



ARUNDEL INTERIORS
67 - 69 TARRANT STREET
& 2A ARUN STREET
ARUNDEL
WEST SUSSEX
BN18 9BT

DESIGN AND ACCESS / PLANNING STATEMENT
AND ECONOMIC DEVELOPMENT STATEMENT

TO ACCOMPANY PLANNING APPLICATION FOR THE
CONVERSION AND CHANGE OF USE FROM CLASS A1 TO CLASS C3
(RETAIL TO RESIDENTIAL DWELLING UNITS)

FEBRUARY 2019

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INTRODUCTION

This Design and Access / Planning Statement and Economic Development Statement accompanies a full planning application for the conversion and Change of Use from Class A1 (retail shop) to Class C3 (residential dwelling units).

The building is located on the corner of Tarrant Street and Arun Street.

The site is located entirely within the Built Up Area Boundary, is outside of the defined Town Centre Boundary, is not located on either the defined Primary or Secondary Retail Frontages and is outside of the defined South Downs National Park Boundary.

67-69 Tarrant Street is a three storey building fronting north onto Tarrant Street with a lower basement / sub ground floor extending the full depth of the site which extends from a full basement on the frontage to a full non basement height at the rear as the ground levels drop significantly down Arun Street from north to south. The rear lower ground floor workshop area has a separate postal address of 2A Arun Street

The site comprises the ground floor and basement / sub ground floor areas of 67-69 Tarrant Street and 2A Arun Street in Arundel which has been used as a single retail unit, Arundel Interiors, for approximately 4 years. The ground floor has been used solely as a retail area whilst the basement / sub ground floor areas have been used as a further retail area (under part 69 only), storage, shop office, workshop and kitchen / WC facilities.

The first and second floors of the building are within the same single ownership and have previously been converted into two separate flats in the late 1980's. The flats have a separate access and front door located on Tarrant Street.

A further half floor between the basement and ground floor, which is accessed at half height level from Arun Street and sits behind the main building element, has previously been converted to a self contained office suite, also in the late 1980's. The office has a separate access and front door located on Arun Street.

The premises are thought to have originally been two separate retail units which is evidenced by the two separate entrance doors located on the Tarrant Street elevation and the two separate staircases between the ground floors and basements of both 67 and 69. The two separate retail units are thought to have been combined into a single retail shop in the late 1980's.

ECONOMIC DEVELOPMENT STATEMENT

Arundel Interiors began trading in 67-69 Tarrant Street (inc 2A Arun Street) in 2014 selling antiques, period reproductions and household decorative goods.

After four years of non profitable trading Arundel Interiors ceased trading in January 2019 and the retail units at ground and basement floors to both 67 and 69 Tarrant Street underwent a necessary refurbishment with a view to re-letting the property as either a single retail unit or as two separate retail units.

The location of the property outside of the defined Arundel Town Centre at the far end of Tarrant Street, well away from both the defined primary and secondary retail frontages in Arundel, together with the recent failure of several high profile retail outlets in close proximity to the site, Sparks Yard for example, evidenced the lack of demand for retail units within this location.

The four years of non profitable trading can be evidenced with accounts if required however these will be provided as supplementary evidence given their sensitive nature.

During the refurbishment it was determined that the retail elements of the premises were suitable for conversion to residential use given the buildings location within the town of Arundel and its proximity to local services, transport and community facilities.

This together with the location of the property outside of both the primary and defined secondary retail frontages in Arundel, further supported the proposal for conversion to residential units.

Subsequently this proposal to convert the ground floor and basement floor of 67-69 Tarrant Street comprising the existing retail unit, associated ancillary accommodation and amenities has been prepared for submission to Arun District Council.

SITE HISTORY

There is a single entry in the Arun District Council post 1987 application search.

AB/22/87 - Approved Conditionally 28/04/1987

Change of use from shop to two shops and one office at ground floor with storage & workshop at basement level. Conversion from maisonette to two flats.

ASSESSMENT OF PHYSICAL CONTEXT

Tarrant Street is a one way vehicular and pedestrian highway running approximately east to west starting within the defined Town Centre Boundary where it abuts The High Street.

The eastern end of Tarrant Street comprises a high density of retail and food and drink outlets with an element of residential accommodation over. The density of the retail and food and drink outlets reduces in a westward direction with residential dwellings predominating at the western end of Tarrant Street.

