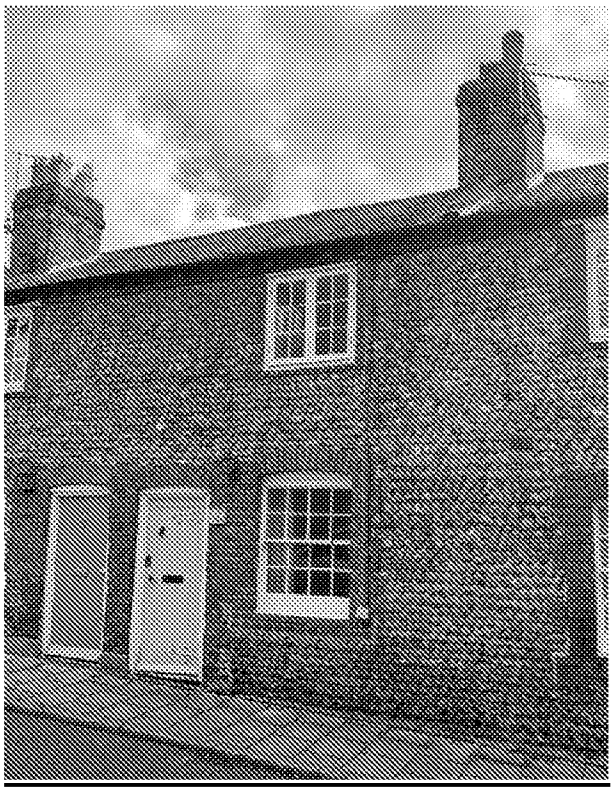
Freeborough & Co Surveyors Ltd.

Chartered Building Surveyors &
Architectural Designers

15 Bond Street, Arundel, West Sussex BN18 9BL

Replacement rear extension



1. **Heritage Statement**
2. **Design and Access Statement**
3. **Schedule of Works**

Old Janes Cottage,
River,
Petworth
West Sussex,
GU28 9AX

[redacted]

RICS

ARUN DISTRICT COUNCIL AB/144/22/HH

1. Heritage Statement

Historic Context

15 Bond Steet is a Grade II early nineteenth century property that forms part of a terrace on the south side of Bond Street in Arundel. The listing entry for the property is as follows:

> *1. 5401 BOND STREET (South Side) ---------- Nos 5 to 23 (odd) TQ 0107 1/84*
>
> *2. Early C19. Terraced cottages. Beach flint. Red brick dressings, (No 5 whitewashed). Pitched slate roofs. Brick chimneys, 2 storeys. Brick modillion eaves cornice, 1 window range and 1 door per cottage (except for Nos 5 and 23 which have 2 window ranges, double fronted), Nos 5 to 19 (odd) have casement windows on the 1st floor (all, except for Nos 7, 15 and 17 with glazing bars), and double-hung sash windows with glazing bars on the ground floor. No 21 has double-hung sash windows with glazing bars on both floors, No 23 has double-hung sash windows with no glazing bars on both floors. All doors segment-headed except for No 21 which is round-arched with a fanlight. No 23 has a wooden gabled hood.*

The accommodation is made up of two ground floor rooms and two first floor rooms. There is a rear garden and a semidetached outhouse. The North elevation matches the adjacent cottages and is constructed from beach flint with red brick dressing under a pitched slate roof.



