

**41 HIGH STREET, ARUNDEL
WEST SUSSEX BN18 9AJ**

HERITAGE STATEMENT

1.00 INTRODUCTION

This Heritage Statement accompanies a listed building consent to alter ground and first floors of 41 High Street, Arundel.

2.00 HISTORIC AND ARCHITECTURAL IMPORTANCE

A Grade II listed building designated for its age, which is thought to be circa 15th/16th Century. As highlighted in the archaeology report attached to the listed building application the property is built on an earlier circa 14th/15th Century original east to west boundary wall which now forms part of the cellar/undercroft. The internal brick/studwork walls and chimney breasts are thought to be a later addition constructed circa 19th/20th Century.

3.00 SIGNIFICANT PHYSICAL FEATURES

Physical features that justify its designation as a Grade II listed building include the earlier 14th/15th Century original east and west boundary wall complete with flagstones which form part of the cellar/undercroft. The external walls and timberwork at ground floor and above comprise of original materials dating 15th/16th Century.

4.00 SETTING

The front elevation faces east onto the High Street separated by a public footpath. The rear access leads onto the Crown Yard public car park.

5.00 ALTERATION DESIGN

The alterations seek to improve the visual and economic viability of the ground and first floor retail unit by providing a more open plan internal layout, preserving the internal identity where possible, replacing part of the existing shop front and providing projecting canopy roof over first floor window to match and balance the front elevation. Internally structural beams and columns will be provided as necessary for support.

6.00 FEATURES

Access to the cellar area will be retained by provision of a trap door set within the floor level of the existing access, the area above being utilized for retail purposes.

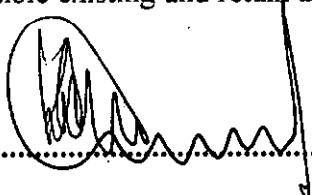
Finishes and making good to remove sections of stud partitioning and brick walling will be to good building practices enabling the line of the removed areas to be visible on a when finished basis.

7.00 IMPACT

The impact internally will create an attractive layout and environment for restaurant/café purposes, improving facilities and economic viability.

The alterations to the residential accommodation leading off first floor will similarly improve use and occupation, minimizing impact on building and fabric.

The alterations to the shop front and front elevation have been designed to match as far as possible existing and retain and improve appearance.

Signed 

K S Hurdley FRICS
Chartered Surveyor

Date : 12th March 2009