

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2019 09:00
To: Planning Scanning
Subject: FW: AB/68/19/HH & AB/69/19/L

From: Martyn White
Sent: 16 August 2019 12:18
To: Planning.Responses [REDACTED]
Cc: Zac Denton [REDACTED]
Subject: AB/68/19/HH & AB/69/19/L

AB/68/19/HH & AB/69/19/L

Avola House is a late 18th Century Grade II Listed Building which is located within the centre of Arundel. It is a four-storey house on the Northern side of Tarrant Street, at the apex of Bakers Arms Hill. Whilst it appears to be a detached building, it is essentially a semi-detached house, since a separate property is attached to its northern elevation.

The building is faced with red brick, under a hipped tile roof. Chimneys are constructed with red and grey bricks. There is a plain stringcourse at eaves level, with a parapet masking the roof. The most attractive elevation is the southern one which is visible from Maltravers Street.

The southern elevation has 3 double-hung sash windows with glazing bars on 1st floor, and 2 on ground floor. It also has a flanking porch with ogival lead roof taken on 3-centred arch with wooden keystone to front, and straight entablatures to sides, supported by Tuscan columns and pilasters.

An attractive terraced garden is located to the south of the house, which is also visible from the street. It is flanked by brick retaining wall with ramping top. A planked door is located in east wall, leading to a pleasant vaulted cellar underneath the terrace. It is interesting to note that the listing description identifies the fact that 3 of the treads contain Bognor Rock, and a further 1 limestone. Such material should be retained and used as part of any of the works.

As indicated within the heritage statement, evidence suggests that the building fell into a state of disrepair in the 1960s and was significantly overhauled in the 1970s when many (if not all) of its original internal features were removed. Further alterations were undertaken to the building during the 1980's, which resulted in its current layout and fixture and fittings. Even though a residential use has been granted, the existing office layout and fixtures etc. appear to have been from when it was in commercial use.

The Building is also located within the Arundel Conservation Area. Arundel is located astride the banks of the River Arun, north of the urban coastal area. 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 is identified within the conservation area statement as being both narrower, and livelier than, the near-by Maltravers Street.

The imposing frontage is enhanced by the manner in which it is situated at an elevated level and approached via a flight of steps with terraced gardens on either side which lead up from Tarrant Street. The building and area are considered to be of historic and aesthetic (fortuitous) significance.

A useful heritage statement is provided which has helped with the assessment of the proposals. The applications propose a substantial amount of alterations, which are discussed below.

Internal

Various works are proposed to take place in the building in order to fully convert it back to a private residence. These essentially involve the removal of modern office features and internal partitions. Such features are of no significance and their loss will have a positive impact upon the character of the building.

The removal of the spiral staircase and associated works in order to create a bedroom and two bathrooms will remove modern works/fabric which are not considered appropriate for the significance of the building. It will also introduce spaces which are more appropriate for the building.

I note that reference is made to the restoration and strengthening of the original staircase. Whilst such an approach will allow for the maintenance of the staircase, it is not entirely clear how these works will be undertaken. A site visit indicated that the works should be minimal in nature, and only that which is required to ensure that the staircase remains.

The provision of new openings in a number of locations within the building, whilst also closing up existing door openings, will alter the flow and layout of the building. However, as the interior of the building has already been altered, it is considered that these will not harm significance of the building.

The concept of opening up of all original fireplaces where feasible and installing surrounds that are sympathetic to the design of the original ground floor fireplace surround is an enhancement to the building. The design of these should be confirmed with the LPA by way of condition.

The replacement internal screen will be an enhancement of the existing ones. Details of the new screen will be required prior to installation.

Likewise, details of skirting, timber flooring, timber doors etc should also be provided to the LPA by way of condition, if you are minded to approve the applications.

External

A significant amount of work is also proposed to the exterior of the building. The heritage statement indicates that extensive works are required to the roof including: replacement clay tiles, replacing the existing mineralized felt roofing covering with Sarnafil-a single ply membrane, clear and reline all flashings, upstands and concealed gutters in traditional lead work, re-placement of the Second Floor upvc roof lanterns with a more traditional styled skylights, replacement dormers (including windows) and the introduction of 2 No light tunnels.

These works include a mixture of repair and enhancement that will have a positive impact upon the listed building. Details of the replacement skylights, replacement dormer windows and sky tunnels should be provided to the LPA.

The replacement conservatory, whilst slightly larger than the existing structure is considered to be an improved design that is more suitable for the building. Details of the joinery and glazing will be required, especially in order to confirm that the proposed structure is capable of accommodating the glazing system. Likewise, details of the colour will be required.

The replacement of the modern feature window to the West elevation at First Floor level will result in a much more appropriate fenestration detail and would enhance the elevations. Such a move will enhance the elevation, and therefore the building.

Work to expose the original brickwork on western elevation will allow an inappropriate material to be removed, the bricks to 'breathe' and the original appearance to be restored. However, there is potential for the works to damage the bricks and therefore the elevation. Works should be carefully carried out by any skilled contractor. You may wish to ask for a method statement in order to ensure that no harm is caused. Likewise, details of the repointing should be provided in order to ensure that the new work replicated the existing.

The concept of opening up the blocked windows is of interest. It is not clear if these windows were once fully operating, or if there were installed to appear as though they have been blocked up. Without this information it is hard to fully know the reason for their current appearance. It is suggested that if these windows were to be opened up, that this would enhance the appearance of the elevation, whilst also enhancing the internal conditions of the rooms concerned. On balance, it is considered that if the openings were to be altered so that they contained a fully functioning sliding sash window, the elevation, and significance of the building would not be unduly harmed. All details related to the windows should be provided to the LPA in order to ensure that they are of significant quality to reflect those already within the building.

The removal of the existing upvc rainwater downpipes, and their replacement with painted cast iron sections is yet another enhancement as part of this proposal.

Any new external joinery, such as the replacement external door to the basement should be provided to the LPA by way of condition.

Landscaping/garden areas

The reconstruction of the damaged external steps and the creation of a refuge at street level to allow for safe access from Tarrant Street seems to be an acceptable approach. However, I note from the listing description that some of the steps include a local stone (Bognor Rock). This material should be incorporated within the design in a similar way/appearance. Such an approach should be confirmed.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage asset or its setting. 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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