Figure 1 – North elevation of 15 Bond Street

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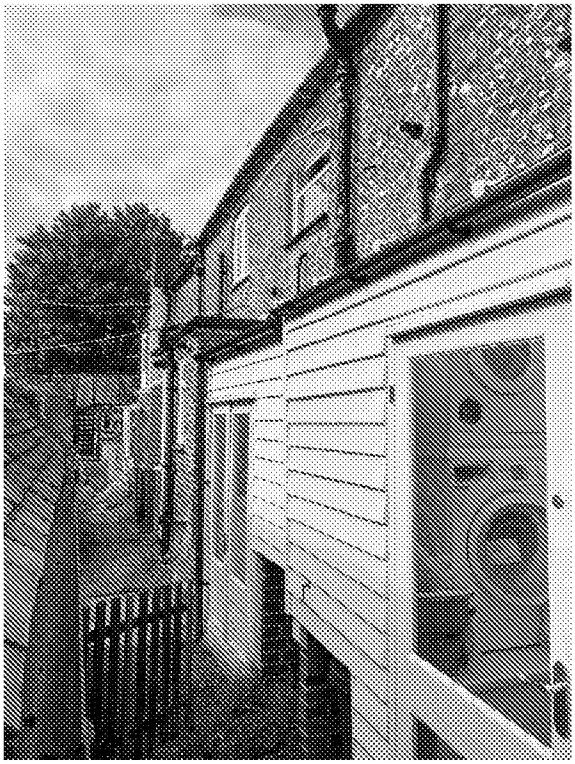
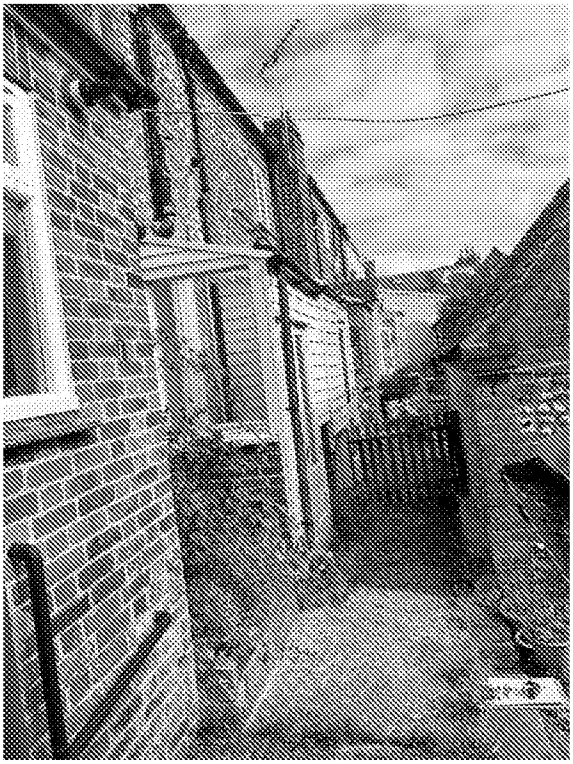
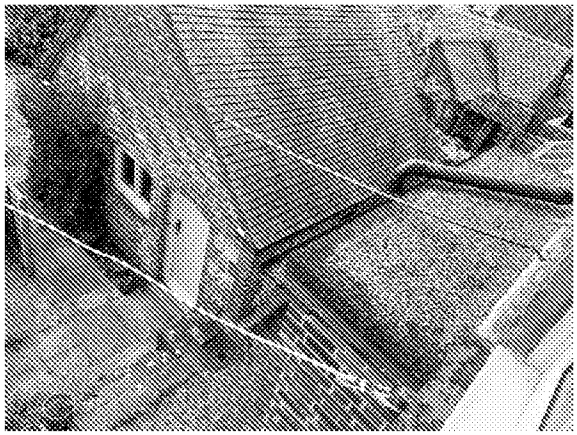
The South elevation to the row of cottages does not match the uniform appearance of the North elevation. Ground floor extensions have been added to provide additional accommodation and to enclose the rear steps leading to the rear garden areas.



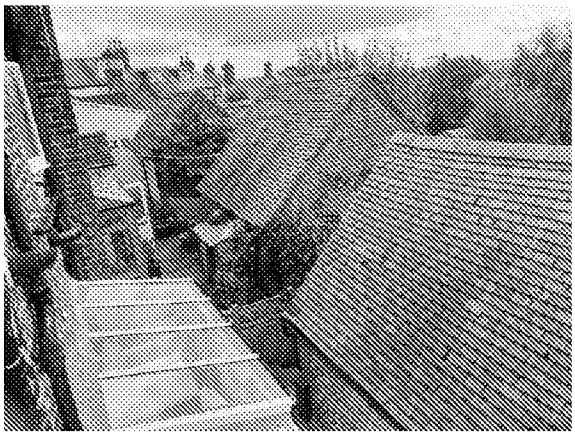
South elevation looking Westward



South Elevation looking Eastward



Rear extension rooves to the West



Rear extension rooves to the East

Figure 2 – Rear elevations to the row of cottages on the South side of 15 Bond Street

With regards to 15 Bond Street, a poorly constructed part glazed extension has been added. The first floor window has been altered and there is an excessive amount of surface mounted foul drainage pipework.



