

32 Maltravers Street, Arundel, BN18 9BU

Heritage Statement

Description of Proposed Works

This application includes the following development proposals:

- 1) The erection of a new chimney to replace the previously removed structure, as well as matching both the original and identical rear chimney that is still retained.
- 2) The part removal of walls, windows and roof within the rear courtyard to the existing rear single storey L-shaped outrigger extension and its replacement with a rectangular single storey extension of matching height, roof pitch and materials, retaining the existing outer boundary walls to the courtyard.
- 3) The removal of a small UPVC window on to the rear Twitten, replacing it with matching bonded brickwork, plus the replacement of recently installed French windows, to install and match the style of the original doors to the rear sitting room.
- 4) The replacement of an existing rear roof light to a bathroom at second floor level at the rear of the house, with a new conservation style roof light.
- 5) The replacement of plain roof tiles and dormer lead work for matching original materials to the rear main roof pitch of the house.
- 6) The replacement of the existing steel straight flight staircase and bridge over the Twitten, with a recycled cast iron spiral staircase and replacement steel bridge of similar proportions, providing access from the courtyard up to the remote garden.

Location and Historical Context

This section should be read in conjunction with the 'Location, Access and Existing Context' section of the separate Design and Access statement.

The property is located in Maltravers Street in the central Conservation Area of Arundel and more specifically forms part of a small group of properties that are accessed from the raised Parade, running along its north western edge, set at a higher level than the development on the other side of the street, as the land rises naturally away from the river, with the rear gardens following the same trend.

The property is not Listed, although the continuation of the raised wide pavement, associated with the end of the Parade, and in this case defined by the old paving and edge balustrade, starts half way across the facade of No 32 and continues up to No 38, three houses away, which in itself is a Listed property.

No 32, along with Nos 28 and 30, form a group of three houses that were commissioned by the Duke of Norfolk, as infill up to the edge of the Vicarage, itself also a Listed property, towards the end of the 19th Century and completed probably in the very early Edwardian period. The

properties, were either leased or sold by the Duke to wealthy families attracted to this residential street, away from the more commercial focus of the High Street at a time when Arundel was thriving as a commercial and economic centre.

To quote historical accounts, the area was booming, self confident and successful, with the castle as its natural focus, visible at the end of the street. This period therefore attracted interest for fashionable styles and architects, following on from the era of Joseph Hansom earlier in the 19th century, who was responsible for the design of Nos 40 to 44 (as well as the Cathedral), next to No 38 and which are now also Listed. The architect Leonard Stokes was commissioned to design the two primary schools in the town between 1898 and 1901 and the arts and crafts style of these three houses draws very similar parallels with the detailing, especially at the front of the property, with elaborate chimneys and key trademark elevations with part black timber and white rendered gables, used variously in this style and which continues the gabled theme along this initial part of the Parade.

Proposals in Context

The front elevation of all three properties has been retained and maintained fairly in tact, given the extensive timber facades. However one chimney has been removed from the front left hand corner of No 32 which formed part of the street elevation until a number of years ago.

No 32 differs from Nos 30 and 28, in that it also has a gabled side elevation, in place of the raised party walls that are a feature between it and No 30 and to No 28. The low level overhanging eaves of the roof, interrupted on the front elevation by the prominence of the main gable, returns back along the side of the property with the Twitten below, and the side gable evident above. This chimney, along with its sister towards the back of the property, starts just above the level of the eaves and is therefore much taller and more slender than the wider shared chimneys that form part of the raised party walls. This missing front chimney in particular, would have been very prominent, as illustrated by the historical street view included within the existing elevations.

It is the owners' wish to restore much of the lost detail of quality both externally and internally, and so they are seeking, to restore this original tall and elegant chimney, as a missing part of the jigsaw, to the the front of property and an important and significant contribution to the Maltravers Street scene.

The original exuberant design of the front elevations of these three properties, must be seen in stark contrast, however with the quieter more subdued elevations to the side and to the rear. These facades have a much greater emphasis on fair faced brickwork than was used on the front elevation, with variations of a local 'Sussex Bond'.

However the internal brick facades of the courtyards, where the much lower single storey service elements to the property were housed, are all painted white and are in stark contrast to the slightly richer treatment elsewhere, especially to the front elevation. The use of slate roofs of a much lower pitch than the 45 degree pitch of the flat plain tiles on the main roof and white painted brick, emphasised the subservient status of the accommodation, which was used originally as a scullery to the internal kitchen (originally within the breakfast room) with the outer 'leg' (on plan), used as an externally accessed coal store and wc.

There is evidence that doorways and some of the windows within these white painted walls have been changed around and the state of these single storey elements do not reflect anymore the

original use. It has been stated elsewhere, that the external space immediately behind the house is little more than a corridor between the back door of the kitchen and the back gate onto the Twitten. The use internally as a kitchen and externally as an external space to relax is ineffective and the long internal elevation and high gabled roof, partially covers the view from and light into the French windows of the rear sitting room.

The proposals therefore seek to re organise this original service area to the property, which is externally in poor condition, re-using the same materials on the roof, with higher quality lead work on the central ridge, or shallow pitched roof, as illustrated, since the original layout continues to dominate and spoil the function of both the external and internal spaces. The removal of the existing UPVC window facing onto the Twitten, is an issue of privacy and security, within an otherwise fully retained outer brick wall, facing onto this rear access path.

The Design and Access Statement describes in detail the proposals to change the rear sitting room french doors back to the original design and to replace the roof materials on the back of the main 45 degree roof pitch, including repairs or replacement of the leadwork on the dormers. It also highlights the proposal to change the existing roof light at the rear top storey with a conservation style unit, with similar conservation style roof lights in the new kitchen roof at ground level.

Impact Assessment

The redundant use of the original shape of the extension as a subservient space to the original internal kitchen plus its original poor formal relationship with the rear french windows from the rear sitting room and its current poor condition following changes to its subsequent use and door and window openings, gives justification for the changes to this part of the property, making its future impact much less significant and a benefit to the long term use of the internal and external space as a more contemporary dwelling.

There would be no visual impact or impact of scale on the neighbours on either side, since the height and pitch of the roof, will remain unchanged and less of the scale of the outer 'leg' will be visible from the gardens behind, providing also greater light and space to the current owners of No 32.

The sight of the lead roof detailing with solid lead rolls, from above, at the centre of the new roof, will be of higher quality than the somewhat random nature of the grey ridge tiles that exist at present and will be consistent with the quality of the lead detail that exists elsewhere on the properties.

It is proposed that the impact of this development, coupled with the restoration of the original tall chimney on the front of the property will prove to be a benefit rather than a loss to the area and of no impact to the immediate neighbours.

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