

IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS



DESIGN, ACCESS AND HERITAGE STATEMENT

70a Tarrant Street
Arundel
West Sussex

Client: Mr & Mrs Batty

Project: redevelopment of garage to provide two 1 bedroom flats

Date: August 2020

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC



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Contents

1.	Introduction	3
2.	Description of the building and its setting	4
3.	Historic Context	5
4.	Conservation Area	9
5.	Significance	10
6.	Proposed scheme	11
7.	Landscaping	13
8.	Access	13
9.	Impact Assessment	14
10.	Conclusion	14

1. Introduction

- 1.1. This Design Access and Heritage Statement has been prepared to support a planning application to Arun District Council by Mr & Mrs Batty. The application seeks to develop a garage and create two 1 bedroom flats above.
- 1.2. The garage is not a historic building, though is attached to a listed building and is thus within the setting of it and other historic buildings nearby. The garage is within Arundel Conservation Area which has a wealth of heritage assets.
- 1.3. The proposals seek to maintain a garage on the site, though develop above it to provide the two dwellings. In doing so, the proposals also seek to enhance the streetscape by removing a building of no particular architectural merit or heritage value and replace it with a design that better complements its setting.
- 1.4. The site has been the subject of a number of planning applications, including a two-storey house which is of similar proportions to that proposed here. The application (AB/177/07) which was approved in 2007, sought to introduce a distinctly modern idiom into the street-scene, in contrast with the predominantly 18th and 19th century houses and shops. The scheme proposed here takes a different approach and is considered to be more sympathetic than that approved.
- 1.5. Previous planning applications have also sought to change the shop, as it was, to a garage and an application (AB/60/10) was finally approved in 2010, on the basis that it included a turntable. This was implemented and currently exists.
- 1.6. In December 2019 Fuller Associates made a pre-application enquiry to Arun District Council for the creation of two flats above the existing garage. The response to this scheme from the planning department and their conservation officer was very positive, concluding that should recommendations be followed, the proposal 'would be likely to be approved.'
- 1.7. On this basis, the proposal is now being submitted to the Council for their consideration.

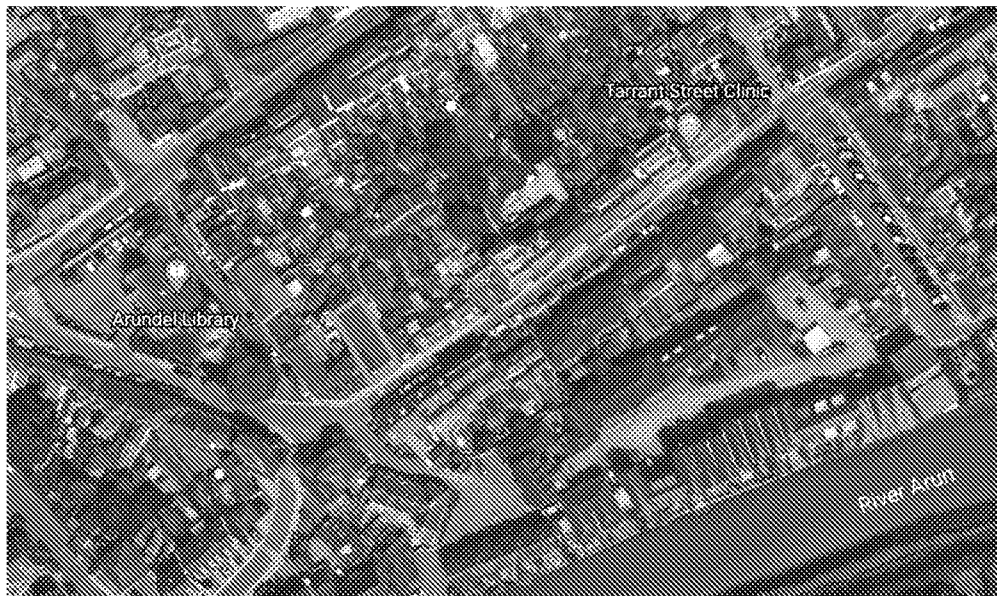


Aerial view of Arundel showing 70a Tarrant Street

©Google

2. Description of the building and its setting

- 2.1. 70a Tarrant Street is a large single-storey garage situated within the historic town of Arundel.
- 2.2. The street which runs largely east-west is made up of commercial and residential properties which form a tight historic grain on the north and south sides. These are predominantly two and three-storey buildings from the 18th and 19th centuries.
- 2.3. The buildings vary in material but are largely exposed brick or render and mainly Georgian or Victorian in character. The road is punctuated by some larger former public buildings, public houses and a grander Georgian House (no 44) set back from the road. The road is one-way with traffic travelling east to west.
- 2.4. 70a Tarrant Street is located at the western end of the road and is predominantly made up of residential dwellings, though some houses still maintain their former shopfronts.



