

A
LISTED BUILDING ASSESSMENT
for
CARLETON HOUSE
15 Maltravers Street
Arundel



Prepared for
Mr A Batty and Ms J Smith (Mrs Batty)

NOVEMBER 2016
AND UPDATED IN MAY 2019 TO REFLECT PROPOSAL

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Prepared

by

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NOVEMBER 2016 / MAY 2019

1. SUMMARY

This buildings assessment has been prepared on behalf of Mr A Batty and Ms J Smith (Mrs. Batty) in order to obtain a full understanding of the fabric and history of the building known as Carleton House, 15 Maltravers Street, Arundel, and thereby advise on proposals to re-paint the external rendered wall of the house in a different colour to the existing.

It's purpose is primarily to establish the form and date of construction and alteration of the building, which is Listed at Grade II, and assess the likely impacts of the proposals, both positive and negative, on the fabric, historic integrity, and setting of the Listed building; on other structures within its vicinity or curtilage; and on the streetscape of the Designated Arundel Conservation Area.

The assessment is based on archival research and an examination of the building, which did not include any opening up of concealed areas. The building has been extended on only two occasions, but has been subject to some demolition and considerable internal alteration in the twentieth century. The principal events in its structural history appear to be as follows as follows.

It was first erected in 1792-93, on land previously occupied by a nursery and gardens, in the form of a substantial, brick three-storey Georgian town house on the street frontage, but with an additional lower ground floor level, visible from the lower ground at the rear, and some attic rooms in the hipped roof (Phase 1). The coach house on its west side was probably built at about the same time but this does not form part of the assessment.

In *circa* 1825 a flat-roofed extension was added on the south-west side and a new dining room was created in this and part of the existing coach house (Phase 2). It has a low barrel-vault ceiling and extensive panelling.

The property appears to have been used in part as a doctor's surgery at least from 1851 and probably through to 1958.

In *circa* 1860 a two-storey extension under a sloping roof was added on the north-west side, facing onto and directly accessible from the street, which may have been designed as a reception for the doctor's surgery (Phase 3). By 1998 this contained a ground floor kitchen giving direct access to a servery adjacent to the dining room.

In the mid- to late-twentieth century a porch was added on the street frontage and some of the interior spaces were re-ordered by the insertion of new stud partitions (Phase 4).

Shortly after 1998 and the issue of a planning consent in 1999, the earlier (Phase 3) extension was demolished; the interior of the house was re-ordered, again; a roofed balcony was added on the south elevation; and the former coach house was substantially re-furbished as a separate dwelling (Phase 5).

Externally, the house survives close to its original form. Internally both the original spiral staircase and the later dining room survive intact, but much of the remainder is as re-furbished on two or more occasions in the twentieth century.

The only built structures within the curtilage of the house are a section of garden wall; some terracing, paths and a greenhouse of recent origin; and three dwellings erected in about 2001 at the south end of the garden on the Tarrant Street frontage.

The proposal which is to re-paint the existing cream rendered wall for maintenance reasons, and to paint it a different colour to the existing. The proposed colour is dulux weathershield natural slate which is a mid grey colour.

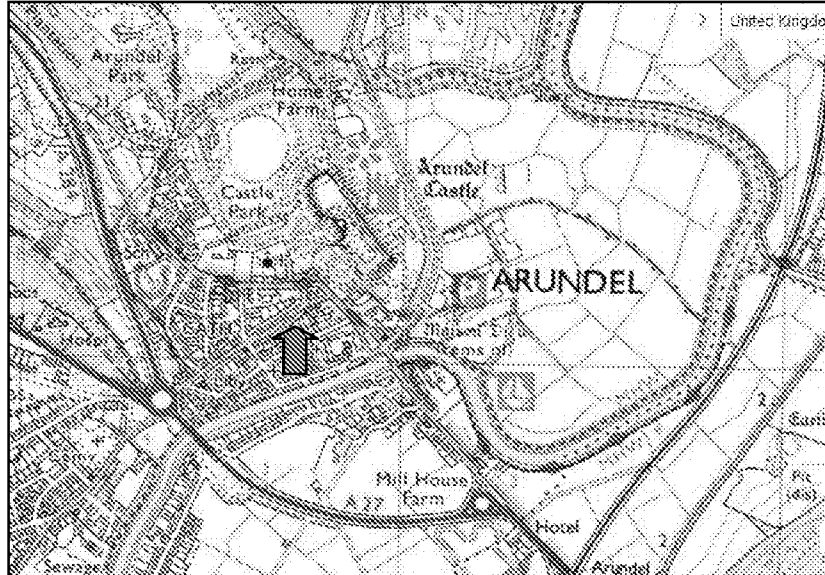
This has been reviewed against the significance of the property as a Grade II Listed building and as a designated heritage asset, and it is concluded that they will avoid any unnecessary loss of valuable historic fabric or integrity. They will not adversely affect the character of the building; any built structures within its curtilage; any other Listed buildings in its vicinity; or the streetscape of the Designated Arundel Conservation Area.

