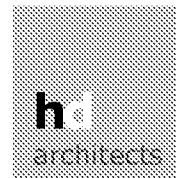


HERITAGE STATEMENT



Proposed Studio/Gym Space

at

Yard to the Rear of

61 Maltravers Street, Arundel, West Sussex, BN18 9BQ



Figure 1: Panoramic View of Site

September 2018

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design a gym and studio space in the yard to the rear of their property, 61 Maltravers Street, Arundel, West Sussex BN18 9BQ.

This document outlines the proposed works to include:

- A new outbuilding housing a multi-purpose studio space and home gym.
- Provision of a turning bay and covered parking for two cars.

The following documents will accompany the application:

17104_Design and Access Statement

17104_Heritage Statement

(Drawings)

17104_01 Existing and Proposed Site Sections, Block and Location Plans

17104_02 Proposed Plans, Survey Data and 3d Views

A full building survey has been carried out by Browning Surveys and Mapping in November 2014.

The OS extracts are to show the site location and block plan only.

SITE LOCATION

Surrounding Area

The site is located on Maltravers Street in Arundel with main vehicle access from Tarrant Street. Arundel is a small city in West Sussex brimming with local heritage and historical value. The city is built on a hill, sloping up from the river Arun to Arundel Castle which sits at the brow. The sloped nature of the city results in the house (61 Maltravers Street) sitting approximately 5m higher than the yard. Access to the yard is via Tarrant Street which sits at a slightly lower level again.



Figure 2 and 3: Aerial Maps (from Google Maps)

The Building

Historic England Listing

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RAILINGS TO NOS 59 AND 61

List entry Number: 1353766

Location

59 AND 61, MALTRAVERS STREET

RAILINGS TO NOS 59 AND 61 MALTRAVERS STREET

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: Not applicable in this entry

Grade: II

Date first listed: 26-Mar-1949

Date of most recent amendment: Not applicable to this entry

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 297244

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5401 MALTRAVERS STREET (South Side) ----- 26.3.49. Nos 59 & fit - Railings to Nos 59 & 61
TQ 0107 1/36

II GV

2. Late C18. Terraced houses. Red brick. Hipped slate roof. 3 storeys. Brick eaves cornice with modillions of cyma recta shape. 3 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors, 2 on ground floor. No 59 has a doorcase with unfluted Roman Doric attached columns, dentilled cornice, pediment, panelled reveals, semi-circular fanlight, frieze with plume motif between door and fanlight, and 6 Panelled door. No 61 has a porch with Tuscan columns and pilasters, straight entablatures either side with paterae in the frieze, a 3-centred arch to the front with fluted keystone, and a cornice with idiosyncratic mutules. 6-panelled door with lions head knocker and semi- circular fanlight in panelled reveals. No 61 has 2 storey extension to west of red brick with a pitched slate roof and brick modillion eaves cornice. Red brick chimney. 1 tripartite double-hung sash window with segmental head on ground floor, 1 modern sash window above. Basement with area, and 1 basement door. Iron railings with urn finials.

Nos 45 to 63 (odd), 67 to 73 (odd) and 77 to 83 (odd) form a group with Nos 46 to 62 (even) and with pavements and railings.

Listing NGR: TQ0154306997

Selected Sources

Legacy Record - This information may be included in the List Entry Details
National Grid Reference: TQ 09356 06370

The Site

The proposed site is a low-level courtyard space located to the north side of the houses on Tarrant Street. It is accessed from both Maltravers Street via the house and directly from Tarrant Street. It features a combination of flint and concrete block boundary walls including the retaining wall to the garden of 61 Maltravers Street. Although elements of the existing yard hold some historic value, the yard and structures within it are currently in a derelict and disused state. The proposals aim to revitalise and renovate the space.

The site has a total area of approximately 266.7 m².

DESIGN

The Proposed

Our client works part time as a garden designer and part time as a marketing consultant and hopes to use the new space as a creative studio and workshop. In line with her ethos as a garden designer, she is keen to make the project as green/sustainable as possible. The proposal includes the incorporation of a car port, the roof of which will be a biodiverse green roof, not only reducing the carbon footprint of the proposal but improving the existing condition.

Although, due to the sloping nature of the site, the new development and renovation will not be visible from the house, the yard is overlooked by 54, 52, 50 and 48 Tarrant Street. The proposed green roof will help to reduce impact on the neighbouring properties that overlook the yard.