Figure 3 – Rear elevation to 15 Bond Street

Assessment of Significance

The character and appearance of the North elevation is highly significant within the street scene. Internally the cottage layout is typical of this period and reflects early nineteenth century living.

The rear elevation of number 15, along with the other adjacent cottages, has been subjected to ad hoc alterations and extensions which are now views as having any specific historic significance.

Proposed Works

It is proposed to replace the substandard rear extension. The new structure will be a light weight decorated timber frame, with timber cladding and in fill glazing under a glazed mono pitch roof.

The layout utilises the available space at the rear of the property. This will create an enclosed porch area and utility room. The fully glazed structure will allow the form and features of the ground floor rear elevation to remain visible, rather than being fully obscured like the extension next door.

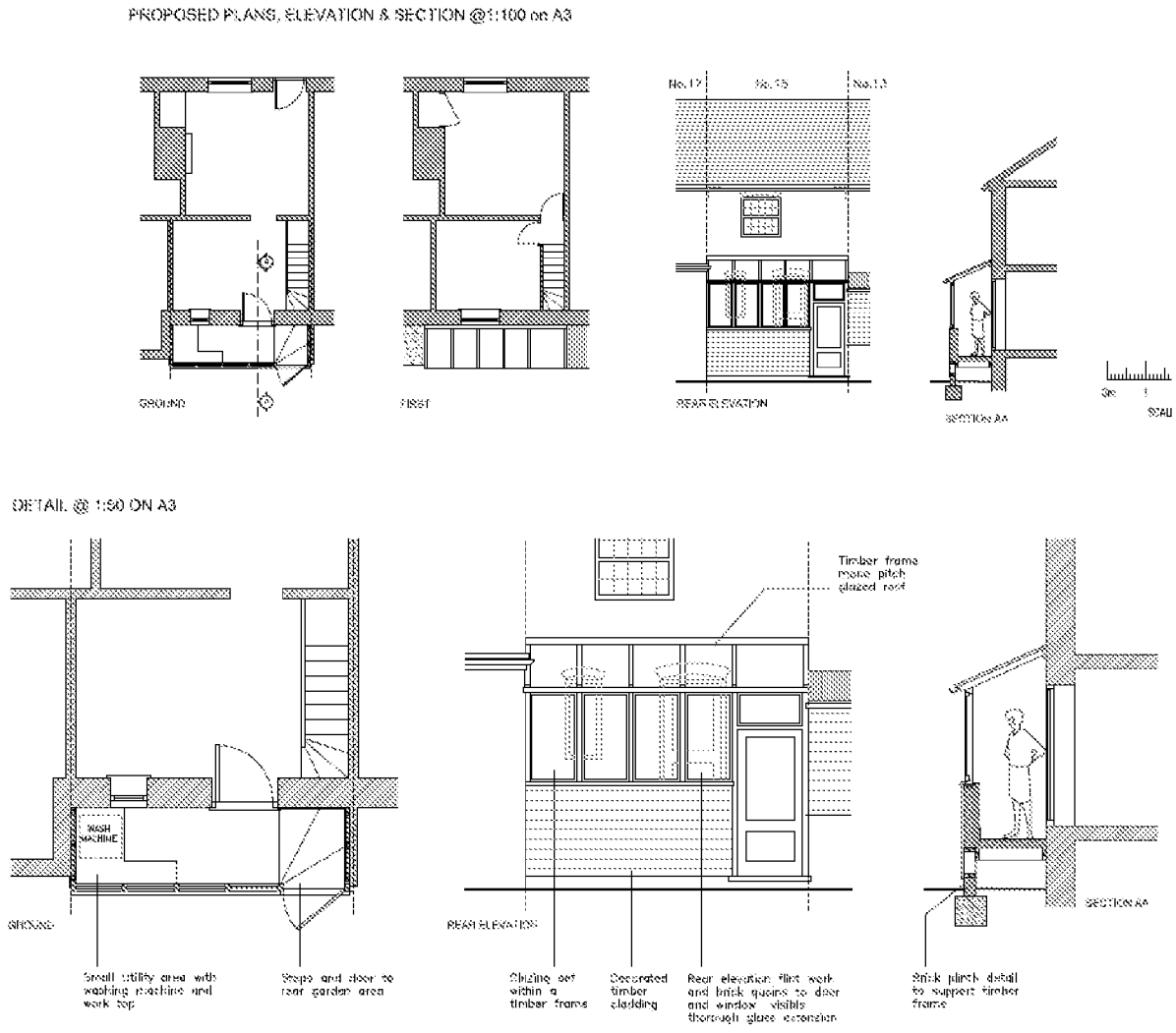


Figure 4 – Proposed plans and elevations to the rear of 15 Bond Street

Impact Assessment

The proposed works will not be detrimental to the character and appearance of the cottage both internally and externally. No historic fabric will be removed, and the substandard rear extension will be replaced. The overall aesthetic appearance of the cottage will be maintained with no detrimental impact on the character of the Listed Building.

2. Design & Access Statement

Context

15 Bond Street is an attractive terrace house which reflects the varied styles and appearances of the housing stock in Arundel. The property has been somewhat neglected in recent years and the new owners are planning to undertake general repairs and redecoration work.

The existing rear timber structure provides a covered porch area with limited storage. It is part glazed with a plastic sheet roof. The structure has been poorly maintained and is no longer fit for purpose.

The opportunity exists to replace the existing extension to create a simple utility area and a covered porch that leads on into the kitchen.



Figure 5 – Existing rear porch extension

Amount

The extent of the development is defined by the space available at the rear of the property. The current extension will be removed, and the new structure built in its place and over the adjoining flower bed. This will allow the extension to provide the necessary space for the entrance steps from the garden, a small porch area providing a transition point into the kitchen and a small utility room with additional storage.

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Appearance

