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Building design

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Glazed structures



Bryceson Shaw Associates

Flat 3 10A Norfolk Road,
Littlehampton, West Sussex BN17 5PL

Design and Access and Heritage Statement

Project Reference: 3462

July 2026

Address: 83 Tarrant Street Arundel BN18 9DN

Design:

1 The proposal:

The proposal is to raise the height of the rear boundary by adding railings, similar to the front garden, to the existing garden wall and to change the gates. A front gate is also proposed at the same height as the front garden railings.

Internally minor amendments to AB/42/24/L are proposed on the ground floor in the hall and lounge, a reduced scope of works to the lower ground floor and minor changes to the first floor as approved.

The character of the listed building and surrounding area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers.

The building is listed and the listing is appended below.

2 Layout:

The site layout is dictated by the existing building and constraints and no additional building is proposed thus retaining the same footprint.

3 Scale:

There is no change of scale arising from this proposal.

4 Appearance:

Materials in the proposal will be as described on the drawings but essentially will be all to match existing. The external appearance only changes by the replacement of the garage door with glazed doors as previously approved.

5 Landscaping:

There is no change to landscaping.

6 Context

The site is just outside of the town centre on a predominately residential street.

7 Amount

There is no change in amount.

Access:

8 Externally:

There is no change to access to the building.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Flood risk:

The building is in flood zone 1 and over 20m from a water course.

10 Heritage:

Troy House East dates from the middle of the 18th century and was previously one detached house. The property has been extended twice, on the left-hand side to form the current sitting room with master bedroom above and then across the rear. These extensions are probably Georgian and Victorian respectively.

The property was divided into two semi-detached houses at some time in the past in an odd manner leaving both flying and creeping freeholds. The split naturally involved a second front door altering the facade. The garage was formed at a later date.

11 Listing:

Official list entry

Heritage Category: Listed Building Grade: II List Entry Number: 1248419

Date first listed: 07-Oct-1974 List Entry Name: 83 AND 85, TARRANT STREET

County: West Sussex District: Arun (District Authority) Parish: Arundel

National Grid Reference: TQ 01596 06941

Details

1. 5401 TARRANT STREET (South Side) ----- Nos 83 and 85 TQ 0107 1/58

II GV

2. Mid C18 [marked on 1785 map]. Formerly one house. North elevation of red brick and grey headers (Flemish bond). East elevation tarred beach flint. South elevation rendered. West elevation tile-hung. Hipped tile roof. Red brick chimneys. 2 storeys. Brick modillion eaves cornice. Plain brick cornice above the ground floor. 4 double-hung sash windows with glazing bars on 1st floor. 1 casement window with glazing bars on ground floor. 1 late C19 4-panelled door with oblong fanlight. 1 mid-C19 porch with pitched tile roof, glazed sides, wooden front with chamfered stiles, elaborate bargeboard and door with 2 round-arched panels. 1 mid C19 oblong bay with tripartite double-hung sash window with glazing bars at west end. 2-storey late C19 extension masking south elevation.

Nos 83 and 85 form a group with Nos 91 to 101 (odd), and Nos 36 to 64 (even), and Nos 70 to 74 even). Listing NGR: TQ0160006940