

Design and Access Statement

59 Tarrant Street, Arundel, BN18 9DJ



1. Introduction

This Design and Access Statement has been prepared in support of the proposed refurbishment and extension works at 59 Tarrant Street, a mid-Victorian terraced property located within the Arundel Conservation Area. The building is not listed, but its location within a designated heritage area necessitates a sensitive and contextual approach to design.

The proposals comprise:

- Full refurbishment of the existing dwelling
- A loft conversion to create additional accommodation
- Alterations to fenestration to improve daylighting and energy efficiency
- Demolition of an existing 1960s rear extension and construction of a new single-storey rear extension

The overarching aim is to enhance the usability, sustainability and longevity of the property while respecting the architectural character of Tarrant Street and the wider Conservation Area.

2. Proposed Rear Extension

The existing 1960s rear kitchen extension occupies a disproportionate amount of the garden and is of limited architectural value or amenity. It is therefore proposed to demolish the existing structure and replace it with a modest full-width single-storey rear extension.

The new extension will:

- Be constructed from reclaimed brickwork carefully selected to match the existing house
- Incorporate painted timber French doors providing improved visual connection to the garden.
- Increase the usable floor area of the kitchen/basement and improve natural light
- Restore a more balanced relationship between the dwelling and its outdoor space

The scale and materials of the extension have been chosen to ensure compatibility with the existing building and its neighbours.

3. Modifications to Windows and Fenestration

As part of internal reconfiguration, the main staircase will be repositioned towards the front of the house. This improves circulation, allows more functional living spaces at the rear, and enables these rooms to benefit from daylight and outward views.

Currently, the head height above the stairs connecting the ground floor to the basement is approximately 1700–1800 mm, substantially below the 2000 mm required under Building Regulations. The existing stairs are also very narrow. The revised layout improves safety, accessibility and compliance.

To facilitate the staircase relocation:

- Two existing rear windows will be adjusted to align with established fenestration patterns.
- The new arrangement will match neighbouring properties, several of which seem to have implemented similar alterations.

All existing windows are in poor condition and will be replaced like-for-like with traditional timber sash windows fitted with heritage slimline double glazing, improving energy efficiency while preserving historic character.

A new window opening above the front door is proposed. A matching configuration exists at No. 65 Tarrant Street, providing clear precedent.

- The new sash window will supply essential daylight to the hall, reducing reliance on artificial lighting.

- Detailing will faithfully replicate adjacent windows, including a shallow brick arch.
- Upon completion, the façade will be repainted to ensure the alteration is visually seamless.

4. Attic Conversion

The existing dwelling does not currently provide a functional double bedroom. The proposed attic conversion will deliver one well-sized double bedroom on each floor. Each bedroom will have an ensuite bathroom, meeting modern family living standards.

Front Dormer

A traditionally detailed front dormer is proposed:

- Centrally aligned with the windows on the floors below
- Position size will be consistent with dormers approved at Nos. 63 and 65 Tarrant Street, but more traditional in appearance.
- Constructed with lead cheeks and roof, and fitted with a timber sash window to minimise visual bulk and complement the Victorian façade

Rear Dormer

A near full-width rear dormer is proposed to provide practical ceiling height:

- Positioned to correspond with the height and setback of the dormer at No. 63
- Set well back from the eaves to reduce visibility and massing
- Fitted with three timber sash windows to break up the elevation
- Lead cheeks used to keep the design lightweight and recessive and blend in with neighbouring dormers.

The new flat roof will be finished in a dark grey EPDM membrane. This durable, material will not be visible from public viewpoints.

Rooflight

A flush-mounted conservation rooflight is proposed adjacent to the front dormer to provide natural light to the stairwell, reducing the need for artificial lighting during the day.

5. Access

The proposed improvements significantly enhance internal accessibility:

- New staircases will link all levels and be compliant with Building Regulations
- Stair widths will be increased relative to the existing confined arrangement
- Reconfigured layouts will create generous, well-lit living spaces at the rear, improving amenity for occupants

External access remains unchanged.

6. Environment and Sustainability

The proposals incorporate a range of measures to improve energy performance and environmental sustainability:

- Insulation levels throughout the refurbished areas will meet or exceed current Building Regulations
- All lighting will utilise LED fittings
- Energy-efficient appliances will be specified where applicable
- The heating system will be fitted with a smart thermostat.
- The garden will be landscaped using permeable surfaces, supporting sustainable drainage

These measures ensure the property is upgraded to modern standards while respecting its historic context.

7. Conclusion

The proposed works to 59 Tarrant Street represent a sensitive and carefully considered approach to upgrading a mid-Victorian terraced house within the Arundel Conservation Area. The design respects local character, enhances architectural integrity, and significantly improves the functionality, comfort and sustainability of the home.

The scale, materials and detailing have been chosen to ensure that the proposals integrate harmoniously with both the existing building and the surrounding conservation area. The works will preserve and enhance the heritage value of the property while delivering high-quality, long-term residential accommodation.