

CONSERVATION AREA ADVISORY COMMITTEE

Comments on Planning Application no AB/77/17/PL - 45 sheltered apartments for the elderly, Blastreat Ltd and Greenhurst, Fitzalan Road, Arundel

The Advisory Committee wish to **OBJECT** to the planning application for the following reasons :

- (1) One of the attractive characteristics of Arundel is the contrast between the heavily built-up historic core and the outlying rural or lower density areas.
In the vicinity of the application site, the edge of the urban core runs along the south eastward leg of Fitzalan Road whilst, in contrast, the south westward leg (containing, for example, Otmer's Quay) is distinctly suburban with space about buildings; the latter being predominantly of single and double storey. The proposed development includes a continuous 3 storey length of building set very close to the highway which will introduce a much more urban character to this part of Fitzalan Road. Therefore, by reason of it's scale, massing and height, the proposed development will compromise and dilute the contrast mentioned above and detract from the approach into, and the character of, the conservation area, together with it's setting.
- (2) In general, the scheme represents an overdevelopment of the site. It is essentially 2 massive, oversized boxes onto which subsidiary elements such as gables and dormers are attached. Together with the false pitch roofs and poor elevational treatment, particularly on the red brick section, the design falls well below the quality which should be expected and required on the edge of a nationally important conservation area.
A much more sensitive design approach needs to be followed of legible building forms, including fully formed roofs, and a variety of heights, depths and lengths of building, used in such a way to reflect the different character of Fitzalan Road between the south eastward leg (urban) and the south westward leg (suburban).
High quality finishes, detailing and materials should also be required since they are not evident on the plans or in the Design and Access Statement.
- (3) The preference would be to retain, adapt and incorporate the existing circa 1900 three storey Blastreat building as an historical reminder of the original use of the site as a brewery. The retention and extension of the existing boundary flint wall along the Fitzalan Road (south westward leg) frontage should also be considered although it is accepted that it's retention may not be possible due to the need for pedestrian safety.
- (4) Given the scale, extent and height of the proposed development an assessment needs to be undertaken of the potential impact on the visual setting of the conservation area as viewed from the eastern half of the Relief Road and indeed, outwards from the town; for instance, at the eastern half of River Road out over the river.
- (5) In conclusion, for the reasons given above, the Advisory Committee consider that the proposed development conflicts with paragraph 132 (section 12) and paragraph 58 (section 7) of the NPPF, policies regarding the setting of conservation areas and the form and quality of new development contained in the adopted and emerging Local Plan, and policy 5 of the Arundel Neighbourhood Development Plan.

Chairman

Conservation Area Advisory Committee

4th September 2017