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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 15 April 2021 17:25

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: AB/23/21/L & AB/22/21/HH

AB/23/21/L & AB/22/21/HH

17 Maltravers Street Arundel BN18 9AP

(Listed building consent for) New slate roofed porch to rear door, new back door to replace existing rotten door, new insulated roof access window to provide maintenance access to butterfly roof valley, replace broken slates and refix slipped slates, various timber repairs to windows to

rear elevation, rearrange lower ground floor to swap existing kitchen with dining area, new steel garden gate, relay foul drain in garden, replace i.c covers & connect to existing invert.

Number 17 Maltravers St is a Grade II listed building which is also located within the Arundel Conservation area. It forms part of a terrace of early C.19 houses of red brick elevations with a hipped slate roof and red brick chimneys. 1 range each of double-hung sash windows with glazing bars on 1st and 2nd floors). The ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. Front doors with 6 fielded panels, and semi-circular fanlights, in concentric plain brick arches. The property is set at the back of pavement and is currently, generally in a good condition. It is considered to be of architectural significance.

The Arundel conservation area is expansive, encompassing the historic core of the town, Arundel Castle and the cathedral. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The building which is the subject of this application is located on the southern side of the road and forms a group with the various listed buildings in the immediate area.

The Proposals

The Proposed works include:

- a new slate roof lean-to porch to the rear entrance and new timber door
- a new roof window to provide maintenance access to the existing butterfly roof and valley gutter, along with repairs to the front chimney
- selective timber repairs to various windows on the rear elevation
- rearrangement of the lower ground floor to swap the existing kitchen space with the dining room
- change of use of first floor bathroom to form studio space
- relaying of the existing drain within the garden of No.17
- installation of a new motion sensor light adjacent to the front door – design to be agreed
- new garden gate to replace existing

Whilst the proposal appears to include a considerable amount of work, some of the elements are works of repair which will allow the building to remain in a good condition. Whilst this is positive, I would want to be assured that the repointing of the chimney would be undertaken in a sympathetic way so as to not damage any historic fabric. As part of this works should not remove existing pointing using electronic tools and the replacement materials should match the existing in composition and appearance etc. The proposed Velux should also be of conservation standard.

The rearrangement of the lower ground floor to swap the existing kitchen space with the dining room will not cause harm. I note that the intention is to enclose the drainage and air vent pipes for the kitchen so as to not compromise the rear room. This is positive. I should point out that whilst a proposed floor plan can be seen, I am unable to find an existing one for the lower ground floor. However, the section information was of assistance.

The rear porch is of a scale as to not impact upon the rear elevation and would to some extent help to shield the more recent extension. Appropriate materials are proposed and should reflect those already at the property. I note from the proposed elevation that a new timber door is also required. Whilst this looks to be acceptable, it would help to have further information regarding its appearance, glazing and treatment.

Whilst acceptable, I would like to see details of the proposed new gate and motion sensor light so as to ensure that they are appropriate for the heritage assets. This could be achieved by way of condition if you are minded to applications.

In conclusion, I am of the opinion that the proposed works are generally of a scale or appearance which will mean that they will not cause harm to the building or the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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