



**31 TARRANT WHARF
ARUNDEL
WEST SUSSEX**

HERITAGE STATEMENT TO ACCOMPANY HOUSEHOLDER PLANNING APPLICATION FOR ALTERATIONS TO FENESTRATION TO FRONT AND REAR ELEVATIONS, CONSTRUCTION OF SINGLE STOREY REAR EXTENSION IN FRAMELESS GLASS, INSTALLATION OF NEW WINDOW AND ROOFLIGHT TO SIDE ELEVATION, REMOVAL OF PROJECTING BAY TO REAR ELEVATION AND CONSTRUCTION OF BALCONY AT FIRST FLOOR LEVEL.

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INTRODUCTION

The proposals comprise a planning application at 31 Tarrant Wharf, Arundel for alterations to fenestration to front and rear elevations together with the construction of a single storey rear extension in frameless glass, the installation of a new window and rooflight to the side elevation, the removal of the projecting bay to the rear elevation and the construction of a balcony at first floor level.



Photo A – Front / side elevation



Photo B – rear elevation



Photo B – rear elevation

THE SITE

The site is located on the southern side of Tarrant Wharf, Arundel, and backs onto the River Arun. The property comprises a three storey dwelling which was constructed in the 1990s as the end of a terrace of 15 properties. The site is broadly level and benefits from small front and rear private amenity areas. The property is of a style and appearance typical of many others within the vicinity although some properties have been altered and modernised in various ways.

DESIGN PRINCIPLES - CONCEPTS

The application is for alterations to the fenestration to the front and rear elevations, the construction of a single storey rear extension in frameless glass, the installation of a new window and rooflight to the side elevation, removal of a projecting bay to the rear elevation and construction of a balcony at first floor level. The existing property has an internal layout typical of a property of the era and does not represent an efficient use of internal space. The proposals are to update and modernise the property in an appropriate manner whilst retaining the general bulk and scale. The eaves height and ridge height will not be changed.

The proposals would be of an appropriate scale and appearance, and will enhance the appearance of the Conservation Area in which the site is located.

SCALE

The bulk and scale of the existing house will only change slightly through the removal of an existing projecting rear bay, the construction of a single storey rear extension in frameless glass, the construction of a rear balcony, and the provision of a front projecting bay at first floor level. There will not be any change to the overall bulk or scale, or the existing ridge or eaves heights. The proposed balcony would not extend out further than the existing first floor balcony to the adjacent property (no. 29).

ASSESSMENT OF PHYSICAL CONTEXT

Tarrant Wharf is located close to the historic core of Arundel, and is within the defined built up area. The site is generally flat. The areas surrounding the site comprises residential dwellings of varying ages, styles and sizes, at a relatively high density. There are generally small gaps between each group of residential properties. Properties are located relatively close to the street frontage on both sides of the road, and some properties have been provided with off-street parking to frontages.

The site is within walking distance of Arundel town centre and is well served by nearby public transport links.

HERITAGE STATEMENT

The site is located within the Arundel Conservation Area. This part of the Conservation Area forms a linear pattern broadly following the lines of historic streets within the area. The boundary of the Conservation Area is defined by the rear boundary of the site, which forms the north bank of the River Arun. 31 Tarrant Wharf could be defined as being a 'neutral building' which does not make a particularly positive or negative contribution to the Conservation Area. There are no Listed Buildings within close proximity of the site. This helps to demonstrate that 31 Tarrant Wharf itself is not of any specific historic or architectural interest and accordingly there can be seen to be an opportunity to improve and enhance the appearance of the area. The street elevation would have greater visual interest, and the view into the Conservation Area from the opposite bank of the River Arun would also be improved and enhanced in an appropriate manner.



SUMMARY

In conclusion, it can be seen that there is merit in the proposals and they should be supported. The design proposals are appropriate and the scheme would not have any adverse effect on the surrounding area, would not be unneighbourly, and would enhance the appearance of the site and the wider Conservation Area.

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