A written scheme of investigation sets out the method by which the applicant will ensure that any new historical information that comes to light during redevelopment will not be lost without record.

2. INTRODUCTION

Location

Carleton House, 15 Maltravers Street, Arundel, is located on the south side of one of the main roads through the town centre, leading off the west side of the High Street at its northern end, about 200 metres south-west of the Arundel Castle; about 170 metres south of the parish church of St Nicholas; and about 200 metres south-east of the Roman Catholic Cathedral of Our Lady and St Philip Howard.¹



Extract from the latest edition of the Ordnance Survey 1:50,000 map, showing the location of the Carleton House (arrowed).

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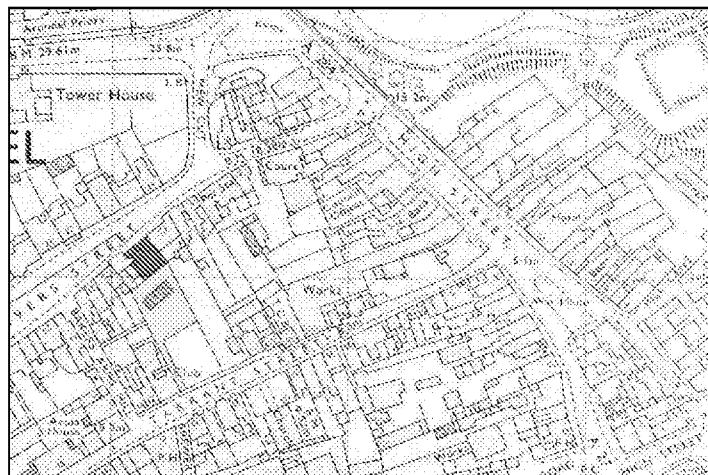
Extract from the Ordnance Survey plan, published in 1971, showing the location of Carleton House (red and green).

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¹ National Grid Reference TQ 0171 0711; Post Code BN18 9AP.



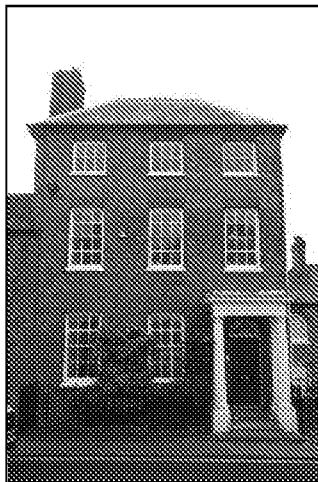
Aerial photograph, from the north-west, showing the location of Carleton House.

The property comprises the main dwelling – Carleton House; the former coach house, now a separate Listed dwelling and not included in the assessment; and, to the rear, garden walls; terracing and a greenhouse.

CARLETON HOUSE

On the street frontage the house is of three storeys, all in brick in the style of a Georgian townhouse to which an open porch was added in the twentieth century.

It also has an additional lower ground floor, visible to the rear along with a two-storey addition on its west side, and an attic storey lit by roof-lights on the east side. Adjoining it to the west is the former coach house, now a separate dwelling.



Carleton House, from the north (left) and from the south, with the former coach house to the left (above).

