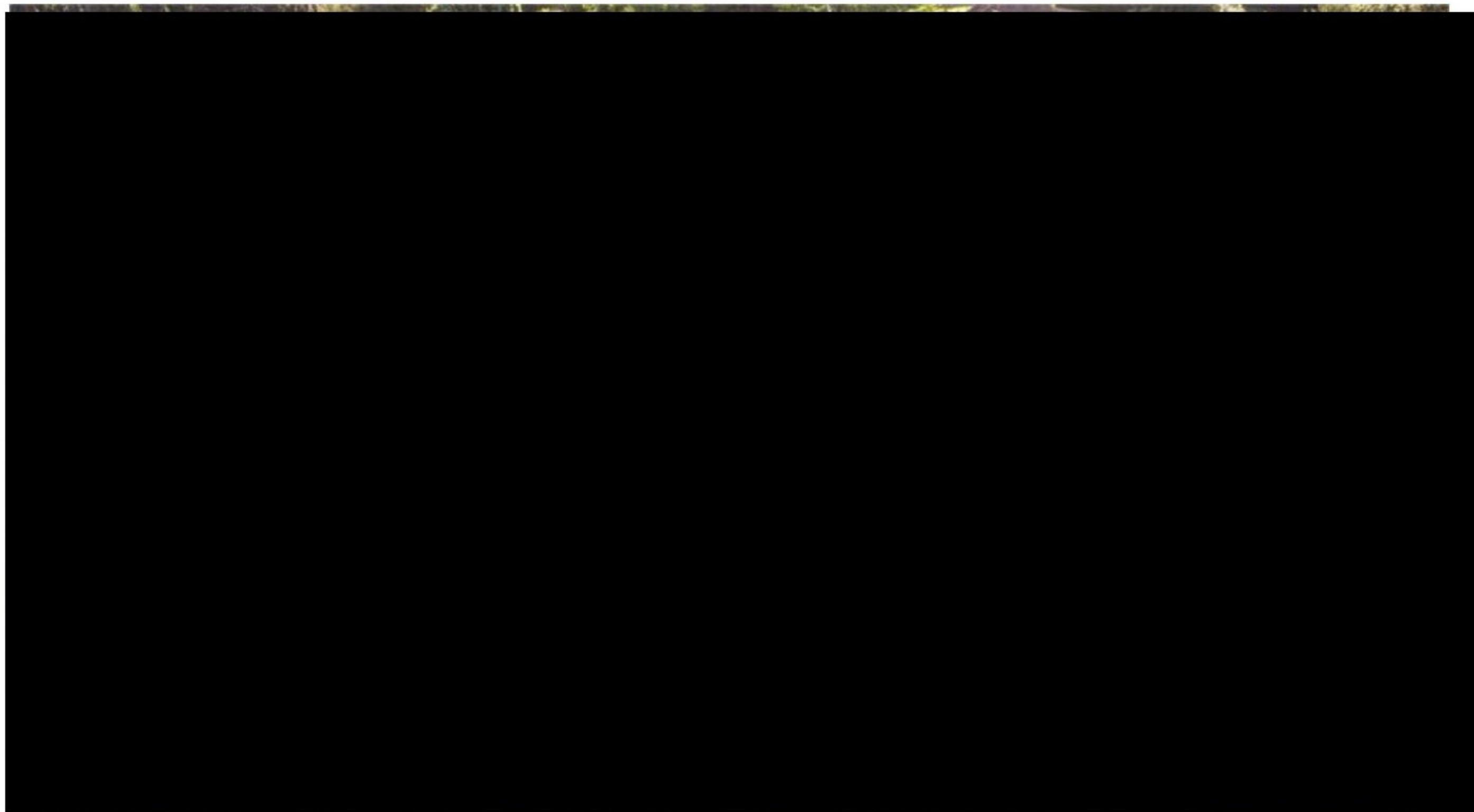


Figure 2 – Aerial View of 1 Castle Hill and surroundings



Figure 3 – Existing Rear Garden