



Address: 4 Elm Grove South, Barnham, PO22 0EL



**PLANNING/HERITAGE
AND
DESIGN & ACCESS STATEMENTS**

April 2026

REPLACEMENT WINDOWS

5&7 HIGH STREET

ARUNDEL

WEST SUSSEX

BN18 9AD

CONTENTS:

1. Introduction
2. The Site
3. Heritage
4. Proposed Development
5. Relevant Planning and Validation considerations
6. Conclusion



Current photograph following Morrisons vacation

1. INTRODUCTION

Manhire LLP are instructed by Rolo Properties Limited to submit a planning application for the replacement of the First-Floor windows, reinstatement of a balcony railing and removal of a rooflight, changes that are likely development by materially altering the external appearance given the location in a conservation area and part of a viewpoint associated with the bridge.

2. THE SITE



Photograph on loan from and copyright of The Francis Frith Collection dated 1936

View across the river following demolition of the Corn Store and reconstruction of the bridge

- 2.1 The application site is what was probably a pair of early-mid 19th century slate and render houses located on the Southern leg of the looped high street. One of the houses was converted to a corner shop by the end of the Victorian period. Following fire damage and demolition of the quayside Corn Store in the early 1930's the two houses then fronted the open aspect of the River and were substantially altered, re-roofed and refaced in about 1938 to form the shop and flat much in the form seen today, with the large plate glass shop windows 2 ¼ inch brickwork and the faux half-timbered first floor and gable, believed a nod to the late Victorian Post Office opposite.



Photograph on loan from and copyright of The Francis Frith Collection dated 1939

Shortly after the re-construction of the elevations and re-roofing

2.2 The shop has been used since as a grocers and news agent, latterly by the Martins/McColls Morrisons chains until their departure at the end of last year; the Flat was included in the lease but has been allowed to deteriorate in recent years requiring complete refurbishment to be let separately.

2.3 The original buildings had sliding sash windows, as did the flat in the 1938 version, but these were replaced in the 1960's/70's with asymmetric softwood casements, now deteriorating.

3. **HERITAGE**

3.1 5-7 High Street is not a Listed Building but is registered on the Local List as of interest, being in The Arundel Conservation Area and by virtue of the Castle and former Port use is important in terms of the view across the bridge on approach to the Town and this site is very much a prominent part of that.

4. **PROPOSED DEVELOPMENT**

- 4.1 The proposal is to replace the softwood casements with new top hung casements configured to appear similar to the 1938 original, but providing escape opening, in painted hardwood or Accoya. The 1938 works incorporated a central french casement later reduced to window; this current format will be retained, with this window fixed due to size.
- 4.2 The remaining balcony rail was removed in about 2017 for safety reasons, but the deck and post bases remain in sound condition. The proposal includes replacing the timber posts and balcony railing in stained hardwood or Accoya as a non-functional balustrade for appearance only as there is no proposal to reinstate the French casement.
- 4.3 The proposal includes the removal of a glass apex rooflight and roofing over in plain tile, the front slope matched with salvaged tile from the rear, that slope being reinstated in clay tile matched as far as practicable, not being visible. This rooflight sits above a lay light that serves no purpose in the current Flat Kitchen.
- 4.4 This application does not include any work to the exterior of the Ground Floor shop, which would be subject to any necessary separate applications for alteration or advertisements by a new incoming tenant or owner.

5. **RELEVANT PLANNING & VALIDATION CONSIDERATIONS**

5.1 Design

The proposal seeks to replicate the design substantially as it stood following significant alteration works at a date between reconstruction of the bridge in 1935 and the second world war, believed to be 1938.

A3 Drawings included:

Drawing 0095/SU-01 Existing Ground and First Floor Plans

Drawing 0095/SL-10 Site and Location Plans

Drawing 0095/SK-20 Proposed Ground Floor

Drawing 0094/SK-21 Proposed First Floor

Drawing 0095/SK-22 Existing and Proposed Elevations

CIL

None as no additional residential or out of town retail.

Trees

None.

FRA

The site is not in Flood Zones 2 or 3 and is a very small site with no change in use.

Archaeological Assessment

The application does not involve any ground works although we are aware the location is within the areas of the former riverbank and probably the causeway to the ferry and earlier bridges.

Community involvement

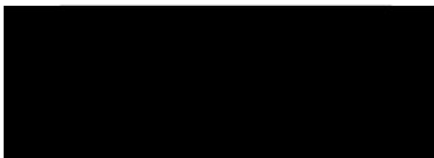
None undertaken for planning purposes

Energy/Sustainability

The proposal will be a significant improvement thermally for the Flat, the recovery of the embodied energy in the material used and installation effort is typically 20 years for double glazing.

6. **CONCLUSION**

- 6.1 The proposal is a restoration to the elevations of the building that we believe will significantly improve the appearance, which given the location is likely to be development, but worthy of approval due to the wider visual gain.



C B C Manhire BSc (Est Man) MRICS