



Retrospective Application – Listed Building Consent
Of
63 The High Street
Arundel
BN18 9AJ

Introduction

The purpose of this application is to regularise works on application

AB/102/13/

Change of use of ground floor wine bar (class A4) to a gallery within the front two rooms, for exhibiting and selling fine art and sculpture, with the remaining areas, including shop at lower ground floor level, reverting back to (class C3) residential. Demolition of outhouse and ancillary storage areas. Dismantle and remove existing rear conservatory and replace with new enclosure for sitting room with partial glazed roof terrace over. Creation of external door at first floor and new external staircase at rear. Internal alterations to facilitate change of use at ground floor level. This application affects the character and appearance of Arundel Conservation Area 63 High Street Arundel

The differences ‘as built’ are described below:

Window W24 (new sitting room)

Originally proposed: Existing window sashes to be retained unless condition required replacement with identical style and dimension. Low level brickwork removed behind outward opening low level timber (unglazed) panels, fitted with 1.5 pairs of parliament hinges to allow fold back of leaves flush with brickwork. Both leaves set within extended solid timber frame and weathered cill.

Built: Existing window deteriorated beyond viable repair. Therefore new window was built in Hardwood - 16 pane single glazed French doors to match originally proposed (omitting sash). painted F&B Pavilion Gray 242 External Gloss. Chamfered glazing bars as seen in external images, ovolo glazing bar internally.



New Window W22 (family shower room)

Originally proposed: Stripping out of the existing first floor male toilets and re-equipping it as a family bathroom - replacement of high level window W22 with reduced height transome window.

Built: Window needed to be lifted due to unforeseen 'as built' levels. Window therefore reduced in size vertically and increased in size horizontally by approximately 100mm either side. Hardwood single glazed long window installed, painted F&B Pavilion Gray 242 External Gloss.

Door D119 (existing utility room)

Originally proposed: Where required - rubbing down, repair and redecoration of all rear windows and doors.

Built: Vertical butt and bead single hardwood door, painted Navy.

French Doors W13 & W14 (new dining room)

Originally proposed: Proposed French doors with bott Hung Sash all opening in.

Toughened double glazed units with argon gas.

External French Doors to be constructed in hardwood with slim double glazed set with putty & butyl.

Painted Farrow and Ball Pavilion Gray 242 external gloss.

Single horizontal glazing bar on each door.

Built: Hardwood double glazed French doors, painted F&B Pavilion Gray 242 External Gloss.

Single horizontal glazing bar on each door omitted.

Weather bar added.