Aerial view of Area Tarrant Street showing 70a marked in red

©Google

- 2.5. The current garage is of modern brick construction with a central door and faux, blocked in windows to either side. Above is a gable-end of hanging tiles. The hardstand immediately to the front appears to be granite setts.
- 2.6. The garage is attached to no 70 Tarrant Street to the left, but not to no 64. As illustrated below there is a gap - the width of a path between the two buildings.



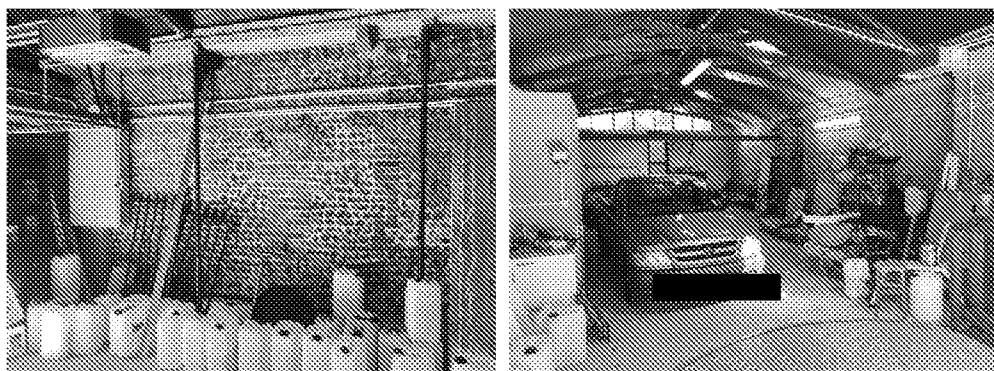
70a Tarrant Street within a panoramic view illustrating the nature of the buildings and their scale

- 2.7. The garage building is set back slightly within the streetscape which removes it from view at more oblique angles. It is therefore not clearly visible within the street scene until you are close. The set-back provides a break to an otherwise spatially tight and enclosed streetscape.



Views from west and east along Tarrant Street show the building concealed in its set-back.

- 2.8. Internally the garage is one large open space with a turntable set in the floor. This was a condition of a previous planning application and is being retained. The walls are exposed brick and flint, with the historic elevation of no 70 still visible from inside. To the rear there are windows set in the gable and a door to an open space at the rear.



Left: the historic elevation of no 70 seen internally. Right: the main garage showing windows to the rear and the turntable. All of the fabric seen here is modern construction.