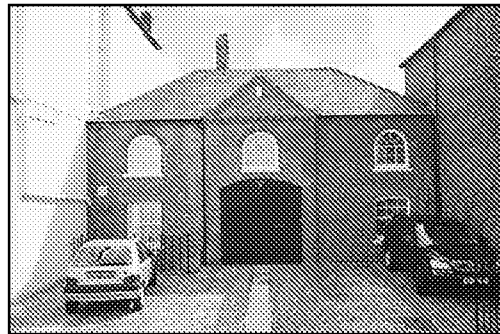
The house is Listed at Grade II and the Listing description, prepared when it was first added to the Statutory List in June 1969, reads as follows -

1792/3 [d. from deeds]. Red brick. Hipped slate roof. Red brick chimneys. 3 storeys. Brick modillion eaves cornice. 3 ranges of double-hung sash windows with glazing bars. One 6-panelled door in west range with semi-circular fanlight, and plain brick concentric arches. Porch added in 1930's [ex.inf.former owner]. 2 storey wing to west, with slate lean-to roof with ashlar coping. 1 range of double-hung sash windows with glazing bars and one 4-panelled door.

Coach house

This abuts the house on its west side and is set back from the street and serves as a separate dwelling known as 15a Maltravers Street.

It is a two-storey structure of brick with the former wide, coach access set in a projecting panel with triangular pediment.



The former coach house and stables, from the north.

It is Listed at Grade II and the Listing description, prepared when it was first added to the Statutory List in June 1969, reads as follows –

Late C18. Red brick. Hipped slate roof. 1 storey with attics. Brick modillion eaves cornice. 3 bays, central one breaking forward and crowned with modillioned brick pediment. East bay, partly obscured by 2 storey wing of main house, has double-hung sash window with glazing bars on ground floor, and 1 round-arched panel filled with grey headers on 1st floor. Central bay has 1 segment-headed coach door with modern doors and 1 round-arched planked loft door on 1st floor. West bay has 1 modern garage opening, and 1 6-panelled door with oblong fanlight on ground floor, and 1 round-arched panel filled with grey headers on 1st floor.

The coach house was converted as a dwelling shortly after 1998, at which time a considerable amount of reconstruction and alteration took place.

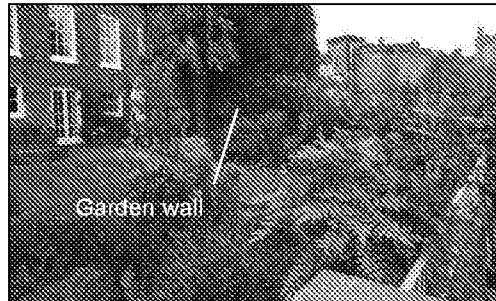
Its previous arrangement, which incorporated a boiler room as well as the servery and part of the dining room of the main house was recorded on the as existing drawings submitted with the planning application in 1998 (see Appendix 1).

At lower ground floor level, it included a coal cellar and a storage area containing an oil tank; at ground floor level was a garage and a store; whilst in the roof space there was a studio.

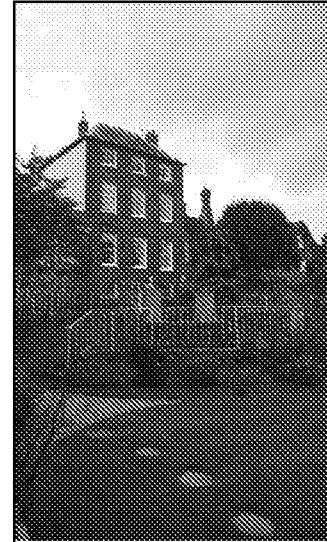
Garden wall and terracing

Forming the property boundary with No 13 Maltravers Street is a section of garden wall, built of flint, stone and bricks.

The terraced, rear garden is divided into two parts by a brick wall and a flight of steps.



The garden wall (above) and the garden terracing and steps (right).



Greenhouse and houses

In the lower garden is a greenhouse, for which a planning consent was issued in 2005, and beyond it a new boundary wall has been inserted to create a space on the Tarrant Stret frontage where three new houses were erected in about 2001 – now known as Nos 1-3 Carlton Terrace.



The lower part of the garden, with the greenhouse and houses built in about 2001.

Proposals

The relevant consents are being sought to re-paint the external rendered wall (currently paint cream) in a mid grey colour (dulux weathershield natural slate)

Purpose and Compliance

The assessment has been prepared to provide historical and architectural information pertaining to the existing structure in order to inform and advise discussions and decisions concerning the likely impacts of the proposals, and is in compliance with Arun District Council's Local Plan (Publication Version February 2014) – Policies HER SP1 and HER DM1; which set out the local authority's approach to the Historic Environment; Listed Buildings; and Locally Listed Buildings or Structures of Character.

