

Design, Access and Heritage Statement

65 Tarrant Street, Arundel, BN18 9DJ

Proposal: Change of Use of Loft Space from Office Storage to Office Work Space and Changes to the Roof

18th June 2020

Planning History

This application follows a similar planning consent (AB/89/18/PL). While the consented scheme included roof lights, we have decided that it would allow a better use of space and provide better outlook if the building was fitted with two dormer windows.

Design and Heritage

The only change that will be visible from the outside is the installation of the new dormer windows; one facing Tarrant Street and one facing Arun Street.

The design of these dormer windows follows a study of dormers found in the vicinity of the application building. Dormer windows are a common feature in the Arundel Conservation Area and come in various shapes and sizes.

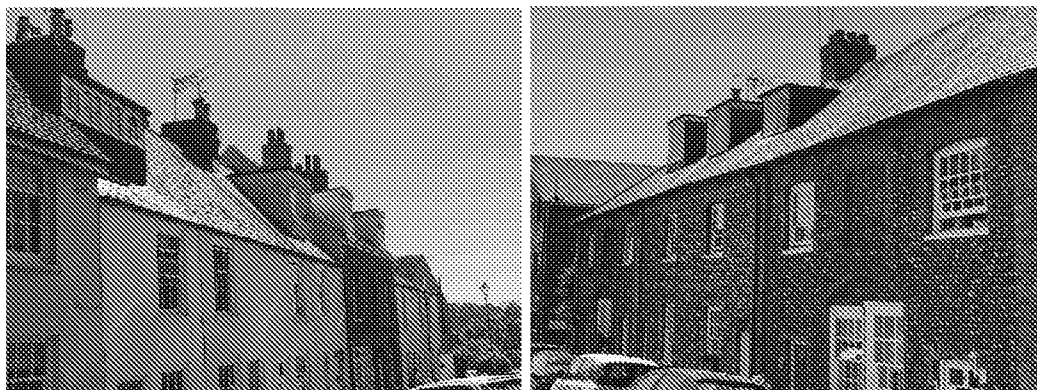
There are two existing dormer windows at neighbouring No 63 Tarrant Street. The proposed dormer will match the extent and proportions of these dormers.



Application site as existing, with dormers at 63 Tarrant Street visible

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There are also several existing dormers near the application site on Arun Street. Please see the below pictures.



Existing dormer windows in Arun Street, seen from direction of application site

The position of the proposed dormers corresponds with the elevations of the building. They sit centrally to windows on the existing façades. The one at Tarrant Street is slightly narrower than the one facing Arun Street, to correspond with the fenestration below. (Please see the submitted elevations.)

The proposed materials and detailing are traditional, to complement the existing Victorian building. The dormers will be clad in lead. The windows will be painted timber casement windows. The panes will be divided by glazing bars to match the style of the existing windows of the building.

Access

The access to the building is not changed by the proposal. The access to the loft will be via stairs that are similar to those existing in the building.

Wilton Studio Ltd
1 Pitwell Mews
London E8 1PH