

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 05 January 2021 07:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/118/20/PL

Consultee letter

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 23 December 2020 16:15
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: AB/118/20/PL

AB/118/20/PL

70A Tarrant Street Arundel BN18 9DN

Extension to form 2 No. self-contained apartments

Heritage assets

The site is located between nationally listed buildings and opposite a number of locally listed buildings. It is also located within the Arundel Conservation area. Of note to this particular application are:

Conservation Area:

Arundel Conservation Area

Listed Buildings

64 and 70 Tarrant Street

Locally Listed Buildings

91-101 Tarrant Street

The conservation area contains a wealth of buildings which represent architectural form and style through progressive periods, which form a cohesive and contained hillside town. There are two-very attractive streets—leading westwards from the High Street; Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops towards its eastern end. Buildings in the street are mainly 2 or 3 stories in height with materials being predominantly red brick, painted brickwork or render/stucco, flint in flank walls, and natural slate or plain clay tiles on roofs. Like a significant part of the conservation area, the street is distinctly urban in character, typified through the presence of a near continuous building line located at the back of, or very close to, footpath. Buildings mainly date to the 18th and 19th centuries. Some former shop fronts remain.

The closes listed buildings are number 64 and 70 Tarrant Street, both of which appear to be late C18 in date.

Number 70 Tarrant Street is a late C18. Brick front (whitewashed), terraced house of three storeys. There is a canted bay window with 3 double-hung sash windows with glazing bars on 1st floor and 1 double-hung sash window with glazing bars on 2nd floor. It has a hipped tile roof with rendered chimney. The east elevation consists of a large areas of nodular flint with red brick dressings.

No 64 is a late C18. Brick. South elevation stuccoed. Hipped tile roof. Red brick chimney. 2 storeys and attics. Brick modillion eaves cornice, 1 window range: double-hung sashes with glazing bars on 1st floor, and canted oriel on consoles on ground floor with 3 double-hung sashes separated by pilasters. 6-Panelled door in panelled reveals up 4 limestone steps, doorcase with pilasters, "capitals" and frieze with incised line decoration, and pediment over. 1 attic dormer with casement window.

Generally, the listed buildings form attractive terraces of two /three storey houses which front directly onto the pavement. Whilst each building is different, and some retain elements of their former uses, they collectively have a group value and make a significant contribution to the street.

The locally listed buildings are located opposite the site and consist of a terrace of two/three storey rendered houses. Some include the remains of former shop fronts which provide character to their elevations. They form an attractive feature within the street-scene and compliment the surrounding listed buildings.

The buildings are considered to be of historic and aesthetic (fortuitous) significance.

The Site

The existing building appears to be a modern garage structure which includes a turntable to aid access. It has a simple front elevation which is set back from the established building line of this part of the street, with a small paved area in front of it. of note is the fact that there are only a limited number of other buildings which are set back from the established building line. Its size and position result in limited views of the building when looking along the street. It makes a limited contribution to the setting of the listed buildings and at best has a neutral impact upon the character and appearance of the street.

The Proposal

The proposal is to redevelop the site in order to provide two small apartments above the existing garage. This approach will lead to the intensification of the site, in an area of fairly high density, and predominantly residential development.

The concept of providing residential accommodation seems to be an acceptable one and offers the opportunity for the site to better contribute towards the character of the conservation area. At present the existing garage is at best a neutral structure in a terrace of attractive houses.

The introduction of an additional two floors will mean that the building will be of a similar height to the neighbouring listed buildings. However, the proposed development would be assisted by the setback which would remove it from the established building line and follow that of the existing and previous building on the site. The setback will also provide the building with a similar character to some of the remaining former coach houses/workshop style buildings in the town, and whereas, the majority of these appear to be of brick construction, the location allows for a different use of external materials than surrounding buildings. Such a proposal attempts to ensure that the building is read as subservient to those either side of it.

The building form, massing and height would be sympathetic with the urban street scene which consist of a mixture of building heights of 2/3 storeys. The use of the gable would replicate of the existing building whilst also allowing for the proposed to be read as a new development. It would also appear from reading the design and heritage statement that the intention is for the front elevation to be understated and less domestic so that it would read secondary to other more prominent buildings on the street. This approach is noted and supported.

However, I also note reference to 'natural slate finish' on the plans for the roofing material and would want to be assured that slate would be used as opposed to a composite material. Likewise, I note references to the fact that all of the exterior will be treated with one grey colour. I am of the opinion that this requires clarification as the use of grey is not a traditional colour, and it is not clear why every surface would be the same shade/colour.

However, on balance it is considered that as the proposal will remove a single storey building of no importance and replace it with something of similar height and appearance to those found in the local area. Further, the proposal would preserve the character and appearance of the conservation area. This is on the basis that the building is set back slightly from the road, that it has been designed to complement the general character of the conservation area, and that it would be an enhancement of the existing structure, which is somewhat out of character.

Further, it is considered that it would not harm the significance of the locally listed buildings, subject to the use of good quality, materials.

The success of the scheme will entirely depend on the quality of finishes, materials, and detailing. As a consequence, a number of conditions would be required, should you recommend the application for approval. The following information would be required:

- Details of fenestration, including materials, operating mechanism and setback from the front face of external walling. Including details of the rooflights, which should be flush mounted and in a conservation style. Details should be at an appropriate scale and level of detail.
- Samples of the timber cladding, new external brickwork, and the natural slates for the roof of the building.
- Precise details of the bargeboards and eaves – provided to an appropriate scale/level of detail.
- Precise details of the external staircase and balustrading shown provided to the street elevation of the building – provided to an appropriate scale/level of detail.
- Details of the external treatment of the building – i.e. the colour following the concerns I raised earlier.

Conclusion

On balance, it is considered that the proposal will not harm the heritage assets identified as part of this response. This is dependent upon the use of high quality materials, finishes and detailing. As a consequence, the application 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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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