

From: Amanda Scholes on behalf of Planning.Responses
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To: Planning Scanning
Subject: FW: AB/48/19/PL & AB/49/19/L

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From: Martyn White
Sent: 24 June 2019 12:22
To: Planning.Responses
Cc: Anita Gardner
Subject: AB/48/19/PL & AB/49/19/L

AB/48/19/PL & AB/49/19/L

Listed building consent for internal and external alterations to facilitate the change of use of upper floors to a single, four bedroomed residential unit [use class C3a] and ground floor to a commercial unit (use classes A1,A2 & B1a).

The property is a grade II Listed Building and is located within the Arundel Conservation Area. There are also a number of other listed and locally listed buildings in close proximity to the property. For example number 43-57 (odd numbers) Tarrant Street; 2,4,6 Bakers Arms Hill, Bakers Arms Hill Cottage; and 25, 17,29, and 31 Maltravers Street are all Listed buildings. Numbers 16a, 20, 22, 24, 26, 28 and 30 are locally listed buildings or structures of character.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town.

Tarrant Street in particular is an attractive street which is carved into the hill side. It contains a mixture of retail and residential uses. All of the properties front directly onto the pavement/road, and are faced with a mixture of render, brick and flint. The presence of one pavement on along this section of the road, along with varied and mixed elevations to the properties is features which enhance the character of the road.

The property itself is identified within the listing description as being furniture repository, later offices and restaurant, C1880. It is three storeys with a 2 storey lean-to section at east end. It is constructed of red brick with contrasting yellow/red brick decorative courses and segmental arches and surrounds to windows. There is a brick modillion eaves cornice.

The ground floor has arcaded front with five archways, the central one being taller with a keystone to its arch. At the west end a larger arch with stone keystone has a double wooden garage door. The lean-to section at the east end has been altered (c 1991) to an arched entrance to match that at the west end, leading to a flight of brick steps.

It has a double gabled slate roof, along with brick chimneys. The windows are sliding sash with glazing bars.

The works proposed are extensive and include the following:

- Change of use of two floors

- Various internal alterations
- Retail/office uses on the ground floor
- Blocking up of openings for three windows and a door
- Insertion of two rooflights
- Creation of a new opening to access the lift motor room
- Works to the curtilage wall

I provide my comments accordingly:

Change of use of two floors

The property has had a number of uses that have been compatible with its structure and significance. The current change of use will not harm the property, in fact it is a use that will most likely ensure that it remains well maintained and in continued use.

Internal alterations

The property has already been altered internally to some extent in order to create the current logia/lobby and staircase arrangement, and some minor internal new walls. The proposed plans involve alterations to these modern interventions, along with the provision of a number of new internal walls to provide for the bedrooms etc. The proposed layout allows for the top floor to remain open plan, and similar to the existing layout and former warehouse character. Further, the application proposes to maintain the existing roof void.

The alterations to the middle floor allow for modern day living, whilst creating a spacious layout.

The plans indicate that glass balustrading is proposed. Details should be provided to the council in order to ensure that it reflects the character of the building.

The only concern relates to the proposal to cover internal brick walling with plasterboard. I note that reference is made to the fact that the brick walling will be left exposed if possible. However, covering up a significant amount of the brick work will negatively affect the character of the building. Such an issue should be reconsidered.

Retail/office uses on the ground floor

The proposed works to the ground floor are acceptable. I note that an entrance screen is proposed which is to be glazed with a small sectioned steel frame section screen. Details of this will need to be provided for by way of condition, in order to ensure that they reflect the character of the building.

Blocking up of openings for three windows and a door

Whilst this is unfortunate, it is acknowledged that the reason behind this is to ensure that a suitable use will be achieved for the property. It is suggested that the proposed brickwork which would be used to infill the windows/door should be slightly recessed so that the former openings can be read and understood as a development of the building. All brickwork and mortar should match the existing in terms of appearance and bond. It is suggested that the bricks removed in order to create a new opening for the lift motor room could potentially be used for this purpose, if considered to be suitable/match those used in the elevation.

Insertion of two rooflights

The rooflights will not be visible from the street-scene, and are of a conservation standard. The number of them will ensure that it will not result in the loss of any significant amount of historic fabric.

Creation of a new opening to access the lift motor room

The amount of historic fabric to be removed as a result of this element of the proposal is minimal and will not affect the significance of the building. It is suggested that these bricks are retained and used elsewhere on the building. The design of the door will need to be approved by the LPA.

Works to the curtilage wall

I note from the plans and statements that works will be undertaken to the curtilage wall. However, there is very little information regarding it. Whilst the concept of the wall is generally acceptable, the lack of information makes it hard to fully consider the impact. If minded to approve the application, further details of the wall should be provided.

Other

The removal of all extraneous drainage pipework from the western elevation will have a positive impact upon the appearance of the building.

Any changes to the colour of doors and windows etc. will require Listed Building Consent.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or the setting of the neighbouring assets. 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 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).