Application for Listed Building Consent to enable a change of use from office to single residential unit [internal alterations only]
The Piano Store, 2 Sparks Yard, 18A Tarrant Street, Arundel

Design and Access Statement

1.0 The proposed use

The proposed use is a single three bedroom residential unit for our own use, accessed directly from Sparks Yard, an external courtyard area, itself directly accessed from Tarrant Street.

No. 1 Sparks Yard also has a secondary access from Sparks yard. This is currently in commercial use as a shop, which we both own and operate. Sparks Yard also provides access to an existing residential apartment [by right of way] in the first floor of the immediately adjacent, no.18b Tarrant Street.

No 2 Sparks Yard entirely faces inwards to land either within its own boundary or land controlled by ourselves. Sparks Yard was created as a contiguous hard paved area to positively link and provide an attractive usable urban setting for both nos. 1 and 2 buildings, approximately 25 years ago. The Yard, although private, is accessible to the public in good weather to a small seating area associated with the shop's coffee bar, within the shop's opening hours. The Yard is also offered as a venue for both art exhibitions and small theatrical productions within the annual Arundel Festival. The proposed change of use of No 2 Sparks Yard will not affect this current situation.

2.0 Layout

A single residential house is proposed, totally within the envelope of the existing building. The building already has a 'public frontage' to Sparks Yard and a 'private' side and rear garden area, separated from the Yard area.

Access to Sparks Yard is via a broad flight of stairs from a secure covered pavement area in Tarrant Street. Disabled access to both the yard and No. 2, is available via a lift from Tarrant Street, within No.1.

Sparks Yard is a well lit and securable area. It is surrounded by a number of occupied buildings providing a safe and well used external environment.

3.0 Scale

We propose that the existing building envelope will remain unaltered.

4.0 Landscaping

We propose that the existing hard and soft landscape will remain unaltered apart from further planting in the private garden area.

5.0 Design Principals and concepts

Externally, we propose no changes to the existing building. All existing windows and doors will be retained, only redecorated and repaired where necessary. The proposed internal layout provides the required accommodation both within the constraints of the existing external envelope whilst also seeking to maximise as far as is both possible and practicable, the open nature of the existing internal environment.

Our intention is to create an open light and airy environment on both ground and first floor levels, highlighting the few existing internal features.

We propose that the existing timber roof trusses and roof lining at first floor level remain exposed as a feature of both sleeping and bathroom accommodation. As far as possible subdividing walls within the suited bedroom accommodation will not be full height, but only extend to the level of the bottom of the roof trusses. This will leave the existing roof lights exposed providing a high, well ventilated and naturally lit environment to all first floor areas.

At ground floor level, the proposal is to have no dividing walls other than the existing walls forming the hall, toilet and utility areas. The majority of the floor area will be one contiguous space containing all living accommodation visually focused upon the private garden area at the rear of the building.

We intend that in adopting this almost 'loft' approach that the original historical context of the building as a simply formed secondary storage building to the larger adjacent No. 1 Sparks Yard building will be retained.

6.0 Para 3.5 PPG 15

As far as we are aware, following a conversation with officers at Arun District Council, the building is not listed but is obviously within a conservation area. Its proximity to No.1 Sparks Yard, which is a listed building, I assume makes this part of PPG 15 relevant. Therefore please forgive me if I misinterpret the relevance of the issues defined in the DAS guidance notes;

The building, as a result of the already implemented Sparks Yard courtyard, already contributes to the enhanced setting of the listed building whilst also contributing, as a result of the building grouping around the yard, to the local scene. Nothing in our proposal will physically alter that existing relationship; whilst our proposed use will enable the building further contribute life to the Yard. The building is currently vacant, therefore making no contribution and was latterly in office use, which only made its

contribution within normal working hours. Bringing life back to the building will significantly contribute to the overall value of the contained external space that is Sparks Yard.

Andrew Heggadon 03.03.07