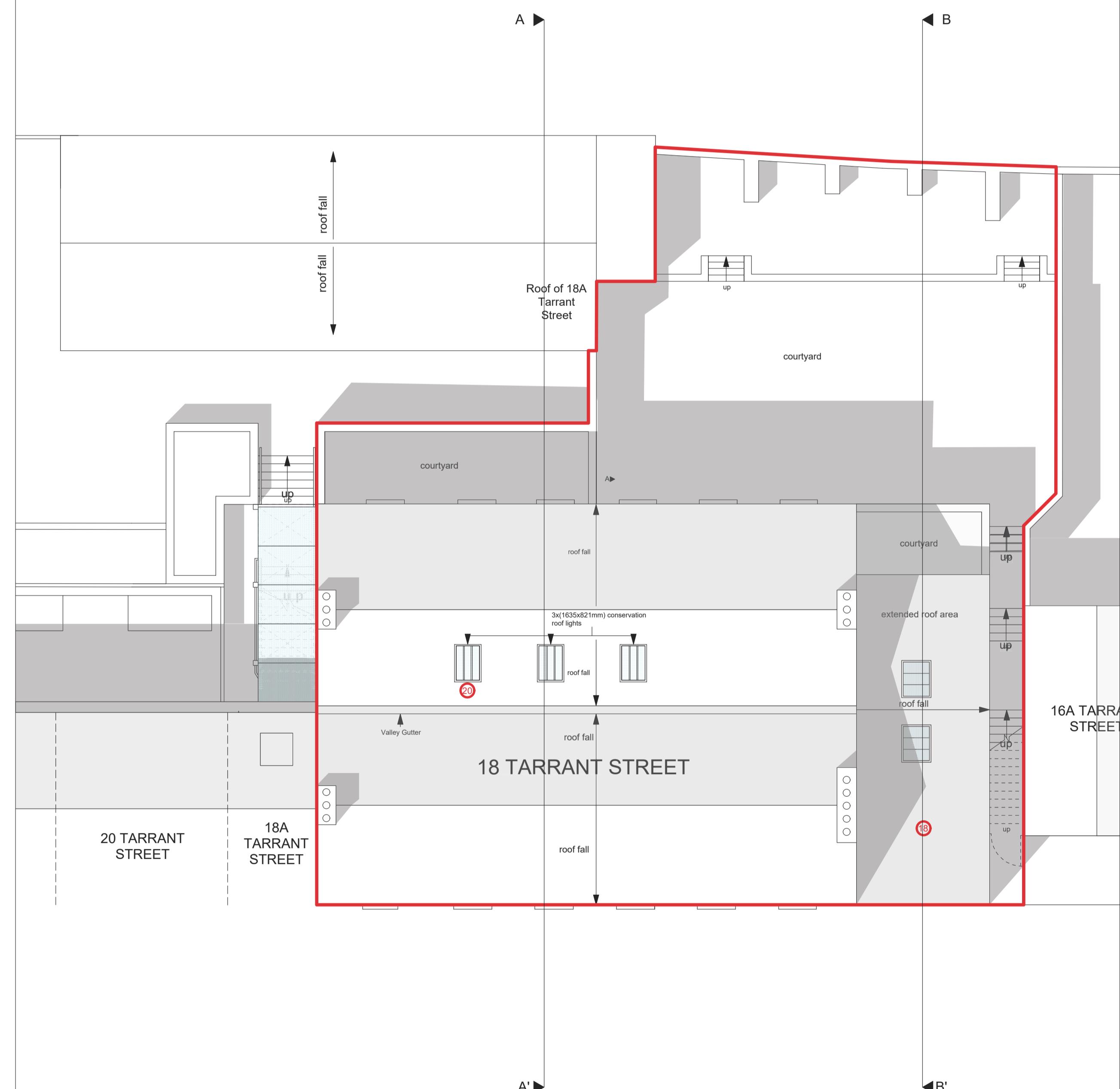


① Existing lift shaft, lift car and lift motor room removed and replaced by stairway to mezzanine level [townhouse A]	⑯ Proposed enclosing walls to small courtyard, for townhouse C. The wall to be of same height, materials and construction of both existing courtyard walls and the adjoining building.
② Existing toilets, staff galley reconfigured as cloaks and boot/laundry room [townhouse A]	⑰ Proposed spiral stairway accessed living, dining and external courtyard area [townhouse C]
③ Existing stairway removed and infilled to mezzanine level [townhouse A]	⑱ Proposed 2no. heritage aluminium framed roof lights Colour : black, glazed in clear glass
④ Existing Bar, bulkhead, faux columns and access doors to stairwell removed from existing retail area to create studio/study [townhouse A]	⑲ Proposed four bedrooms each with bathroom or shower room, formed within the unmodified existing building envelope , served by existing fenestration and accessed from the proposed stairway. All existing timber roof trusses to be left exposed where possible. [townhouse A]
⑤ Existing timber service access doors removed and proposed entrance lobby created with refuge and steps from Tarrant Street. [townhouse B]	⑳ Proposed 3no. heritage aluminium framed roof lights Colour : black. Glazed in clear glass. [townhouses A and B]
⑥ Party wall extending from the south to north elevation of the existing building [townhouses A and B]	㉑ Proposed three bedrooms each with bathroom or shower room, formed within the unmodified existing building envelope , served by existing fenestration and accessed from the proposed stairway. All existing timber roof trusses to be left exposed where possible. [townhouse B]
⑦ New stairway serving all three levels and entrance hall [townhouse B]	㉒ Proposed extension of lean-to roof to form townhouse C - to be clad in slate tiles colour: black to match existing roof
⑧ Existing storerooms and plant room reconfigured to form boot room/ laundry, cloaks and storage room. [townhouse B]	㉓ Existing window infilled with brickwork to match surrounding brickwork wall