The defined Town Centre Boundary extends approximately one third along Tarrant Street where it ceases adjacent to Brewery Hill Lane to the south.

The defined Primary Retail Frontage extends to this same point along Tarrant Street ceasing on the eastern side of Brewery Hill Lane.

There are a small number of previously converted redundant retail units located along Tarrant Street in close proximity to 67-69 which are now predominantly residential units as well as a clinic and a gallery.

Until recently there was a high profile multi floor retail outlet with associated café and offices located in Sparks Yard which within the last few months has ceased trading due to what is thought to be, allegedly, due to financial reasons.

The site is located within the Arundel Conservation Area.

The building is located on the southern side of Tarrant Street on the western side of the junction to Arun Street opposite the Kings Arms Public House.

67-69 Tarrant Street is a painted brick structure under a slated roof with well proportioned sliding sash windows and secondary casement windows in Georgian and Victorian styles. There are a number of modern openings inserted within the east elevation which relate to the 1980's conversion of the upper floor to flats.

The shop frontage comprises a full width glazed shop front with two doors serving the once separate shop units. A third later door addition is located at the western end of the shop front and serves the first and second floor flats.

The shop front has been subject to several alterations including the insertion of louvred fanlights and secondary structural elements. The lower sections of the shop front have been repaired and elements replaced using unsympathetic sections and mouldings.

The left hand door to 67 has been sealed shut.

The shop signage has been over clad with a modern plywood and moulded board running the full width of the shop front and extending down over the glazing.

A projecting moulded cornice drip is extant over the signboard and appears to be part of the original shopfront.

The retail unit comprises a ground floor retail area of approximately 70m², a basement sub floor combined area of 105m² and a small external courtyard of 9m².

INVOLVEMENT OF LOCAL INTERESTS

There has been no involvement of local interests prior to preparing or submitting the planning application.

DESIGN PRINCIPLES AND CONCEPTS

The principle of conversion to residential dwelling units is established in Tarrant Street with several retail units within close proximity of the site being previously converted.

The first and second floor have already been converted to residential units.

The concept is to convert the ground and basement / sub floor levels to two separate residential units whilst retaining the character of the retail unit by utilising a significant part the existing shop front including the two entrance door locations, the signage and cornice mouldings.

DESIGN SOLUTION

The proposal is to split the current single width retail unit spanning across 67 and 69 Tarrant Street back to its original form with accommodation spanning the ground floor and basement sub floor levels.

67 Tarrant Street will be accessed directly off the adjacent footpath into a ground floor area comprising a combined living space with the existing staircase providing access to the basement sub floor where two bedrooms and a family bathroom will be located.

69 Tarrant Street will be accessed directly off the adjacent footpath into a ground floor area comprising a combined living space with the existing staircase providing access to the basement sub floor where two bedrooms and a family bathroom will be located.

The master bedroom will retain the existing bathroom as an en suite and have access to a small enclosed rear courtyard at the rear of the site.

The external fenestration alterations will be limited to modifications to the existing shop front to separate the two halves of the retail unit, the reduction in height of the shop front lower sill, removal of the later modern louvred fanlights and introduction of an element of brickwork between the two retained elements of the shop front, alterations to two lower sub floor openings to provide a recessed bin area and windows to 67 Tarrant Street / 2A Arun Street on the Arun Street elevation and the insertion of two arched openings and windows to the basement rooms facing Tarrant Street.

The alterations to the shop front will be in a similar style and design to the existing mouldings to match. The new joinery items comprising the replacement entrance doors, new basement windows and new windows to the side elevation of 67 Tarrant Street will all be in a sympathetic style following traditional sections and moulding to match as closely as possible the existing joinery on site.

New elements of brickwork will be in stock brickwork to match the existing in size, texture and style and be fully bonded and toothed to the existing retained areas. Segmental brick arches will be formed with headers as existing examples on the building.

SCALE

The scale, height and general design of the building will not alter with the exception of the alterations to the existing shop frontage and replacement / new windows.

LAYOUT

The layout of the proposed residential units is dictated by the limitations of the existing building and room layout.

Minimal alterations to the internal layout is required to facilitate the conversion of the retail unit and basement rooms to two residential units. The current arrangement of the access staircases will be retained.

The rear workshop area (2A Arun Street) spanning across 67 and 69 Tarrant Street will be sub divided by the insertion of a party wall between the proposed dwelling units.

NOISE ASSESSMENT

The proposals for the conversion of an existing retail unit to two residential units would only result in minimal noise levels associated with typical domestic use.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency.