3. Historic Context

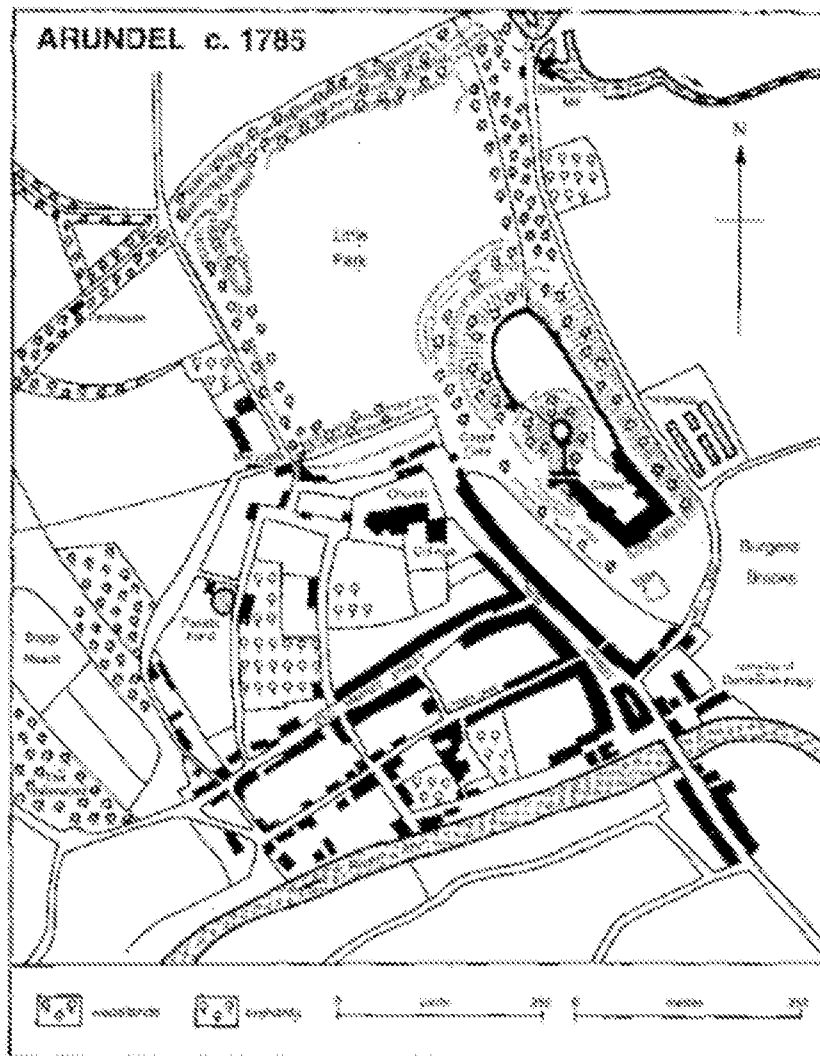
- 3.1. Arundel is an historic market town which first appears in the Domesday book, though a settlement here is believed to have existed in the prehistoric era. The castle is seen as a potential site for at least one prehistoric earthwork. Evidence of roman occupation has been found within the town, with a roman villa located not far from the west end of Tarrant Street.¹
- 3.2. It has been suggested that Arundel could have been an important Anglo-Saxon settlement though this is not clear. By the 11th century Arundel was under the lords of the rape and an administrative centre, becoming a very prosperous town.² The rape of Arundel was extensive

¹ A P Baggs and H M Warne, 'Arundel', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, including Arundel, ed. T P Hudson (London, 1997), pp. 10-101. British History Online <http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp10-101> [accessed 11 August 2020].

² Ibid.

and as with Lewes, Pevensey and Hastings, was protected by a castle which oversaw the river to defend its trade routes. During the 14th century, Arundel was greatly affected by two fires - 1338 and 1344/5, the second destroying over half the town. It has been suggested that Arundel's fortunes also changed due to the Earls of Arundel spending less time there, but also competition from Chichester which was an important centre with its own port and rape.³

- 3.3. Following the death of the 12th Earl in 1580, the title of the Earl of Arundel passed to the Dukes of Norfolk through marriage and has descended with it ever since. During the 18th century the Dukes spent more time at Arundel, residing in the castle and purchasing property throughout and around Arundel. This saw the rebuilding of the castle and the enlargement of its grounds, as well as a new park being formed. The town's trade also increased, resulting in a number of grand houses being built in the town in the late 18th and early 19th centuries.⁴



Map of Arundel c.1785.

Source: British History Online

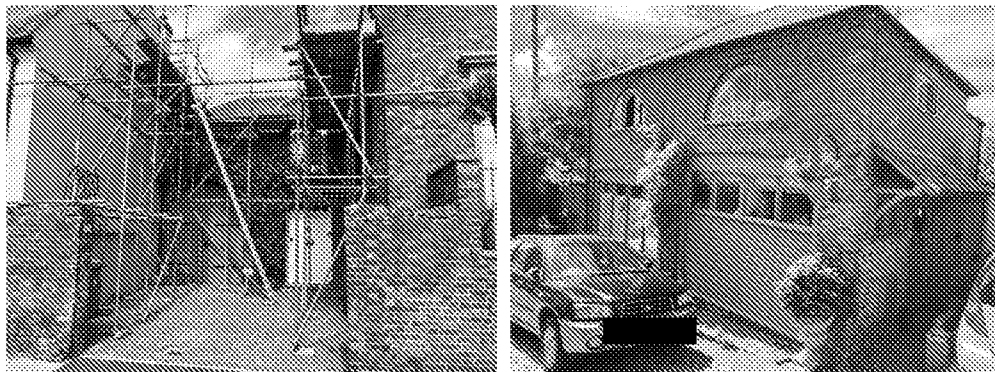
- 3.4. In the early 19th century the expansion of the castle grounds resulted in the demolition of a number of buildings in the town. Old Market Street was renamed Maltravers Street and was formerly the road to Chichester. The splaying out and widening of this road is typical of medieval