The proposal seeks to renovate the existing derelict old stable yard to 61 Maltravers Street. The works will improve the aesthetics of the yard and transform it into a functional and revitalised space, a hidden gem in the heart of Arundel.

Although primarily a private space hidden from view, our client's vision allows the space to be opened to the public during city events, including the Arundel festival, to be used as a gallery and interactive workshop space.

The proposals aim to retain, refurbish and feature the existing elements of historic value. The existing retaining walls are to be repaired and retained. Perimeter walls and other elements, as indicated on the drawings submitted in conjunction with this application, are to be retained and incorporated into the proposals to keep as much of the heritage as possible. The existing concrete ground surface is to be replaced with a course sand/gravel edged with retaining bricks. This surface choice aims to be reminiscent of the historic use of the yard as a stable yard.

The concrete blockwork perimeter walls currently detract from the historical value and visual appearance of the space making it cold and harsh. The proposal seeks to clad these walls in timber cladding, this will help to soften the appearance and create a 'warmer', more inviting environment. The timber will contrast with the flint and the use of natural materials is more conducive to the creative environment that we are trying to achieve.

The existing retaining flint wall is to be repaired and additional structure put in place to provide more strength; enabling the wall to be made safe and retain its heritage. As part of this strengthening, we propose to rebuild the wall from 30cm below the ground level of the garden to 61 Maltravers Street with three skins – flint work, concrete blocks and then another layer of flint. In rebuilding this, a new gate will be installed providing access to the roof from the main garden so that the roof lights can be cleaned. We are able to provide a structural report on this retaining wall if required.

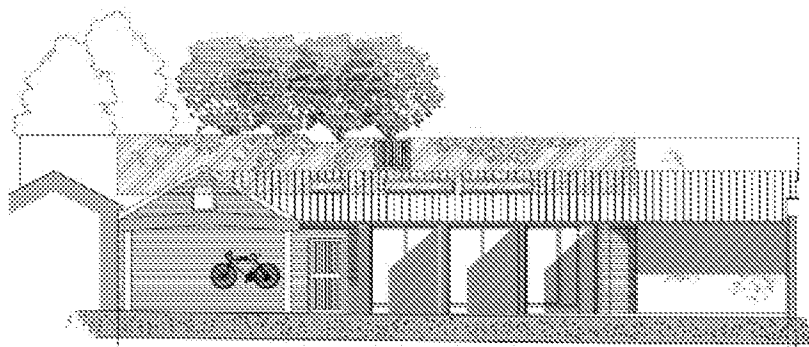


Figure 5: Blue hatch indicates area of existing flint wall to be repaired/replaced and strengthened as necessary

The proposal incorporates a single storey building abutting the retaining flint garden wall. It houses a home gym which sits within the footprint of the existing garage and a multi-purpose studio space. A central hallway provides covered access from the courtyard up steps to the rear garden of 61 Maltravers Street. A car port will provide covered parking for up to two family vehicles.

The studio space will be glazed on the south eastern elevation, allowing the space to be opened out into the external yard. Sitting in front of this glazing is a series of closable 'barn style doors'. These are a prominent design feature providing privacy to a space that is overlooked by many of the properties along Tarrant Street; they also echo of the yard's historic use, using a traditional style of joinery.

The materials chosen aim to complement the surrounding area whilst creating a modern and inviting space. Materials are of high quality and include zinc, a biodiverse green roof, brick, grey timber cladding and a feature flint wall to the rear of the studio space which imitates the existing retaining wall which it conceals.

Impact on the Listed Building

The description of the listing does not mention the structure in the yard however as it is within the curtilage of the Listed Building. Therefore, all the proposals have been designed to retain as many heritage features as possible as well as complementing the existing building, its context.

It is worth noting that the previous owners of the property previously put up a car port which they were ordered to take down by Arun District Council. They only removed the roofing material of this leaving the steels in place. In removing this steel there may be damage caused to the existing garage structure. We aim to keep as much of the existing structure as possible by integrating it into the new proposals.

The character of the Listed Building would not be affected as the proposed structure is away from the main house and cannot be seen from the house. The proposals also aim to revive what is currently an unsightly and derelict area with the aim to give better views into the yard from the properties along Tarrant Street and create an exciting and interesting space to be used both by the owner and on occasion the public.

Supporting Documents

Photographs



Figure 4: Rear facade of Tarrant Street Houses and access to Yard



Figure 5: Listed Structure and access to 61 Maltravers Street (right)



Figure 6: Panoramic view of site



Figure 7: View looking down from garden of 61 Maltravers Street