

Application for Listed Build Consent for alterations to

Longmace House

No 8A High street Arundel BN18 9AH

14/11/201

Heritage statement and
Design and access statement

Current permissions AB/15/18/PL & AB/16/18/L

Wyatt design&build

Aubrey Cottage

Cot Lane

Chidham

PO188SU

[REDACTED]

[REDACTED]

Longmace house occupies a prominent position on the East of Arundel High Street at the corner of Mill Lane and High Street. The building is Grade II Listed – No 1353737. The extract from the listing describes it as follows:

“C16 or C17 [C17 deeds]. Timber-framed. Early C19 red brick front. South elevation (to Mill Lane) rendered. Half-hipped tile roof with overhanging eaves, wooden consoles and bargeboards added in the late C19. Red brick chimney, of which the lower (battered) stage is C16 or C17, and remainder, including brick tumbling and corning is late C19. 2 storeys and attics. West elevation has 1 mid C19 shop front with plate glass and moulded cornice on ground floor, one 3-light double-hung sash window with glazing bars and flush frame on 1st floor, 1 double-hung sash window with glazing bars and battered Pulborough stone sill in attic storey. South elevation has 1 mid-C19 shopfront with plate glass and moulded cornice, 1 door with top half of late C19 engraved glass, one 4-panelled door with elaborate mid C19 knocker, one 2-light, and one 3-light double-hung sash window with glazing bars on ground floor. 1st floor has 2 blocked windows, 1 double-hung sash window with no glazing bars, 2 double-hung sash windows with glazing bars. 1 late C19 attic dormer with pitched tile roof, tile-hung sides, weather-boarded front, and casements with glazing bars.”

The building has undergone much alteration over the years. The most recent changes were undertaken in the 1970s or 80s to make the building suitable for commercial use. This use has been continuous till the present day. Planning permission and LBC has recently been granted for part conversion of Longmace House for residential use - AB/15/18/PL & AB/16/18/L. The proposal involves the conversion of the first and second floor into a single residential unit whilst maintaining the commercial use on the larger part of the ground floor.

The main fabric of the building is in generally fair condition and has recently benefitted from external redecoration.

Internally the building leaves much to be desired, not only are some aspects of the current layout unsuitable for residential use but the works during the 70s and 80s were poorly executed using substandard materials.

It is the intention of the new owner to sympathetically reveal the true character of the building and also to achieve a net conservation gain by removing many of the latest poorly constructed alterations to be replaced by appropriate finishes and restored elements.

Permission is now sought to undertake the works as in following schedule.

Longmace house
8a High Street Arundel
BN18 9AH

Listing no 1353737

Schedule of works 17/11/2019

To be read with drawing nos: DD/LMH 2.0, DD/LMH/3.0

ABESTOS PRESENT NB ATTACHED REPORT

Room No	Works
1 - office	15mm fireboard overboard and skim
2 - office	15mm fireboard overboard and skim
3 - storage	15mm fireboard overboard and skim
4 - storage	15mm fireboard overboard and skim
5 – W/c	15mm fireboard overboard and skim
6 – W/c	15mm fireboard overboard and skim, temporarily remove sanitary ware, cut back existing render from party wall, , lift tiles make good solid floor apply Vandex waterproofing slurry or similar to tank floor and walls, apply base coat and skim to walls. Tile floor. Decorate
7 – W/c change to storage	Asbestos present - Chrysotile remove by specialist. 15mm plasterboard to ceiling – skim. Remove sanitary ware, cut back existing render from party wall, , lift tiles make good solid floor apply Vandex waterproofing slurry or similar to tank floor and walls, remove apply base coat and skim to walls. Tile floor. Install new boiler, box in. Decorate
8 – entrance lobby	Asbestos present - Chrysotile remove by specialist. 15mm plasterboard to ceiling – skim. Remove door and frame 'tween 8 and 9. Make good. Lift existing tile floor replace with limestone flags, Remove accumulated paint from structural beam, apply wax finish.

