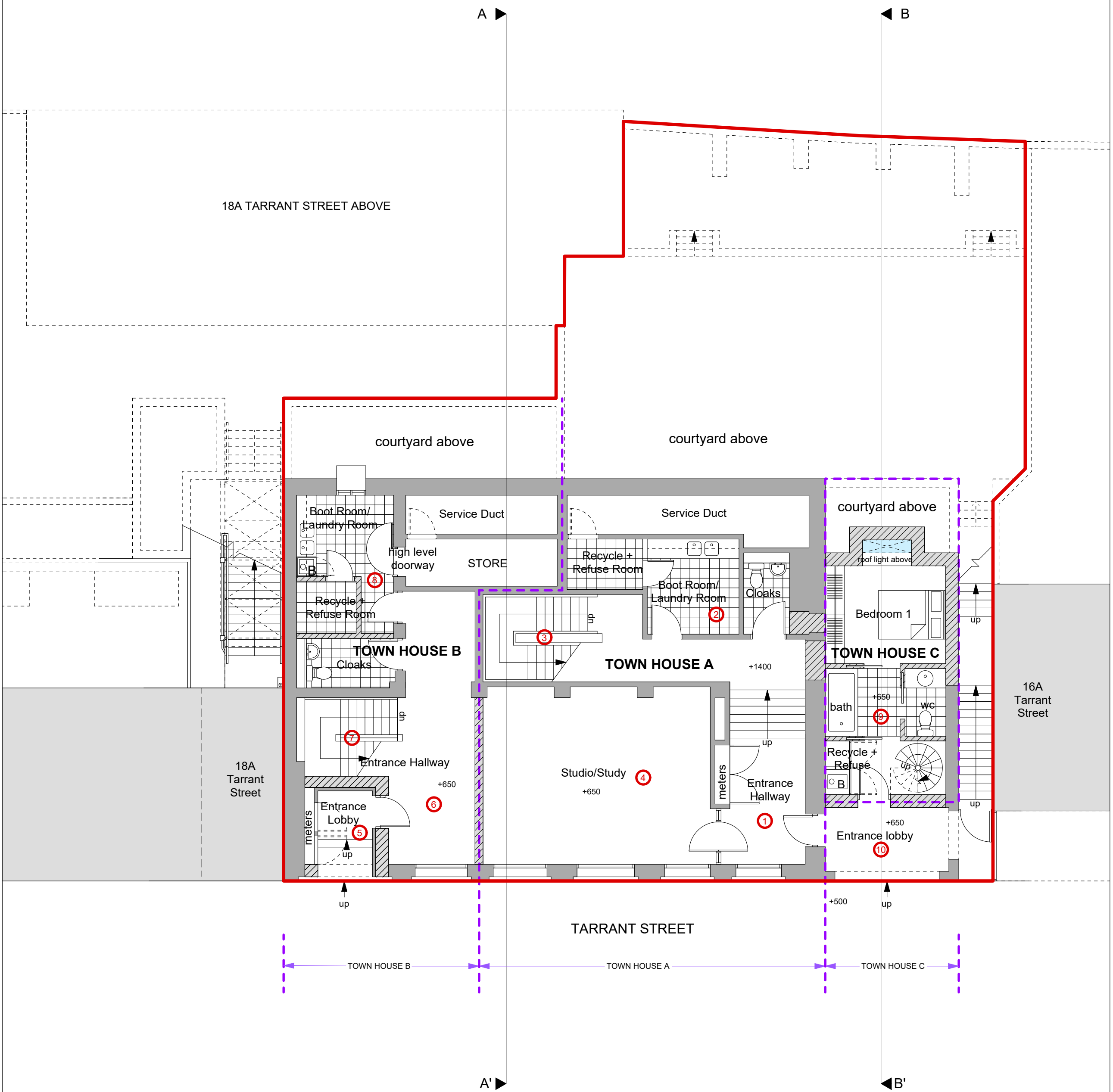


PARTLY IMPLEMENTED
GROUND FLOOR LEVEL PLAN 1:100



PROPOSED GROUND FLOOR
LEVEL PLAN 1:100

- 1 Existing lift shaft, lift car and lift motor room removed and replaced by stairway to mezzanine level [townhouse A]
- 2 Existing toilets, staff galley reconfigured as cloaks and boot/laundry room [townhouse A]
- 3 Existing stairway removed and infilled to mezzanine level [townhouse A]
- 4 Existing Bar, bulkhead, faux columns and access doors to stairwell removed from existing retail area to create studio/study [townhouse A]
- 5 Existing timber service access doors removed and proposed entrance lobby created with refuge and steps from Tarrant Street. Whole lobby to be lined in diagonally fixed hard wood plank cladding to match removed doors. Finish : wood stain black. [townhouse B]
- 6 Party wall extending from the south to north elevation of the existing building [townhouses A and B]
- 7 New stairway serving all three levels and entrance hall [townhouse B]
- 8 Existing storerooms and plant room reconfigured to form boot room/ laundry, cloaks and storage room. [townhouse B]
- 9 Existing lean-to entrance lobby, with existing entrance stairway to courtyard removed. Lean-to area extended to the north to create townhouse C.
- 10 Reduced area combined entrance lobby to townhouses A and C, proposed as lined on all walls in diagonally fixed hardwood plank Cladding. Finish : wood stain black. to match that proposed for townhouse B
- 11 Existing lift well and adjacent floor void infilled [townhouse A]
- 12 Existing retail area reconfigured as open plan living, dining and kitchen area, accessed by the existing stairway, with direct access, through existing doors to the house's courtyard [townhouseA]
- 13 Existing retail area reconfigured as kitchen [townhouse B]
- 14 Existing retail area reconfigured as living and dining areas with direct access through existing doors in the northern elevation to the house's courtyard. [townhouse B]
- 15 Proposed dividing courtyard wall of same height material and construction of existing adjoining wall. [townhouses A and B]

- 16 Proposed enclosing walls to small courtyard for townhouse C. The wall to be of same height, materials and construction of both existing courtyard walls and the adjoining buildings
