



**Avola House
16 Tarrant Street • Arundel
West Sussex • BN18 9DJ**

Design & Access Statement

June 2019

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 a planning application for Listed Building Consent, with the request to replace two dormer windows and damaged guttering. To remove the defective render exposing the original brickwork on the West Elevation. The intention of carefully restoring its historic fabric and reinstating the interior manner sympathetic to its status as a Grade II Listed dwelling.

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

Other than the small increase to the size in the conservatory the amount is consistent with the original building footprint. 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.

Existing PVC guttering will be replaced with cast iron and a general overall of existing roof lights with traditional style lanterns, an improvement to this elegant house.

Landscaping

The removal of existing coniferous trees that were part of the 1980s landscaping scheme are currently causing extensive root damage to the front garden steps and retaining walls either side. To the side of the property, the existing modern staircase will be replaced with a sympathetic option.

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 will match the existing as to preserve and enhance the historic elevations. The rainwater goods are in disrepair and need replacement to ensure its effective use. The new windows will benefit the elevations by providing a new durable replacement without the need for repair, and removal of modern incongruous additions. We therefore believe the proposed works to both the interior and the exterior will be an appropriate addition and will greatly improve the appearance as seen from Tarrant St.

Victoria Holland RIBA
June 2019