AMOUNT OF DEVELOPMENT

The proposals for the new unit of residential accommodation comprises the following:

67 Tarrant Street ~ 2B 3P

Ground floor gross internal floor area	27m ²
Basement floor gross internal floor area	38m ²
Gross internal floor area	65m ²

69 Tarrant Street ~ 2B 4P

Ground floor gross internal floor area	36m ²
Basement floor gross internal floor area	56m ²
Courtyard external floor area	9m ²
Gross internal floor area	101m ²

The proposed floor areas comply with the requirements set out within the technical space standards ~ nationally described space standard~.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in July 2018 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Further planning policies for the site are contained with the Arun Local Plan 2011-2031 (July 2018). The key relevant policies relating to retail units and the loss of retail units which are in place are outlined below together with demonstration of compliance shown in italics:

RET DM1 – 5. Reuse of redundant floor space.

Within the Principal Shopping Areas, proposals for the re-use of vacant floor space on the upper levels for residential, commercial and community purposes will be permitted provided that:

- a. It can be demonstrated that non retail use of the upper floor will not inhibit business needs for workspace, storage or retail expansion;
- b. The development has no significant adverse effects for the occupiers of neighbouring properties; and
- c. The proposal reflects the need to minimise noise intrusion. Applications must be accompanied by details of noise insulation measures required.

A reduction in the car parking standards will normally be acceptable provided that there is no adverse effect on the levels of traffic congestion and road safety.

The site is located outside of the defined Town Centre for Arundel and is not considered to be within a principal Shopping Area. The site is also located outside of the defined Primary and Secondary Retail Frontages for Arundel and therefore the policy does not apply.

However, in each instance the proposed development does meet the requirements listed.

Supplementary Planning Guidance
Parking Standards October 2000

Table 2 – Flat with 3 or more habitable rooms.

1.0 spaces per dwelling unit

0.7 spaces per dwelling for visitors

Total requirement for the site is therefore 1.7 spaces per dwelling unit = 3.4 spaces.

The requirement for retail spaces in excess of 100m² is 1 space per 18m² of retail floor space. The existing shop area across 67 and 69 Tarrant Street is 106m² which would require 5.88 spaces.

The requirement for the residential units is therefore less than the current requirement for the retail unit.

There is on road parking without parking restrictions to the majority of Tarrant Street. The parking is located on the southern side of Tarrant Street and to the east and west of Arun Street.

The parking extends past the proposed site in both directions. Additional non restricted parking is available within Arundel all within walking distance of the site.

The site is also well located in relation to existing public transport links and is within walking distance of Arundel town centre.

The proposals comply with the various planning policies of the NPPF and the Arun District Local Plan, and the proposals will provide two new residential units which would be of a benefit to the local housing stock and make effective and sustainable use of redundant retail floorspace.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed new residential dwellings and they would be entirely contained within the scale and appearance to the existing host building on the site.

Appearance

The external appearance of the proposed dwellings would retain the existing traditional materials and would provide a high quality distinctive appearance.

ACCESS AND PARKING

On street parking is available in Tarrant Street and the demand for residential use is less than the existing current requirement for retail.

The site is located close to a town centre location and there are good public transport links.

LANDSCAPING STRATEGY

There is no external landscaping as the building is entirely contained within the curtilage of the site. There is a small paved courtyard at the rear of 69 Tarrant Street which will be utilised as an amenity space.

REFUSE COLLECTION STRATEGY

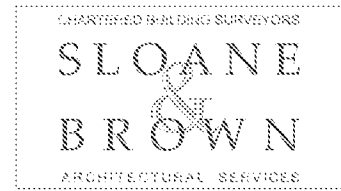
Separate externally accessed lockable bin stores will be provided in the recessed area located off Arun Street to both 67 and 69 Tarrant Street.

The refuse stores are sufficiently sized to accommodate a 140 litre general waste wheelie bin and a 140 litre recycling wheelie bin per property.

The bins would be located at the roadside for collection on the applicable refuse collection days, as the existing properties located on both Arun Street and Tarrant Street.

FOUL DRAINAGE STATEMENT

The proposed new development will connect into the existing mains foul drainage system which currently serves the site.



SUMMARY

An appropriate design approach has been taken with this proposal to provide two new self contained units of residential accommodation in a redundant retail unit in a highly sustainable location within easy walking distance of Arundel town centre.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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