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Relocation of existing storage unit and additional storage units. This application may affect the setting of listed buildings, affects the character and appearance of the Arundel Conservation Area and is in CIL Zone 2 (Zero Rated) as other development

There are a number of heritage assets in close proximity to this application site. However, for ease I have identified the following using a map-based assessment:

- Maison Dieu Listed Building
- Maison Dieu Scheduled Monument
- Bridge Gates Arundel Castle Mill Road
- Various other listed buildings which are focused on The High Street

The site is also located within the Arundel Conservation Area

Maison Dieu Listed Building / Maison Dieu Scheduled Monument

Former hospital of the Holy Trinity. The ruins are the remains of a 13th century Dominican Friary which was apparently recorded as ruinous by 1643. They consist of some ruinous wall remains of varying lengths and varying heights. The remains for the most part comprise exposed chalk (clunch) and mortar wall cores with some facing stone in a few places and flint. Modern brick buttresses have been added to the SE remnant. All sections have a soft capping. These extend both sides of the road and the positions of the remains suggest they once formed a rectangular building thought to be some 9m wide and 24m long.

Part of the application site was previously occupied by public conveniences which were demolished after 2017. Following this, the area was grassed over and some informal bench seating installed. The ruins are of architectural and historical interest.

The setting of the ruins includes the castle and the Bridge Gates, along with the surrounding public open space, road and various listed buildings to the west of the site. Although they are predominantly experienced from Mill Road and the public open space, which includes some vegetation which helps to green and soften the ruins.

Bridge Gates Arundel Castle Mill Road

Dating from the mid-19th century, this gateway was built after Mill Road was laid out around 1850, replacing the earlier Bridge Gates that stood outside the Castle Grounds. It is constructed of knapped flint with Pulborough stone for the lower courses, quoins, dressings, and chimneys. Two circular bastions with battered bases and crenellated parapets flank the main gateway, the east bastion being single-storey and the west two-storey. Both bastions feature pointed and oblong lancet windows with chamfered embrasures and leaded glazing bars, along with arrow slits. The main gateway has a large planked double door with ornamental iron hinges set in a pointed arch, surmounted by a hood mould and flanked by smaller doors and ashlar panels. The parapet is plain with additional arrow slits, and the structure is enriched by octagonal and oblong chimneys with battered upper courses. It is of archaeological, architectural and historical interest.

Arundel Conservation Area

The Arundel conservation area is expansive, encompassing the historic core of the town, Arundel Castle and the cathedral. One of the principal attractions of the town is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. This conservation area has a very strong historic character, with Arundel Castle, Arundel Cathedral, the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (street lights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area.

The Proposal

The proposal involves relocating an existing storage unit and adding further units.

The site is highly sensitive due to multiple designated heritage assets. However, it is well screened from public view, so the works are not expected to harm the character or appearance of the conservation area, nor affect how the listed buildings are experienced from the public realm. The structure is also semi-permanent – in that it can be easily removed. It is recommended that a landscaping scheme be formalised and approved by the Landscape Officer to ensure it is appropriate and helps soften the visual impact of the structures. This could be secured by condition.

The choice of cladding material should be carefully considered. Stained timber requires ongoing maintenance, which could be complicated by planting. Unstained timber of an appropriate quality, such as oak, would weather more naturally and require less upkeep, making it a more suitable option for this location.

Conclusion

Subject to the use of appropriate materials and landscaping, the proposal is considered to have a neutral impact upon the significance of the heritage assets or their setting. As a consequence, it 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 section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

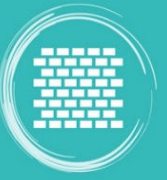
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