⑨ Existing lean-to entrance lobby, with existing entrance stairway to courtyard removed. Lean-to area extended to the north to create townhouse C.	㉔ All existing pedimented drainage gutters hoppers, downpipes and electrical/air conditioning hose conduit to be removed and wall made good
⑩ Retail area combined entrance lobby to townhouses A and C, proposed as lined on all walls in diagonally fixed hardwood plank Cladding : wood stain black, to match that proposed for townhouse B	㉕ Proposed new gutter hopper and down pipe
⑪ Existing lift well and adjacent floor void infilled [townhouse A]	㉖ Existing redundant kitchen extract flue removed and roof slates made good
⑫ Existing retail area reconfigured as open plan living, dining and kitchen area, accessed by the existing stairway, with direct access, through existing doors to the house's courtyard [townhouse A]	㉗ Lean-to extension walls to be clad in brickwork to match all existing. Surrounding brickwork areas.
⑬ Existing retail area reconfigured as kitchen [townhouse B]	㉘ Existing unglazed opening to be glazed in clear glass held in a painted hardwood frame to match the immediately adjacent existing window.
⑭ Existing retail area reconfigured as living and dining areas with direct access through existing doors in the northern elevation to the house's courtyard. [townhouse B]	㉙ Existing sash windows removed and replaced by side hung half glazed timber doors to match existing adjacent doors.
⑮ Proposed dividing courtyard wall of same height material and construction of existing adjoining wall: [townhouses A and B]	



APPLICATION SITE
0.107acres/0.0434ha

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PROPOSED SUB-DIVISION OF
EXISTING PARTLY
IMPLEMENTED SINGLE
RESIDENTIAL UNIT WITH
CHANGE OF USE OF
COMMERCIAL SPACE TO FORM 3
NO. RESIDENTIAL UNITS (USE
CLASS C3a) TOGETHER WITH
ASSOCIATED WORKS

**PARTLY
IMPLEMENTED AND
PROPOSED ROOF
PLAN**

A6010 106
1 : 100 @ A1
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