

DESIGN AND ACCESS STATEMENT

44 Tarrant Street, Arundel, BN18 9DN

Introduction:

44 Tarrant Street is a Grade II Listed period property town house, of 4 bedrooms and 2 bathrooms on 4 floors, within a terrace of similar aged and style of buildings in a popular street in the centre of Arundel.



Description:

44 Tarrant Street is built of red brick with nodular flint on north side. There is a pitched slate roof and rendered chimney with terracotta pots. There are 3 storeys and basement with area cellar storage behind. There is a brick modillion eaves cornice.

There are 2 double-hung sash windows with glazing bars on 1st and 2nd floors, 1 on the ground floor, and 1 casement with glazing bars in basement. There is a 6-panelled door (top 4 panels fielded) and semi-circular fanlight in panelled reveals.

The doorway is framed by plain pilasters supporting fluted frieze and broken triangular pediment.

There are iron railings with fleur-de-lys finials around the basement the subject of a separate listing.

The Proposal

The proposal is to renovate the complete interior of the building. During the course of this it is proposed to replace and refurbish bathrooms, repair the derelict cellar and move the kitchen to the lower ground floor which would be opened up by the partial removal of the spine wall. This will provide use to this level, and modernise it for living in the present time.

There will be a need to renovate and open up all fireplaces, 2 of which will be made working again and the others brought to an original but decorative condition where they have been poorly blocked in.

The staircases will be renovated and handrails stripped of modern paint finishes, windows mechanisms renovated and undulating floors strengthened.

It is proposed to replace the current leaking roof light with a timber atrium style window.

Design

Traditional building methods, materials and practices will be adopted together with the use of period timber joints, and lime mortar, plasters and finishes as appropriate.

There is no proposed removal of historic fabric other than that to facilitate modern living.

Use:

Residential.

Amount:

There is no overall proposed increase in the building floor area .

Layout:

The layout provides for a living area which has access from the existing doors at the lower ground floor and ground floors giving access to and steps to the courtyard garden.

Scale and proportion:

There is no alteration to the scale and proportion of the building, but permits modern use of all 4 floors.

Landscaping: N/A

Appearance:

The appearance of the proposal internally will be to allow the building to become of a more contemporary and period finish with modern services, heating and facilities.

Access

The access to the building remains unchanged at each floor and each entrance.

A Fuller 10.10.17