

Zoe Toppin

From: Zac Denton
Sent: 07 September 2020 07:46
To: Planning.Responses
Subject: FW: AB/82/20/L

Consultation

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 September 2020 13:37
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: AB/82/20/L

AB/82/20/L

83 Tarrant Street Arundel BN18 9DN

Listed Building consent to split bathroom into 2 to form en-suite and separate shower room, alter position of front en-suite shower room, change ground floor kitchen in to bedroom with en-suite, reconfigure staircase leading to basement & improve headroom, reduce level of floor slab to increase headroom & convert garage & storage area within basement into habitable accommodation to form open plan kitchen & living room with separate WC and games room, infill garage door opening with full height glazed doors, changes to fenestration, form external light well to front and replacement of existing windows to front and rear.

Nos 83 and 85 Tarrant Street form a Mid C18 Grade II Listed Building. the pair were formerly one house. North elevation of red brick and grey headers (Flemish bond). East elevation tarred beach flint. South elevation rendered. West elevation tile-hung. There is a hipped tile roof with red brick chimneys.

Two storeys are visible on the Tarrant Street elevation and three to the rear, where the basement is noticeable. There are double-hung sash windows with glazing bars present. Numbers 83 and 85 form a group with Nos 91 to 101 (odd), and Nos 36 to 64 (even), and Nos 70 to 74 even). The building is considered to be of aesthetic significance.

The property is also located within the Arundel Conservation 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.

There are two very attractive streets which run off the busy high street, leading westwards, one of which is Tarrant Street, which is fairly narrow with a number of interesting small shops and places to dine, which creates a lively atmosphere. Properties are a mixture of two and three stories and traditional materials dominate.

The Proposal

The proposal is to undertake extensive works to the listed building, including the conversion of the basement area into habitable accommodation.

The heritage statement and design and access statement indicate that there are very few features of note remaining within the building. The presence of the garage door in the rear elevation is also a negative feature which harms the significance of the building. Having had the opportunity to view the plans and compare the proposed works with the existing situation, I am generally supportive of the works, subject to the provision of additional details, which can be supplied by way of condition. I do have some comments to make.

The internal alterations seem to be acceptable and appear to be designed so that they are reversible, should needs change in the future. Details of the new internal doors will be required as will the replacement stairs. I also require details of the internal window to be installed in the basement (and its treatment).

It is positive to note that all of the existing non-original alloy framed double glazed sash windows would be replaced with bespoke made wooden sliding sash windows with slender profile Georgian glazing bars. Such a proposal would form an enhancement to both the building and the conservation area, and is identified as acceptable in the latest guidance from Historic England.

Of note, is the proposal to replace the existing front windows with that suggested for the rear elevation i.e. using slimmer double glazed units. If the front windows are in fact, modern replacements, with modern glazing (as stated on the plans), this is of less concern and their replacement, on balance, is considered to be acceptable.

I also note that the plans/statements make reference to the fact that the head height to workshop 2 area will be improved further by replacing the timber floor structure above with shallower timber joists, combined with some steelwork. Will this affect any historic fabric, and what material will be used for the flooring in this room – will it be floorboards?

Conclusion

In conclusion I am of the opinion that, subject to the comments raised above (which require certain details to be submitted to the LPA by way of condition), the proposal will not harm the significance of the assets identified. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan. You will also need to take into account the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

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