	Decorate.
9 – stairwell at ground floor	Lift existing tile floor replace with limestone flags. Decorate
10 – GF/FF staircase and well	Asbestos present - Chrysotile remove by specialist. 12.5mm plasterboard to ceiling – skim Replace newels, handrails, and spindles with solid oak. Strip out recent boxing around pipework . Strip anaglypta wallpaper, Lime plaster party wall, multifinish skim to internal partition walls, Replace existing obscured light – see drawing no DD/LMH/3.0 Remove accumulated paint from structural beam, apply wax finish. Decorate.
11 - FF circulation space, utility area.	Asbestos present - Chrysotile remove by specialist. 12.5mm plasterboard to ceiling – skim Remove frame and door to rising flight. Remove associated recent stud walling inc door 'tween 11 and 14. Remove sink, cap off drain and feed pipework prior to fitting new kitchen.
12. - bedroom	Asbestos present - Chrysotile remove by specialist. 12.5mm plasterboard to ceiling – skim. Remove central heating boiler and associated cupboard. Strip anaglypta paper, cut out blown render, lime plaster external walls. Replace existing obscured light – see drawing no Remove accumulated paint from structural beam, apply wax finish. DD/LMH/3.0 Decorate
13 - bathroom	Asbestos present - Chrysotile remove by specialist. 12.5mm plasterboard to ceiling – skim. Remove sanitary ware, cut back existing deteriorated render/plaster on outside walls. Fix Marmox board to external walls ready for tiling lift exiting recent floor and replace with 25mm ply ready for tiling. Fit out bathroom refer to DD/LMH/3.0 for draught layout.

14 – FF circulation space	Strip anaglypta from ceiling and skim. Remove existing staircase including associated walls and under stair cupboard. Lift existing floor boards and set aside. Install acoustic batts into floor void. Fix 18mm ply to joists, fix reclaimed oak floorboards boards. Install new oak staircase to match proposed replacement @ 10 above. Install galley kitchen. Decorate
15 – dining room	Remove anaglypta and make good. Cut out blown render, lime plaster to external walls. Remove infill in FI refer to DD/LMH/2.0, DD/LMH/3.0 Remove accumulated paint from structural frame, apply wax finish. Decorate. Lift existing floor boards and set aside. Install acoustic batts into floor void. Fix 18mm ply to joists, fix reclaimed oak floorboards boards. Decorate
16 – living room	Expose existing fireplace and restore. Remove anaglypta and make good. Cut out blown render, lime plaster to external walls. Remove boxing from structural beam remove accumulated paint apply wax finish. Repair sliding sash windows. Lift existing floor, fix 18mm ply to joists re-lay existing floor using original boards from 14, 15, 16. Restore floor. Decorate
17- FF/2ndF staircase	Install new oak staircase to match proposed replacement @ 10 above.
18 – bedroom Vaulted	Remove recent ceilings and collars, strip skelings, strip ashlar walls. Remove water tank and associated cupboard. EITHER install ridged insulation 'tween rafters and ashlar wall studs and overboard with insulated plasterboard OR install two layers Tinsulex/Triiso or similar to inside face of rafters and studs then board over. Cut board to follow existing contours of structure. Skim. Remove accumulated paint from structural beams and purlins, apply wax finish.

18 – bedroom (cont)	Fix reclaimed oak floorboards to existing recent pine floor. Decorate.
19- circulation space, stairwell, bathroom	Remove recent ceilings and collars, strip skelings, strip ashlar walls. Install new collars to allow 2100mm head height. Fix insulation and finish as 18/20. Fit bathroom. Remove accumulated paint from structural beams and purlins, apply wax finish. Fix reclaimed oak floorboards to existing recent pine floor in circulation space. Fix 18mm ply to floor in bathroom to take Marmoleum tile finish. Decorate
20 – bedroom Vaulted	Remove recent ceilings and collars, strip skelings, strip ashlar walls. EITHER install ridged insulation 'tween rafters and ashlar wall studs and overboard with insulated plasterboard OR install two layers Tinsulex/Triiso or similar to inside face of rafters and studs then board over. Cut board to follow existing contours of structure. Skim. Remove accumulated paint from structural beams and purlins, apply wax finish. Lift existing floor, fix 18mm ply to joists re-lay existing floor using original boards from 14, 15, 20. Restore floor. Decorate.
21 light well	Fit automatic smoke vent to high level glazing. Decorate
Common details	Skirtings to be 20 x 150 painted softwood square shoulder with 8mm chamfer. Architraves to be 20 x 75 painted softwood with 8mm chamfer All original doors to be retained and restored

Good practice	If in doubt seek advice. All M+E installations to be where possible installed using existing pathways. Every effort to be taken to avoid unnecessary damage to original structure. All original details to be preserved/restored.
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