

Design and Access Statement

18 Tarrant Street [locally known as Sparks Yard] is an iconic building within the Tarrant Street Streetscape. It is the largest, most visually prominent building in this part of Arundel. It is a valuable and well known element of this part of the town. It has a history, as many varied uses as described in the Heritage Statement submitted as part of this application. We, as Applicant/ Agent have owned and occupied this building in one guise or another in excess of 35 years. As agent for the application, we operated our architectural practice from it for many years and therefore have both a great deal of detailed knowledge of and empathy with it. We therefore approach the proposals shown in this application in the same spirit as that in the consent granted in 2019, of helping an 'old friend' to the next stage in its life. A new sustainable existence for the coming years. A new existence that, given both the building's inherent adaptability and resilience, ensures that its elements and character are retained for future generations to come.

The proposals within this application seek to retain as much of the character and detail of the listed building as possible. During all of its changes of use over the years, largely as a result of the high flexibility of the building's warehouse format, very little variation to the building's structure and fabric have been required. It has retained the original utilitarian character both externally and internally. The proposals within this application adopt a similar approach.

The building's overall form is not proposed to majorly change, only the uses within. A three storey retail unit, in this location, is no longer commercially viable. The approved partially implemented, application of 2019 [ref: AB/49/19/L], following the closure of the previous retail use within the building, proposed retaining commercial use on the ground floor at Tarrant Street Level, whilst converting the upper two floors, focused upon Sparks Yard, at first floor level, into a single residential unit. This approach after over 4 years of active marketing, appears not to be currently feasible and therefore in order to ensure the building's future, we now propose to remove the commercial use and create three townhouses, compatible with the residential units that surround it.

Various totally residential options have been investigated for the building . Apartment solutions , albeit that they could be served by the existing commercial lift, work for the first and second floors but not for the ground floor . Any units at this level being single sided to a busy, noisy Tarrant Street , fronted with the building's iconic, large, unbroken and not naturally ventilated, glazed arches. Town house solutions resolve the ground floor useability, offering entrances to Tarrant Street, together with ancillary service accommodation in the back, not naturally illuminated areas, as they were used when the building was in commercial operation. Three units of different sizes and numbers of bedrooms fit well lto the existing building . The smallest occupying the existing major unenclosed access stairway to what was Sparks Yard to the north of the building. The stairway being constructed in the early 1990s related to the then office use but now not relevant to either the existing approved single or proposed multiple townhouse use.

The building is currently accessed from Tarrant Street via a two storey high covered lobby area [below a mono pitched lean-to roof] at its eastern end. initially made in order to provide a direct access to a wine bar use at this level, whilst the stairway provided access via the upper level Sparks Yard to the two storey office space above. Subsequently a lift

serving all three floors was added to serve all internally linked three floors, removing the need for the stairway. This configuration remained for the intervening years when the whole building progressively changed to retail and associated restaurant use.

The proposal retains the two storey high covered lobby and the access to the ground floor of the building, but removes the redundant stairway. The ground floor access forms the entrance to the largest of the three proposed townhouses [townhouse A], whilst an extended footprint of the lean-to enclosure, currently occupied by the stairway is proposed to be occupied by the smallest of the townhouses [townhouse C]. This townhouse also accessed from the existing two storey high covered lobby area. The significance and scale of the existing entrance from the building's Tarrant Street frontage, therefore being retained.

Historically another service entrance was located at the western end of the building frontage to Tarrant Street. Its large timber service doors have long been sealed in order to provide accommodation within the building. The partially implemented approval of 2019 [ref: AB/49/19/L] unsealed this entrance and formed an entrance refuge and lobby to the retained commercial accommodation at Tarrant Street level. This proposal is to similarly utilise this area as the entrance to the third townhouse [townhouse B]. The reconfigured entrance retaining the scale and presence of the existing sealed doors, totally clad in hardwood timber diagonally fixed boarding.

In order to unify the building frontage to Tarrant Street the eastern entrance lobby is proposed as similarly totally clad. As a result of the internal configuration of the three proposed units no further changes to either the ground floor glazed arches or the upper floors fenestration of the building is proposed. The creation of the third, smallest townhouse, requires that the existing lean-to is enlarged to the north, with a small related courtyard extending to the line to the main building's northern elevation. No additional visible fenestration to this accommodation is proposed, apart from two heritage roof lights within the lean-to's existing and extended slate roof. The scaleless feel of the whole building's ground floor, as viewed from Tarrant Street being retained.

Internally, the layout of three townhouses is intended to provide accommodation suited to the scale of the building, whilst avoiding unnecessary changes to the building's existing fabric. The ground floor of both houses within the main building [townhouses A and B] being dedicated to uses that match the transparency of the public entrance and open studio feel of its existing uses facing Tarrant Street, whilst utilising the existing back, dark service areas for ancillary domestic service use. The third townhouse [townhouse C] follows the same regime albeit that all areas at both of its levels are visually shielded from its surroundings.

It is proposed that the existing commercial lift is removed, whilst the existing steel and hardwood internal stairway is retained within townhouse A. Further stairways being added for the other two units. Main living accommodation is located at first floor level for all three houses, directly accessing individual external courtyard areas. Existing double doors, together with proposed matching half glazed doors providing access to the courtyards for townhouses A and B together with new, visually screened similar doors providing courtyard access for townhouse C housed within the extended lean-to area.

Bedroom accommodation is proposed at second floor level for townhouses A and B. The layout of this accommodation minimising the enclosure of the existing timber roof trusses and requiring no additional fenestration. No reduced height suspended ceilings are

proposed in any area whilst three heritage roof lights, providing natural light and ventilation to stairwell areas, are proposed. The roof lights invisible from the surrounding area of the town, being located within the building's central roof valley.

Bedroom accommodation is proposed at ground floor level for townhouse C , with the living accommodation provided at first floor level, opening onto a small enclosed courtyard area. The accommodation being totally illuminated and ventilated by a combination of existing externally visible fenestration, visually concealed half-glazed doors to the courtyard and 2no. proposed heritage rooflights in the existing lean-to roof

It is proposed that all existing fair-faced brickwork walls and columns, where possible, will remain totally exposed with all new partitions being finished in smooth plaster. Ceilings will be insulated to the requirements of the agreed building regulations but not to the extent of creating significant enclosure of the retained visually exposed timber roof trusses.

The feel of the existing building will therefore be retained both externally and internally with only minimal changes to all externally visible elevations

Thorpe Architecture 07.01.25 [On behalf of Terrier Firma Ltd.]