

HERITAGE STATEMENT

25A King Street, Arundel, W.Sussex BN18 9BJ

Description:

25A previously forming with its neighbour to the north, a public house, is situated midway down King Street on the southern side.

The property is very typical of the older cottages in King Street constructed of beach pebble cobbles and red brick quoins. Original windows of small pane sliding sash and all under a traditional slate roof.

The interior has been extended and altered over the years including the addition of the spiral staircase subject of this application.

Historical background of the staircase

We have checked the planning records on line to ascertain if the staircase installation was approved work but we can only inspect application descriptions, detail is not available.

This is a statement from the present owner regarding the history of the staircase.

“The staircase was there when the house was bought in 1997. To the best of my knowledge it was not installed by the builder who bought the Pub in 1980 and divided the property into two houses. It was installed by one of the owners between 1980 and 1997. I do not know if permission was asked to do the work.”

There are certainly applications in this period listing many works but nothing specifically relating to the spiral stairs.

This application seeks to reverse the staircase installation and revert the floor to its original state and re-open the stairs from the ground floor.

Proposal

The spiral staircase is directly open to the main living area above and it is felt contributes to the difficulties of keeping the main area warm which is becoming an ongoing issue with the owner.

I am sure it will also be welcomed that these stairs are to be removed and the original brick steps brought back into use.

Details of effect on historic features and their setting and safeguarding of same

The stairs can be removed without causing any damage to the structure and reclaimed flooring can be used if found required to the reinstated living area floor. The re-opening of the brick steps likewise is a matter of removing the modern joisting and flooring over and will not cause damage to the structure.

Conclusion

The property will be returned to its original layout without any damage to the historic building.