³ *ibid.*

⁴ *ibid.*

market spaces. Tarrant Street sits just below this and runs parallel and provided access to the river frontage.⁵

- 3.5. Despite Tarrant Street being possibly one of the earliest streets dating to the norman period, it has been suggested that prior to the 1780s, the street had very few buildings on it.⁶ The streetscape today would certainly suggest this, being largely 'polite' buildings of a Georgian nature with some later Victorian additions. In the mid 19th century houses were built between Tarrant Street and the river for workers and artisans.⁷



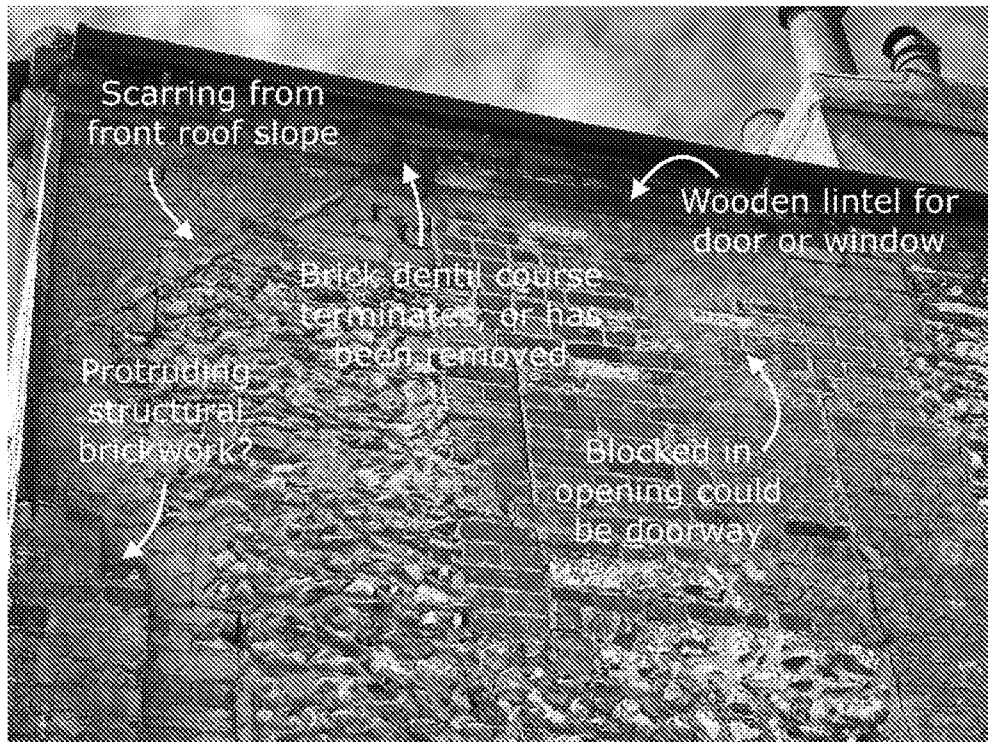
Left: stable buildings and coach houses are still evident between Tarrant St and Maltravers Street

- 3.6. In the late 18th and early 19th centuries Arundel's streets included a number of stables and non-domestic buildings which are still in evidence today. Commercial and industrial buildings also lay between Tarrant Street and the quay to the south and included warehouses, some of which are still in use following conversion. The warehouse typology has also been mimicked on the quay in the twentieth century.
- 3.7. The town's character has also been highly influenced by the introduction of faux medieval buildings from the late 19th century. Whilst this may or may not have been a response to the fashion for high gothic in the later 19th century, the construction of Arundel Cathedral (1869-73), then a church, and the development of the castle, would have had a major impact on the town.
- 3.8. The current building at 70a is modern (2010) and thus is of no historic consequence.
- 3.9. The site of 70a Tarrant Street was formerly a garage in the 1920s, the tanks to which have been removed. It was also a shop selling bicycles and then outdoor clothing under the name 'Peglars'. There has also been suggestion that the site was used in the war for munitions.
- 3.10. Potential evidence from the elevation of no 70 next door, suggests that there had been a larger building on the site of no 70a. There appears to be the scar of a former front roof slope with the rear roof slope also visible (though more faintly). Where these two slopes come into contact with the eaves, the brick dentil course finishes, or has been damaged by the earlier structure. Below this is a blocked-in opening which may have been a door into the neighbouring building, or a window from an earlier period. Further down the elevation there appears to be the remnants of a cement fillet with an impression left from a corrugated roof.