The proposed appearance will be similar to that of the current design and the other timber frame extensions to the rear of the other cottages. However, the quality and choice of materials will be a vast improvement on the existing.

The roof will no longer be constructed in plastic sheeting. It will be fully glazed and supported on timber rafters with aluminium capping pieces in a similar manner to the roof next door at No. 13 as shown in figure 6



Figure 6 – The proposed roof will be similar to that of No.13 Bond Street

The design will have a low level plinth, constructed in red/orange fair face brickwork. A timber frame will be constructed off this with decorated weather boarding to the lower parts and in fill glazing to the upper parts.

The transparent nature of the glazing will allow the form of the rear flint wall to remain evident and not obscured, as with the extension at No.17 Bond Street. The specific materials proposed are as follows:

- Plinth Wall – Red orange fair face brickwork to match the rear elevation
- Structural Frame – Decorated timber
- External Walls – Decorated timber with horizontal decorated weatherboarding
- Doors – Decorated timber part in filled with glazing
- Glazing – Clear plate glass
- Flashing Details – Cold rolled lead to Lead Sheet Association details

3. Schedule of Work

The following schedule of work sets out the anticipated activities to demolish the existing rear extension and construct the proposed rear extension to 15 Bond Street.

1. Carefully demolish by hand the existing timber frame structure and associated glazing.
2. Carefully demolished by hand the existing single skin masonry walls and solid steps leading to the back door.
3. Excavate by hand and construct cast concrete foundations to engineers' details ensuring the foundations to the existing and adjoining buildings are not undermined.
4. Construct a low level masonry plinth wall with DPC which is to be left ready for the installation of a new timber frame structure.
5. Assemble the new timber frame extension which has been fabricated off site. This structure will sit independently from the rear external wall of 15 Bond Street with soft joint attachment details.
6. A lead flashing detail will be carefully cut in by hand and dressed over the apex of the new mono pitched glass roof.
7. The multiple foul waste pipes from the first floor bathroom will be rationalised and simplified to make them less visually intrusive.
8. The existing timber framed window and timber entrance door will be maintained. The original external wall which is now internal will be repointed where necessary in lime mortar and remain on display within the extension.
9. A simple half round gutter with a single rainwater down pipe will be secured to the mono pitched roof with rainwater discharge to the existing gully.