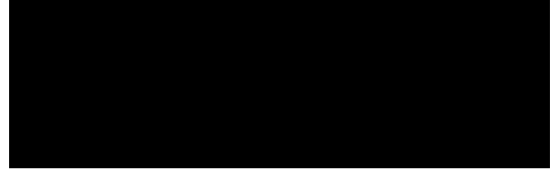


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Design, Access and Heritage Statement:

For:

Chris Thornton

Site at:

The Old Brewery
45-47 Tarrant Street
Arundel
West Sussex
BN18 9DJ

January 2022
Rev. A - 16.03.22



1. Introduction

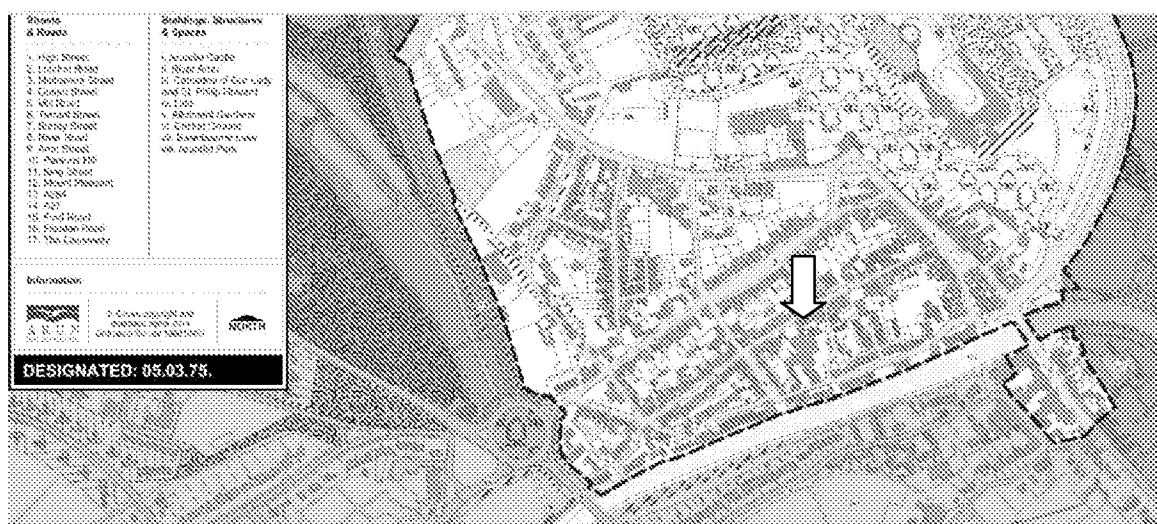
1.1. This statement is submitted in support of the application for Planning and Listed Building Consent for internal alterations and new garden building at The Old Brewery, 45-47 Tarrant Street, Arundel.

1.2. The application comprises the following documentation:

- 1.2.1. Drawing 0364 / 100, 101, 102, 103 & 104
- 1.2.2. Design, Access & Heritage Statement
- 1.2.3. CIL Form

2. The Site

2.1. The Old Brewery is a Grade II listed townhouse set within the Arundel Conservation Area.



2.2. List entry Number: 1277925. First listed 5th June 1969.

2.3. 5401 TARRANT STREET (South Side). Nos 43 to 47 (odd) - No 49 TQ 0107 1/57.

2.4. Late C18. Terraced houses. Stuccoed Front, remainder nodular flint with brick dressings. Slate roof. 3 storeys. Brick modillion eaves cornice. Stringcourses above ground and first floors. 7 ranges of double-hung sash winnows with glazing bars on 1st and 2nd floors, except that central window on 2nd floor of No 45 is blocked, and No 47 has no glazing bars. No 43 has a segmental bay with 3 double-hung sash windows with glazing bars on the ground floor, and door with 6 fielded panels and blind fanlight with panelled reveals in doorcase with Tuscan columns taking dentilled pediment. No 45 has a canted bay window with 3 double-hung sash windows with glazing bars, and a 6-panelled door (partly glazed) with panelled reveals in a moulded frame with pediment. No 47 has a shop front consisting of a partly glazed door with marginal glazing bars and oblong fanlight in moulded surround with pediment over, and 1 oblong bay

window with glazing bars and cornice. No 49 has an order of Tuscan pilasters on ground floor, supporting an entablature which frames a fascia board, and breaks upward in middle in semi-circular arch. The pilasters are irregularly disposed in 3 pairs, framing 2 doors with 2 moulded panels each and partly glazed, in -deep reveals and up 2 ashlar steps. 1 door is flanked by a plate glass shop window with rounded shoulders, over a plinth with a recessed and moulded panel.

