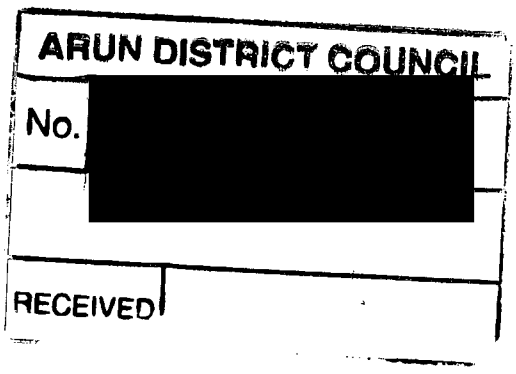
ARUN DISTRICT COUNCIL:AB/133/08/ 22/09/2008

6 ARUN STREET,
ARUNDEL,
WEST SUSSEX



HERITAGE STATEMENT TO ACCOMPANY LISTED BUILDING APPLICATION FOR CHANGE OF USE OF OUTBUILDING TO RESIDENTIAL ANNEXE

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INTRODUCTION

The proposals briefly comprise the change of use of an existing detached outbuilding to a residential annexe at 6 Arun Street, Arundel.



HISTORY AND CHARACTER OF THE PROPERTY

The outbuilding is likely to have been constructed as stables or a smithy (given the presence of the chimney) for use in association with the principal property at 6 Arun Street.

The property is located within the rear garden and extends to the full width of the plot. The rear wall of the property forms the rear boundary of the premises.

The main property is Grade II listed as being of special architectural or historical merit, and is described as follows:

1. 5401 ARUN STREET (West Side) --------- No 6 TQ 0107 1/100 II GV 2. Late C18. Red brick. Gauged and rubbed brick voussoirs. Brick gable parapets. Red brick chimneys. Pitched slate roof. End walls tarred. 3 storeys. Brick modillion eaves cornice. 2 ranges of double-hung sash windows with glazing bars. 1 6-panelled door with semi-circular fanlight. Nos 4 to 18 (even) and Nos 1 to 13 (odd) form a group with Nos 67, 69 & 69A Tarrant Street

The outbuilding is clearly within the curtilage of the main house, and is accordingly listed by default.

The property generally appears to be of largely original construction although some significant alterations have previously taken place to the front elevation which makes it difficult to determine the original appearance. The building is in good structural condition and is easily capable of conversion without extensive reconstruction or alterations.

The elevations are of flintwork and brickwork under a pitched slate roof, and external windows and doors are single glazed timber units.



PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS

The property is currently used as ancillary accommodation to the main house, mostly for storage. The proposed new use would retain the general character and appearance of the property and will ensure a long term use for the building.

The proposed new use would comprise a small residential annexe including a shower room, kitchen and sitting room at ground floor level, and a bedroom at first floor level.

The property would probably have originally been constructed as an open plan area, with exposed rafters up to ridge height. A ceiling has previously been inserted throughout the property which results in the ridge no longer being visible from ground floor level. These proposals would seek to remove part of this floor to restore part of the original layout and internal appearance including having a full height void to part of the internal area.

No element of demolition is proposed apart for the removal of part of the existing ceiling which does not form part of the original structure.

The rear and side elevations shall be entirely retained as existing, and existing structural openings to the front elevation would be utilised for external doors and windows. New black metal conservation type rooflights would be provided to the front elevation.

A very sympathetic design approach has been taken with this building to be retained and converted. The overall appearance of the building shall be virtually unchanged, and no extensions or additions are proposed. The setting of the building shall also not be compromised by the proposals.

A small amount of new partitioning would be provided to form a shower room at ground floor level, and all other areas would be open plan. All internal partitioning would be lightweight studwork and would be entirely removable on a future occasion to restore the existing layout if required.

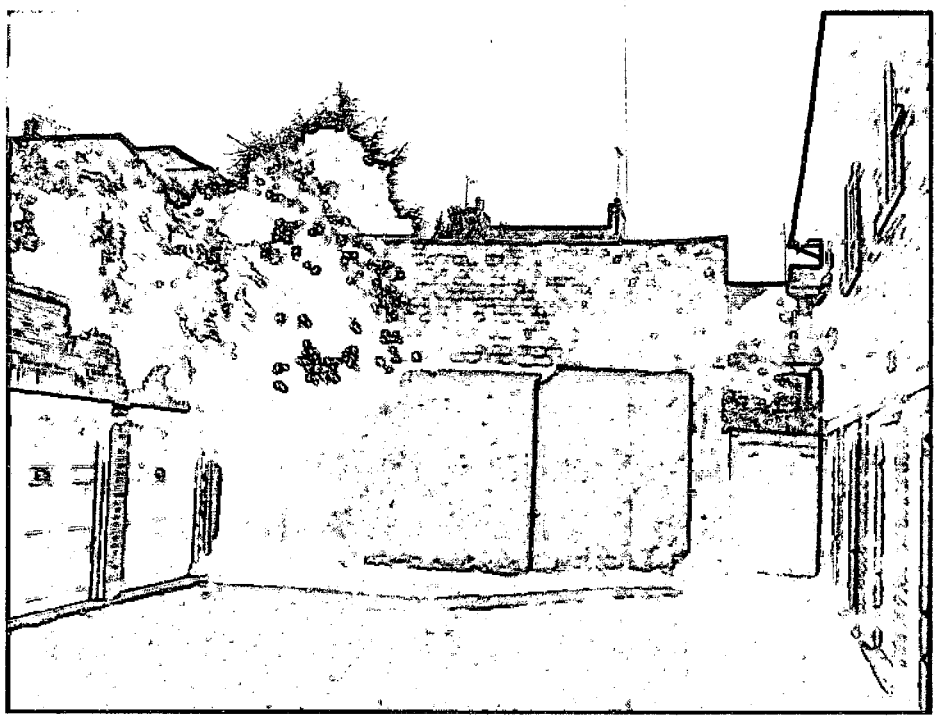
The overall ambience within the building would be one of openness and space, and the 'barn' feeling would be generally retained throughout.

An alternating tread staircase would be provided to the first floor mezzanine bedroom, and this area would have balustrading overlooking the ground floor.

A very sympathetic design approach has been taken with this historic building to retain the general traditional character and appearance of the property (both externally and internally) in the design of the proposals. We consider the proposals respect the nature of the building by including a full height area minimising the extent of internal compartmentation. The building is clearly worthy of retention, and we believe the setting and appearance would be fully retained.

Existing detailing to fenestration, eaves, verges etc will be retained and replicated where appropriate.

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IMPACT ON THE AREA INCLUDING OTHER LISTED BUILDINGS AND CONSERVATION AREA

The property is located along the rear boundary of the main property, and all adjacent buildings are unlisted. The appearance of the property would be largely unchanged, with the exception of some new conservation type rooflights to the front elevation which would provide required levels of natural light and ventilation. The property is located close to the heart of historic Arundel and there are a small number of other listed buildings within Arun Street. The property is also located within a conservation area. The setting of the main residential property within the street scene and conservation area would be entirely unaffected.

The importance and significance of this Grade II listed building has been evaluated, and a sensitive and appropriate approach taken to the proposals to retain the general characteristics and appearance of the property.

All existing trees within the site would be retained.

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SUMMARY

A sympathetic design approach has been taken with this historic building to retain the general traditional character and appearance, and we believe the character and setting of this property would be retained as a result of these proposals.

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