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Subject: AB/50/19/PL

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Proposed part change of use (Class C3a) to form a single residential unit from two existing separate buildings. One building currently mixed use (part C3a & part A1) & the other residential (class C3a). Limited external works demolition boundary wall & external stairway

The property is located within the Arundel Conservation Area. Further the property is very closely related to a listed building (Sparks Yard 18 Tarrant Street).

Sparks Yard is a grade II Listed Building and is located within the Arundel Conservation Area. 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. It has a double gabled slate roof, along with brick chimneys. The windows are sliding sash with glazing bars.

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 an attractive two storey structure which is located to the rear of the Sparks Yard building, in an area similar to a courtyard. It has a pitched roof with a number of rooflights. The relationship with the neighbouring Sparks Yard building plays an important element of its significance.

I notice that the proposal consists of a number of elements, including:

- Change of use
- Provision of a Glass canopy Structure
- Blocking up of openings for two windows and a door
- Creation of a new door from an existing window
- Other works

I provide my comments as follows:

Change of use

The character of the building is such that the proposed 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.

Provision of a Glass canopy Structure

The concept of the canopy seems to be acceptable. It is considered that further detail are provided regarding its appearance in order to ensure that it fully reflect the character of the listed building. As the canopy is attached to the neighbouring listed building, would this require the submission of a listed building consent?

Blocking up of openings for two 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 to create a new opening for the new main entrance could potentially be used for this purpose, if considered to be suitable/match those used in the elevation.

Creation of a new door form an existing window

The proposed new opening is considered to be acceptable as the amount of historic fabric to be removed is minimal and will not affect the significance of the building. It is suggested that these bricks are retained and used on the eastern elevation where existing openings are to be blocked up. The design of the door will need to be approved by the LPA.

Other

Any new other brickwork should match existing in terms of colour, appearance, bond and mortar.

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).