⁵ A P Baggs and H M Warne, 'Arundel', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, including Arundel, ed. T P Hudson (London, 1997), pp. 10-101. British History Online <http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp10-101> [accessed 11 August 2020].

⁶ *ibid.*

⁷ *ibid.*



Upper part of east elevation of no.70 Tarrant Street, showing potential evidence of an earlier, larger building which fronted onto the pavement. The nature of the flint and brick and rough finish of the elevation also suggests that this was never meant to be seen.



Scarring, with what appears to be an associated length of missing dentil course, suggests a potential historic roof and a building which would have continued the historic grain along the current line.

4.1. 70a Tarrant Street is situated within Arundel Conservation Area.

4.3. Within West Sussex, the number of listed buildings within the town is only second to Chichester. As one would expect, this results in a dense historic grain throughout the town as shown in the map below.



Part of Arundel's Conservation Area showing listed buildings in black within the historic core

4.5. In 2000 Arun District Council produced 'Supplementary Planning Guidance' for Conservation Areas which includes a 'Statement of Character' for Arundel Conservation Area, as well as general advice on changes that might affect it. The Council thus aims to:

- Protect and preserve those buildings which form the particular character of an area
- Allow appropriate change which preserves or enhances that special character

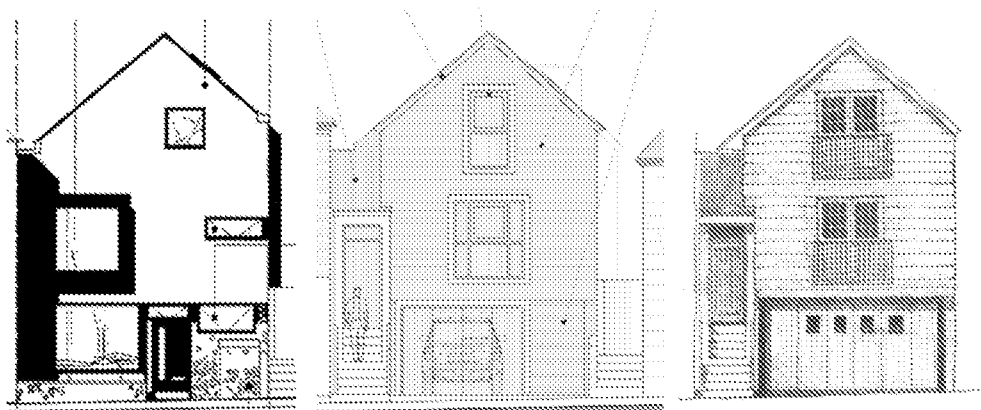
⁸ <https://www.legislation.gov.uk/ukpga/1990/9/section/69> [accessed 11 August 2020].

- Protect from inappropriate development
 - Encourage design of the highest standard which the character of the Conservation Area
 - Require that new buildings must acknowledge the character of their special environment in the layout, form, scale, detailing and use of materials
- 4.6. The proposals at 70a Tarrant Street has embraced these aims and seeks to improve on the existing building, as well as on the scheme previously approved (2007).
- 4.7. The current building is not considered to be of architectural merit, nor does it contribute positively to the street-scene.
- 4.8. As mentioned in the pre-application enquiry, 'Policy HER DM3 of the Arun Local Plan states that in order to preserve the character or appearance of the Conservation Area, planning permission will normally be granted for proposals within a Conservation Area provided that it accords with the detailed six-point criteria. Relevant to the proposed enquiry are the following criteria:
- New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
 - Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
 - It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges.'
- 4.9 In accordance with policy HER DM3, the proposed building has sought to reference local building typology and character without being pastiche. It has done this by employing locally distinctive materials and details such as sympathetic window design and proportions that reflect the local built environment. Whilst the building is larger than the modern one which it replaces, it is not considered to overwhelm or harm the setting of neighbouring historic buildings. By using sympathetic materials and design, the proposal seeks to *preserve and enhance* the Conservation Area and its significance.
- 5. Significance**
- 5.1. Within Heritage protection, 'significance' is a term that describes a structure or feature's special interest. It is an interest that is understood in terms of values – evidential, historical, aesthetic and communal.
- 5.2. The current building at 70a Tarrant Street contains no heritage values that render it of significance. Whilst the site has had different uses, these are not all conclusive, or of great interest. Its site as a garage and then a shop is at best of local interest.
- 5.3. The site itself is significant as part of an historic streetscape within a Conservation Area. The Conservation Area is a designated heritage asset and the buildings, features and spaces within it, will contribute to its significance. The buildings at this end of Tarrant Street are predominantly

early-mid 19th century and reflect developments associated with the quay. These buildings thus have strong historical and aesthetic values.

