



**Bay Tree House (formerly Avola House)
16 Tarrant Street • Arundel
West Sussex • BN18 9DJ**

Design & Access Statement

March 2020

DESIGN & ACCESS STATEMENT

Avola House 16 TARRANT STREET, ARUNDEL

Introduction and Context

Avola House is a late 18th Century Grade II Listed Building located in the historic centre of Arundel, in West Sussex. The property is a semi-detached four-storey house on the North side of Tarrant Street - at the apex of Bakers Arms Hill. Evidence suggests that it fell into a state of disrepair in the 1960s and was significantly overhauled in the 1970s when it lost many of its original internal features. It was subsequently purchased in 1984 and change of use later granted for Architects' offices. In 1996 it was sold and planning permission granted for reversion to domestic occupation. Much of the earlier office layout however has been retained as well as the doors, partitions etc from when it was in commercial use.

This Design and Access Statement is to support an application for Listed Building Consent, for amendments to the proposals as approved under Listed Building Consent reference AB/69/19/L & accompanying Discharge of Conditions reference AB/115/19/DOC

Relevant Listing Status

Name: Avola House
List Entry Number: TQ0169407043
Location: 16 Tarrant Street
County: West Sussex
District: Arun
Parish: Arundel
National Park: Not applicable to this List entry
Grade: II
Date first listed: 26th March 1949

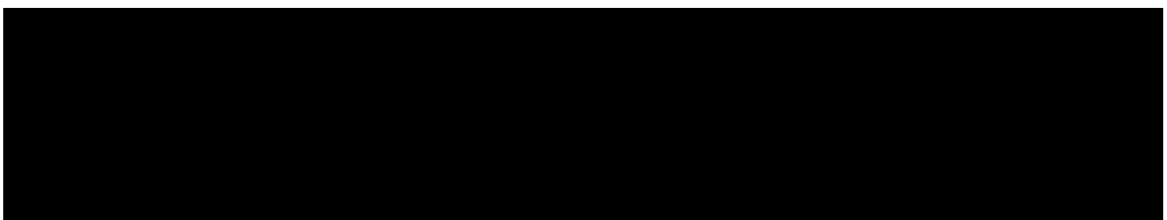
Please refer to accompanying heritage statement for further details.

Proposal

The proposal is to upgrade and repair the existing property, removing modern and previous commercial fittings. The intention is to provide comfortable family living accommodation in respect to the original historic fabric and to greatly improve the exterior appearance as seen from Tarrant St.

Amount

The internal layout will be re-ordered to suit residential living requirements.



Scale and Appearance

There will be no change to scale. Externally, the external landscaping will be enhanced. Original features will be restored and complemented.

Materials

Replacement windows and joinery will be timber.

Landscaping

Improved landscaping to the West side garden will be implemented with much greater soft landscaping proposed, greatly improving the aesthetic and setting for the listed building.

Access

There will be an improvement to access by the re-introduction of the front door as the main entrance and the reconstruction of the damaged external steps and the creating of a refuge at street level to allow for safe access from Tarrant Street.

Conclusion

The proposed works at Avola House are underway with significant repair and rectification to this building in order to bring it up to a standard for residential use. We therefore believe the proposed works to both the interior and the exterior will be an appropriate and will greatly improve the appearance as seen from Tarrant St.

Victoria Holland Architecture Ltd
March 2020