

Arundel Cathedral House
Arundel, West Sussex

Garden wall repairs and alteration

Design & access
statement

January 2011



ST.ANN'S GATE ARCHITECTS
The Close · Salisbury · Wiltshire · SP1 2EB

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766/20/ACFK
January 6th 2011

Arundel Cathedral House, West Sussex: Proposed repairs and alteration to garden wall

DESIGN & ACCESS STATEMENT in support of a formal application to Arun District Council, for planning and listed building consent for the necessary work to prevent the garden wall from collapsing.

1.00 Introduction

- 1.01 The garden wall which divides the Cathedral House garden into two appears to predate the construction of the Cathedral Complex and is considered to be a 'curtilage' structure within the boundary of the grade II listed Cathedral Clergy House. Its location is shown on drawing 766/20/01.



- 1.02 The listing description for the House reads as follows: *No.2 Parsons Hill (Cathedral Clergy House) TQ 0107 1/231 Grade II GV: Late C19th [presumably contemporary with St Philip Neri: ie 1870-3]. Architect probably J A Hanson. Ashlar. Pitched, hipped and conical slate roofs, with very elaborate iron finials. Tall, grouped ashlar chimney stacks. 3 storeys. Mullion and transom windows throughout. No 2 forms*

a group with Roman Catholic Cathedral of St Phillip Neri, London Road. Listing NGR: TQ0155407149.

- 1.03 The separately listed garden wall NGR: TQ0157207114 is the boundary wall between the Cathedral House garden and Parsons Hill, and is not the wall in question.

2.00 Significance

- 2.01 The Cathedral Complex was designed by J A Hanson and constructed in the 1870s. The wall in question appears to pre-date the construction of the Cathedral complex, marking a pre-existing boundary on the site. Its precise date is not known.
- 2.02 The wall is constructed in coursed flintwork, with some horizontal and vertical bands in red clay brick. There is a square planned brick pier at either end, topped by an urn shaped finial. Towards the northern end of the wall is a buttress, which appears to have been added at some point after the construction of the wall, evidenced by a vertical joint between the two.