6. Proposed Scheme

- 6.1. In 2007 planning permission and conservation area consent was granted for the demolition of the then shop and its replacement with a house. This was determined under applications AB/178/07/CA and AB/177/07.
- 6.2. The approved design was very 'modern' in its aesthetic and a counterpoint to the more historic grain of the street. The fenestration included large open windows and was quite abstract in its design, suggestive of a more modernist approach. This included a rendered façade with dark grey window frames and flint panels on the ground floor. Whilst the approach itself was and is a valid one, the design was not implemented, and the current owners are similarly not minded to build it.
- 6.3. Notwithstanding that there may have been a larger historic building on the site, the approval of 2007 does indicate that the scale and form of the building is acceptable to the authority. With this in mind, the applicants instructed Fuller Associates to come up with a new design which retained the existing garage space but provided two flats at first and second floor. This would largely replicate the form and scale of the approved scheme, though introduce a different aesthetic and character to the site.
- 6.4. As part of this process, Fuller Associates asked the conservation architects, Jane Jones Warner Associates, to come up with options for the building envelope and façade treatment which would be sympathetic with Tarrant Street.



Left: the 2007 approved scheme. Centre: design proposed by Jane Jones Warner Associates for the pre-application enquiry in December 2019. Right: a more understated scheme by JJWA following the pre-application enquiry and which forms the basis of the proposals here.

- 6.5. In December 2019 proposals were submitted to Arun District Council for a pre-application enquiry. The design was broadly the same as that proposed in this application, though the fenestration on the south elevation was more domestic in character (see above).
- 6.6. In January 2020, a meeting was held with the planning officer, the owners and agents all attending. On the 14th February 2020, a response to the enquiry was received from the local planning authority which was very positive. The response included the following comments:

DESIGN

'In this instance, the design proposed would reflect the characteristics of the local area in terms of fenestration, proportions, height, scale and massing. The height of the front door entrance appears to be set significantly higher than neighbouring properties which has the effect of making the building appear taller than in reality. However, this is unlikely to be appreciated from the oblique angles along Tarrant Street from where the building will be primarily viewed at pedestrian level. An indicative materials palette is detailed on the south east Tarrant Street elevation plan which broadly comprises timber with sawn edges to allow natural silvering. Such an approach would ensure a subdued appearance within the Conservation Area setting and would help to mitigate any associated impacts that derive from the increase height, scale and mass of the building.

Taking the above factors into account, the development would comprise a positive addition to the streetscape and would accord with the contents of paragraphs 127 and 130 of the National Planning Policy Framework (2019) and Policies D SP1, D DM1 and D DM4 of the Arun Local Plan.'

LISTED BUILDINGS

'on balance, the proposal will not harm the various heritage assets identified as part of this response. This is dependent upon the quality of the design and detailed issues such as the relationship of the new building with the listed building it is to be attached to.'

CONSERVATION AREA

'the design of the building would provide a modern addition to the historical streetscape along Tarrant Street; however, the proposed design would also preserve the key features of the Conservation Area.'

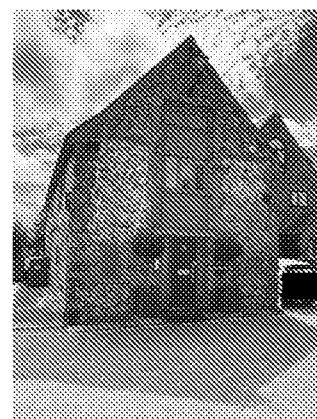


Proposed building shown within the street scene. The weatherboarding is painted timber.

Drawing by Jane Jones Warner Associates.

- 6.7. In their response the planning authority also suggested employing a bay window on the south elevation to add depth and interest, however the doors now being proposed are felt to be more appropriate as they better correspond with the approach and desired building typology.
- 6.8. This has sought to create a more understated façade, but also allowed the proportions of the glazing to reflect those of the buildings around it. The amended design submitted in this application is thus considered to be an improvement on that provided for the pre-application.
- 6.9. As well as the change to the fenestration, which is less domestic, the timber cladding is now due to be painted rather than left to silver. This should not have any adverse impact on the design with a sympathetic colour choice providing the same aesthetic benefits as silvered timber. This would also correspond with other painted timber buildings in the town.

