

18a/18b Tarrant Street Arundel BN18 9DJ

Application no. PP-07849223

Heritage Statement

There is not much to be found about the history of these two buildings , but they obviously have always, from their construction, been dominated by The adjacent 18 Tarrant Street [Sparks Yard].

Number 18a was we believe, constructed as a a subsidiary store [for pianos?] to the main Spark's Depository building [18 Tarrant Street]. In the 1970s it was converted into multi-occupier office building and in the 1980s converted again into a single occupier office building , as part of the Sparks Yard office studio complex of Avola House, the depository building [number 18] and 18a itself.

The building remained in office/design studio use until it was acquired by the applicants in 2007 and subsequently converted into a single family 3 bedroomed house. The applicants being the owners of Sparks Yard General Store Ltd, then operating from number 18.

Number 18b appears to have been constructed at the same, or very near same time as number 18 [c.1877]. The Tarrant Street elevation shares many similarities in its detail of construction with its larger neighbour, albeit that it attempts to 'ape' the style and scale of the adjacent terrace starting with number 20. The very narrow frontage of the building suggests that it might have been considered as an infill between the then new Sparks Depository and the existing terrace of cottages to the west. It is a very narrow building, [2.2 metres wide internally] and currently has no no internal stairway.

Given the access issues, for the Depository, to reach the elevated rear of number 18, the narrow width of the building and the existence of a wide external stairway at the rear of it, connecting directly to that yard, it could be argued that this was never intended to be a cottage like its neighbours. Instead it could have been one of the service access points to the main depository and 18b, the piano store. Both being accessed for service, from an original elevated yard area. If that were the case, then perhaps there never was a stairway within the building, the upper floor being used as an office, accessed by the elevated existing walkway.

Prior to 1989 the building was within the same deeds as number 18 , but in that year with its 'footprint' as its ownership curtilage, it was sold as a separate entity, as an artist's studio over a related gallery, with a right of way to use the external stairway as the only connection between its ground and first floors. Within a few years the building was sold again to the first of a numbers of property investors who leased it to a variety of differing occupiers. Planning consent was subsequently gained for a change of use for the upper floor to a very, very small residential apartment, whilst the ground floor assumed a business use. This split resulted in a number of occupiers who valued this inexpensive accommodation and in the case of the residential component, often to detriment of the building's neighbours.

The building was purchased by the applicants in March of this year.

The proposals

To conjoin the two properties to form one single family house, accessed directly from Tarrant Street, properly divided from number 18.

We propose that the existing external stairway which links the two elements of this enlarged proposed 4 bedroomed home, is reinstated to its original access use [assuming of course that it originally was as conjectured above!]. The ground floor of 18b being re used as a new 'entrance vestibule' to the house and the first floor apartment in 18a being integrated to the whole house as bedroom no.4.

The overall form of both buildings remains unchanged. We believe the proposed detailed changes are the minimum required in order to both create a workable 'on-site' access to the now whole house and sufficiently separate the conjoined building from the neighbouring number 18 building.

Externally

To relocate the existing front door of 18b further into the building in order to create a safe external entrance lobby when entering and leaving the house. To replace the existing external door on the north elevation of 18b in order to provide a better entrance experience to the house's entrance stairway beyond. The entrance stairway itself to be reconfigured at its upper levels by the introduction of a significant half landing , allowing level access from it to the house's 4th bedroom located in the first floor of 18b. The reduction in height of the existing brickwork screen wall on the western side of the existing stairway to the level of the half landing serving the fourth bedroom , the construction of a brickwork planter to match existing adjacent boundary walls and to create a glazed walkway canopy over the lower section of the stairway and the main half landing area. The demolition of a section of the existing boundary wall and the creation of a new front access door in the south elevation of building 18a. Finally to close two existing window openings and one door opening [the existing main entrance door] to building 18a in order to complete the new boundary location with building 18a.

Internally

Very little. To fit out the entrance vestibule with family storage

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