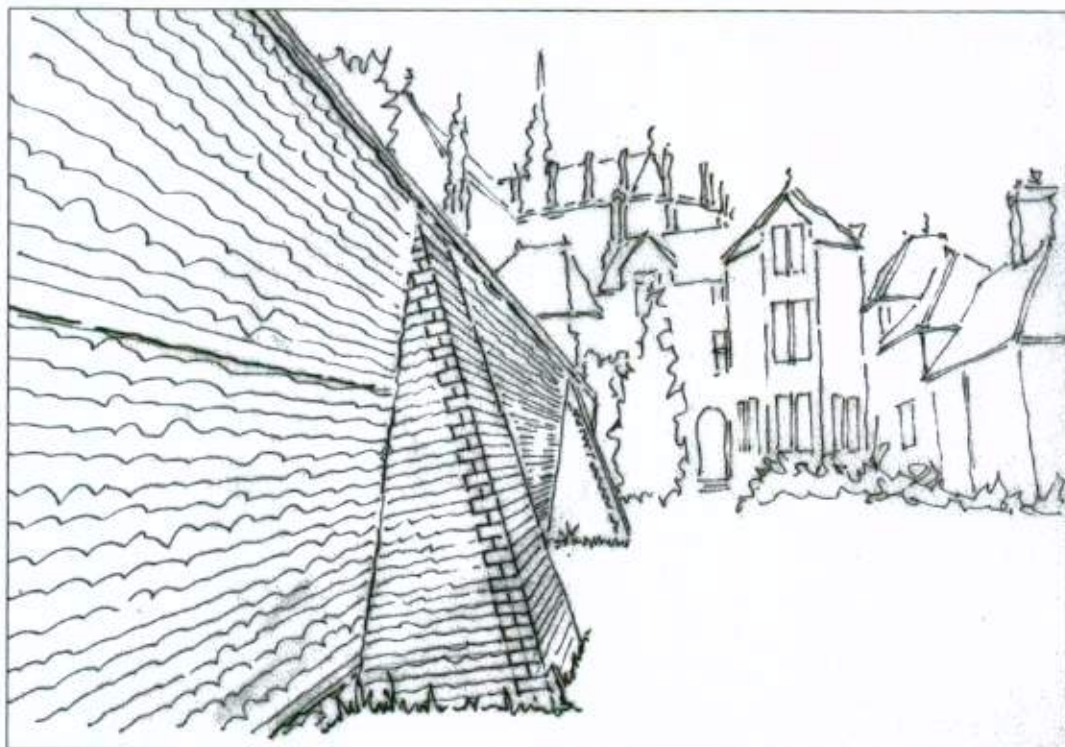
3.00 Need

- 3.01 The wall is very clearly leaning to the east (see photograph n next page). This has been inspected by the Cathedral Architect and the Cathedral's Consulting Structural Engineer. The engineer's comments are reproduced below:
- 3.02 *The wall which is of greatest concern is the wall which runs north/south and divides the garden in two. This is a flint wall approximately 2.8m high and 330mm thick. It has a lean in it of approximately 320mm towards the east at its north end, see P04. Clearly this wall has been of concern for some time because a single large brick and flint buttress has been built on the east side at the point of greatest movement. Unfortunately the buttress has settled on its foundations slightly and a gap has opened between the face of the flint wall and the back of the buttress. The flint wall has integral brick piers built within it at regular centres approximately 5m apart. There is a stone coping on top of the wall and in at least on location, water running through the coping has caused localised failure of the flintwork.*
- 3.03 *This wall is theoretically unstable by some considerable margin. However, it has obviously been in this condition for many years and it does not appear to have deteriorated significantly since 2006. Consideration might be given to installing a second buttress to match the existing one five metres or so to the south of the existing, where the lean of the wall is still significant. In addition, the condition of the coping should be made good throughout its length to prevent water percolating through to the core of the wall and some sort of 'cordon sanitaire' created on the east side by tapping off an area in which the wall would fall. This would prevent children or other gardeners encroaching too close.*
- 3.03 Repair works are thus required in the near future to secure the wall and prevent a collapse.

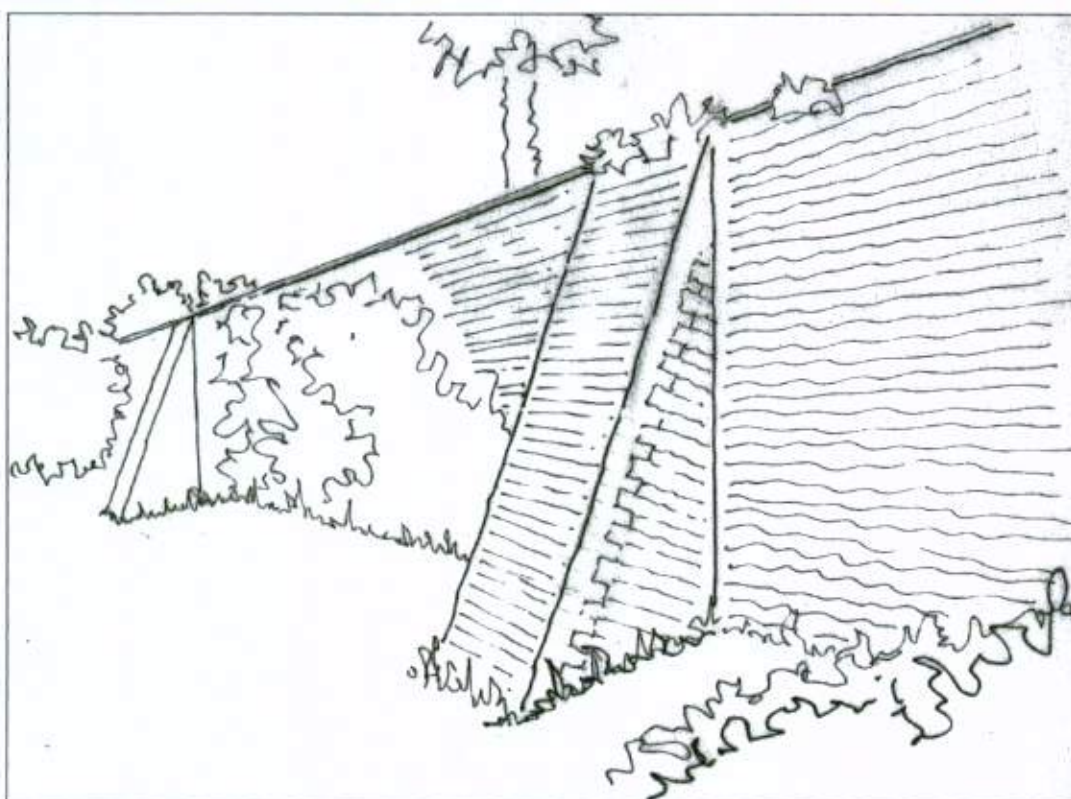
4.00 The proposed works

4.01 It is proposed to repair the wall and to construct a new brick and flint buttress adjacent to the wall, as shown on the structural engineer's drawing 09024/01. The effect of this on the appearance of the wall is illustrated in the sketches and photographs below.

4.02 *below:* Photograph of garden wall, looking north towards Cathedral House. Note the lean on the wall and the presence of the existing buttress.



above: Sketch showing new buttress added to wall towards the southern end, constructed to match existing buttress.



above: Sketch showing new buttress added to wall towards the southern end, constructed to match existing buttress. Indicative location shown.

6.00 Access matters

6.01 As these proposals relate solely to repair works, no access matters arise.