- 6.10. Whilst the approach might hint at a warehouse aesthetic, it more importantly introduces a soft building and typology that is clearly secondary to the more formal housing in the street scene and thus more understated. Its set-back position also helps to differentiate the building from the main street scape, reinforcing its subservience. The first and second floors jettied over the garage forecourt should not change this perception greatly.
- 6.11. The proposal is not seeking to mimic the past but does look to acknowledge those commercial and subsidiary building types that are found within the Arundel streetscape and near the quay. Two buildings which exemplify this are shown below (see p.12). One is a painted timber coach house and the other a former warehouse. Other historic examples are evident within the town and especially in the quay area.
- 6.12. The building depth at first and second floor levels is comparable with the neighbouring properties, with only windows in the north and south elevations and two roof-lights on the eastern roof slope. There are no windows in the main east and west elevations which respects neighbour amenity, but also helps to avoid the building appearing overly domestic. The garage footprint is retained with the roof protruding from the rear in the same manner as the existing.
- 6.13. It is felt that the lack of amenity space is more than made up for by easy access to the town centre, Jubilee Gardens and Arundel Park, which consists of 1200 acres of open downland adjacent to the castle. There are also walks and easy access to the South Downs National Park.



Left: former coach house near Tarrant Street with painted timber façade. Right: former warehouse building on the quay, now converted into an office.

- 6.14. The pre-application response referred to bin storage provision, however this is not required as refuse is collected in bin bags which will be stored under the front steps. Bike storage is to be provided with a bike dock attached to the wall adjacent to the garage.

7. Landscaping

- 7.1. The proposals do not involve any significant changes to the landscape.

8. Access

- 8.1. The dwellings are accessed via steps and an internal stair. The reason for the height of the front door is to maintain the turntable. This was a condition of the previous planning permission for

the garage and essential to maintain safe access and help protect pedestrians from cars reversing into the road.

9. Impact Assessment

- 9.1. The proposals here result in the partial loss of an unremarkable building which is approximately 10 years old. The building is not considered to have any architectural or townscape merit and therefore the impact on the historic environment can only be considered to be positive.
- 9.2. The proposed building is taller than the existing garage, which will increase the scale and massing on this site, however due to its set back position this is unlikely to have a significant impact on the street scene.
- 9.3. Notwithstanding this, evidence does suggest that a taller building has previously existed on this site and therefore the space that is existent now should not be considered historically important; part of a broader design scheme, or strategic within the historic street scene.
- 9.4. The design approach taken reflects local building typologies and a palette of materials that is sympathetic with the Conservation Area. This seeks to create a building which is materially and typologically subservient to the neighbouring 'polite' houses of the early to mid 19th century which are predominantly rendered.
- 9.5. The proposals will result in the east elevation of 70 Tarrant Street to be partly concealed. Given that this elevation was possibly enclosed behind a larger historic building (which is also suggested by the rough nature of the party wall), this should not constitute a negative impact on the listed building. The proposals do not have a physical impact on no 64 Tarrant Street.

10. Conclusion

- 10.1. The proposed development at 70a Tarrant Street seeks to improve on a scheme approved by the District Council in 2007. This was distinctly modern in its approach and in strong contrast with the historic environment.
- 10.2. The proposed development is of similar scale to that approved scheme but has taken a different design approach and instead references local building types, design and materials. The scale of the building is potentially compatible with its neighbours, but also an earlier structure which appears to be evidenced on the elevation of no 70 Tarrant Street.
- 10.3. The new building's position, set back off the street removes it from long views of the street scene, but also helps it to appear more subservient to its direct neighbours.
- 10.4. The scheme results in the loss of a modern building which is not of architectural merit and is not considered to contribute to Arundel Conservation Area.
- 10.5. The proposal is not considered to be harmful to neighbouring historic buildings or the Arundel Conservation Area. It is believed that the scheme will *preserve and enhance* the Conservation Area in accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also understood that it complies with Policy HER 3DM of the Arun Local Plan as confirmed in the Council's response to the pre-application enquiry.
- 10.6. On the basis of the above, we believe that the Council are able to fully support this application.