- 17 Proposed spiral stairway accessed living ,dining and external courtyard area [townhouse C]
- 18 Proposed 2no. heritage aluminium framed roof lights Colour : black , glazed in clear glass
- 19 Proposed four bedrooms each with bathroom or shower room, formed within the unmodified existing building envelope , served by existing fenestration and accessed from the existing stairway. All existing timber roof trusses to be left exposed where possible. [townhouse A]
- 20 Proposed 3no. heritage aluminium framed roof lights Colour : black. Glazed in clear glass. [townhouses A and B]
- 21 Proposed three bedrooms each with bathroom or shower room, formed within the unmodified existing building envelope , served by existing fenestration and accessed from the proposed stairway. All existing timber roof trusses to be left exposed where possible. [townhouse B]
- 22 Proposed extension of lean-to roof to form townhouse C - to be clad in slate tiles colour: black to match existing roof
- 23 Existing window infilled with brickwork to match surrounding brickwork wall
- 24 All existing redundant drainage gutters hoppers, downpipes and electrical/air conditioning hose conduit to be removed and wall made good
- 25 Proposed new gutter hopper and down pipe
- 26 Existing redundant kitchen extract flue removed and roof slates made good
- 27 Lean-to extension walls to be clad in brickwork to match all existing Surrounding brickwork areas.
- 28 Existing unglazed opening to be glazed in clear glass held in a painted hardwood frame to match the immediately adjacent existing window.
- 29 Existing sash windows removed and replaced by side hung half glazed timber doors to match existing adjacent doors.



APPLICATION SITE
0.107acres/0.0434Ha

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SPARKS YARD
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ARUNDEL, BN18 9DJ

PROPOSED SUB-DIVISION OF
EXISTING PARTLY
IMPLEMENTED SINGLE
RESIDENTIAL UNIT WITH LIMITED
CHANGE OF USE OF
COMMERCIAL SPACE TO FORM 3
NO. RESIDENTIAL UNITS (USE
CLASS C3A) TOGETHER WITH
ASSOCIATED WORKS

**PARTLY
IMPLEMENTED AND
PROPOSED GROUND
FLOOR LEVEL PLAN**

A601A 103
1 : 100 @ A1
01.01.25

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