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**From:** Martyn White <Martyn.White@arun.gov.uk>  
**Sent:** 13 August 2021 17:18  
**To:** Kathryn Welch <Kathryn.Welch@arun.gov.uk>  
**Subject:** AB/76/21/L

**AB/76/21/L**

*54 Tarrant Street Arundel BN18 9DN*

*Alterations to fenestration and installation of 4 x new rooflights and waterproofing system to basement and outbuilding (This application may affect the character and appearance of the Arundel Conservation Area and a listed building)*

Number 54 is a Grade II, early C19 terraced house. It is red brick with grey headers in a Flemish bond, whilst the north and west elevations consist of nodular flint with red brick dressings. Hipped slate roof. Red brick chimneys. Two double-hung sash windows with glazing bars on 2nd floor, 1 on 1st floor. Canted bay to raised ground floor and 1st floor with cellar casement window below the ground floor window, and planked wooden section between ground and 1st floor windows, 3 windows on each floor, all double-hung sashes with glazing bars; cornice above with scalloped bargeboard. Door with 4 moulded panels and oblong fanlight in plain reveals framed by pilasters with elongated, fluted capitals and cornice above. 1-storey extension to west with lean-to roof; red brick front and west elevation of nodular flint with red brick dressings. Ramping parapet with ashlar coping on south elevation. Brick modillion eaves cornice on west elevation.

The front door and ground floor is approached by a curving flight of 6 limestone steps.

54A is a late C18 2 storey, red brick building with a hipped slate roof. There is a brick modillion eaves cornice. Whilst it has 3 bays, the east one is masked by an extension to the neighbouring house. It is also one of the few remaining former stables/coach-house within the conservation areas. As a consequence, it is of aesthetic significance.

The listed building is also located in the Arundel Conservation area. The Arundel conservation area is expansive, encompassing the historic core of the town, castle and the cathedral. 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.

## **The Proposals**

The proposed works required fall into two categories

- Waterproofing and
- other works of repair and maintenance as follows:
  - Enabling works prior to the installation of an internal wall and floor system draining to either a sump [in the Basement or externally [ in the Outbuilding.
  - Replacement of several windows suffering from rot and general deterioration, replacement of some oak window/door lintels; repair or rebuilding of one chimney stack subject to further inspection when close access is available; the inclusion of some double glazing to high level windows at the rear of the property.
  - a new WC is to be installed in the Basement for the separate use of sculptors/artists working there.

The heritage statement helpfully identifies that two areas to be treated are the Basement used primarily as a workshop and studio area for three dimensional artwork and occasional gallery space and the rear outbuilding which has also been used as a wood carving workshop and craft space but this use is limited by the sloping floor.

The proposed waterproofing system is one that has been used elsewhere within the listed buildings of the town and is considered to be an acceptable approach.

I note from the proposed plans that the intention is to lift the stone paving in the garden room and set aside. If it's not clear what will happen to this, and why it cannot be re-used. Further information is required here.

Details of the brick and stone floors are also required. It is not clear why the existing materials cannot be lifted and re-used as part of the altered space. This is disappointing.

The proposed new window and the works to windows 1a and 1b are acceptable as it allows for the retention of an original feature. It is also considered that the installation of the conservation rooflights in the roof of the proposed studio will not cause harm to either the character or appearance of the conservation area or the listed building itself. Likewise, the installation of the W.C will not cause harm, subject to the details of the new internal door and other joinery details. Details of which could be provided for by way of condition.

A considerable amount of works are proposed to the windows, and I note that further information regarding their current condition has been supplied by the agent. This is helpful. The current approach with windows is to repair them prior to their complete replacement. The later only being

undertaken when they are beyond repair. Ideally all of the windows would be single glazed as this is still considered the preferred approach. However, historic England have provided information which identifies that there are times when the historic slimmer double glazing can be considered. This includes ensuring that no original glazing is lost.

Having given the issue further thought, I am of the opinion that there is potential for the two top rear windows to be altered to include the new double-glazed units, whilst the front facing, and all other rear windows should remain as single glazed. However, it should not be seen as an opportunity to replicate elsewhere in the building, nor as a precedent for use in other buildings. I note that the section drawings of the proposed windows only relate to the proposed double glazed units, I would to be assured that the re

With regard to the chimney7, I would like for it to be confirmed if it is to be repaired or rebuilt and details provided accordingly i.e. if it is to be rebuilt, what materials will be used, brick bond, etc. such information could be provided for by way of condition, if you are minded to approve the application.

## Conclusion

On balance, I am of the opinion that the proposed works are predominantly repairs, and subject to my comments above regarding the windows, the proposal appears to be generally acceptable in this particular instance.

**Martyn White**  
Principal Conservation Officer,  
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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