2.5. Listing NGR: TQ0170007013

2.6. The property formed part of the Eagle brewery in Tarrant Street. The Eagle brewery, so called by 1839, had been Wise's brewery in 1829. It had ceased production by 1938, when the premises were used as a depot.

3. The Use

3.1. The property is wholly residential, comprising of a single family dwelling-house with 5 bedrooms, 3 bathrooms and an annexe, spread over 5 floors.

4. The Proposal

- 4.1. The proposal is to create a new en-suite bathroom in the third floor bedroom, a small storage cupboard on the third floor landing (retrospective) and construct a small garden room within the walled garden.
- 4.2. The proposals are designed to be modest in scale and character and fully reversible.
- 4.3. The proposals respect the original historical fabric of the building.
- 4.4. The proposals will improve the use of the building for the betterment of the occupants.
- 4.5. The proposal includes the removal of only non-original C20 partitioning.
- 4.6. The proposal includes the construction of new stud partitioning. New partitions, including skirting boards, to be scribed around original skirting boards, so as to be fully reversible.

5. Amount

- 5.1. The existing floor area of the house is not changed by the proposal.
- 5.2. The new garden room is 3.5 m² GIA. The garden room is to be built upon the same base of an old dilapidated garden room that was previously removed.

6. Layout

- 6.1. The current planform is preserved. The additional store cupboard on the upper landing is to overcome a lack of decent storage in the property and utilises the upper landing in a discreet manner.

- 6.2. The new en-suite is located within a space which is already separated from the bedroom and therefore broadly maintains the current room proportions and layout. The partition is relocated slightly to improve headroom and access.
- 6.3. The proposal is designed to improve the use of the property for the occupants. The proposal does not provide any additional bedrooms or reception rooms.
- 6.4. The proposals are designed to be proportionate in scale and character and enhance the use by the occupants.

7. Scale

- 7.1. The proposal does not alter the scale of the main house. The alterations respect the historic nature of the building.
- 7.2. The garden room is modest in size and utilises the existing base from a previous garden room. It also utilises the existing brickwork along the boundary walls.

8. Landscaping

- 8.1. The site is not located within an area of flood risk.
- 8.2. The proposed garden room is not visible from any public areas.
- 8.3. Otherwise the landscaping remains unchanged in the proposal.

9. Appearance

- 9.1. The new garden room is to be clad in zinc with standing seams, on the roof and the east and south elevations. The existing panel of brickwork on the north elevation is retained and incorporated into the design with a new small infill panel of vertical timber boarding above. The door is powder coated aluminium, fully glazed.
- 9.2. Overall, the scale and character of the main building are not affected.
- 9.3. New internal doors are to be timber ledged and braced to match existing.
- 9.4. The new en-suite is to be tiled, similar to the main family bathroom.
- 9.5. The extract fan is to be terminated to a slate vent in the front mansard using a piece of the existing slate inserted into the bottom section of the vent to ensure it blends in with the historical fabric.
- 9.6. The rotten post is to be replaced in reclaimed timber of the same type.
- 9.7. The drainage branch pipework is carefully routed to be concealed within cupboards or the new partitioning.

- 9.8. Where the pipework runs at high level within the 2nd floor family bathroom, the pipe is to be boxed in and tiled to match the wall behind, incorporating a modified wall cabinet/mirror. Small downlights to be set into the soffit to create a light pelmet.

10. Access

- 10.1. The external access remains unchanged in the proposal.

11. Summary

- 11.1. The proposal does not detract from the historic character of the building by virtue of scale or design. The new garden building which replaces an old dilapidated garden room (previously removed) is small and discreetly located and is not visible from public vantage points.
- 11.2. The proposal is designed, detailed and constructed from materials which are appropriate to the character of the listed building. The zinc clad garden room, is designed to blend it into its surroundings and also presents high quality material/detailing, to compliment the heritage location.
- 11.3. The proposal does not detract from the existing building and its surroundings.
- 11.4. The proposal will preserve and enhance the character, appearance and significance of the listed building.
- 11.5. The proposal will improve and enhance the living environment for the occupiers.