These read as follows:

Policy HER SP1 - The historic environment

The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and
- d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

Development likely to prejudice any of the above, including their settings, will be refused.

Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.

The Council will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Council will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.

Policy HER DM1 - Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

There is a presumption in favour of the preservation or enhancement of Listed Buildings and structures and therefore the total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and
- h. The physical condition of the building has deteriorated, through no fault of the owner/applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Council will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Council will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Council will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such as scheme outweigh any dis-benefits that arise.

Developments shall also be consistent with all other Local Plan Policies.

Locally Listed Buildings or Structures of Character

The Council will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.

- b. Buildings which are extremely good examples of traditional or established style, or of unusual type.
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations.
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations.
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Planning permission will only be granted for development which results in the loss of existing Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Council will seek to preserve features of such buildings which contribute to that interest.

Developments shall also be consistent with all other local plan policies.

The assessment has also been prepared within the context of recommendations made by English Heritage (now Historic England) in *Informed Conservation*, published in 2001 and *Conservation Principles Policies and Guidance* (2008). It adheres to the guidance in the British Standards Institution's *BS 7913: Guide to the conservation of historic buildings* (2013) and the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS 5 (*Planning for the Historic Environment* 2010); PPG 15 (*Planning & the Historic Environment* 1994); and PPG 16 (*Archaeology & Planning* 1990).

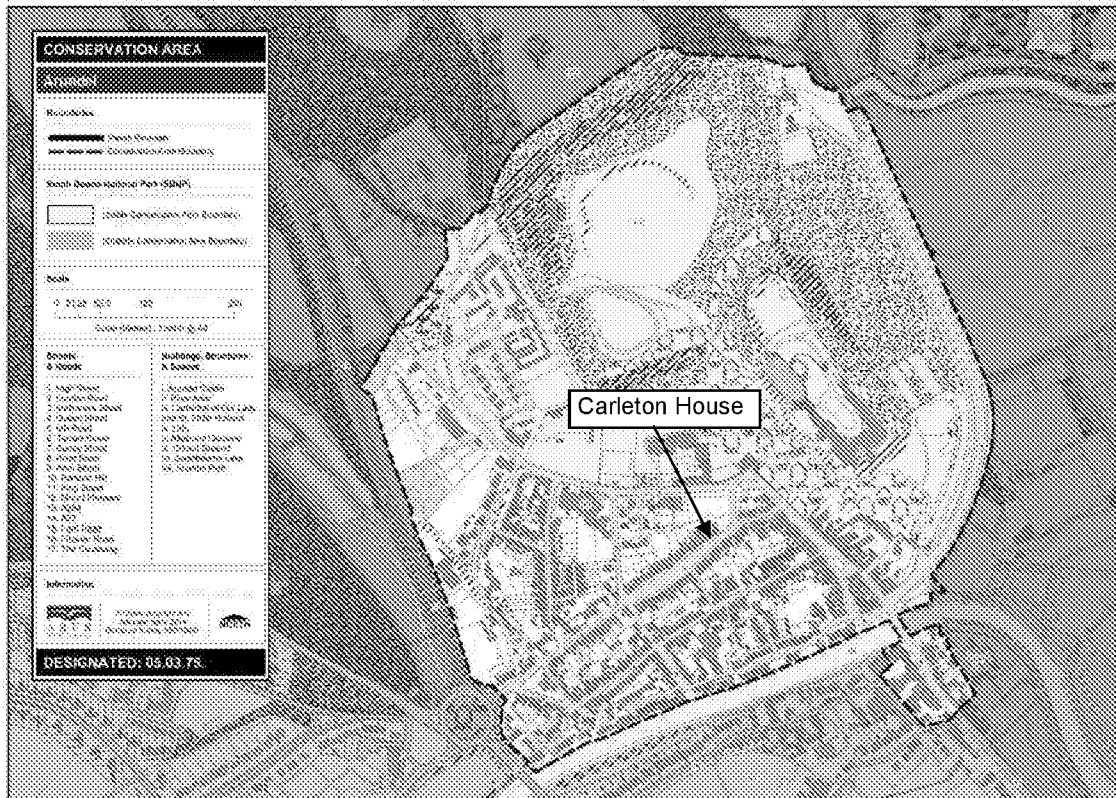
It adheres to the Standards and Guidance for the Stewardship of the Historic Environment advocated by the Chartered Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

Setting

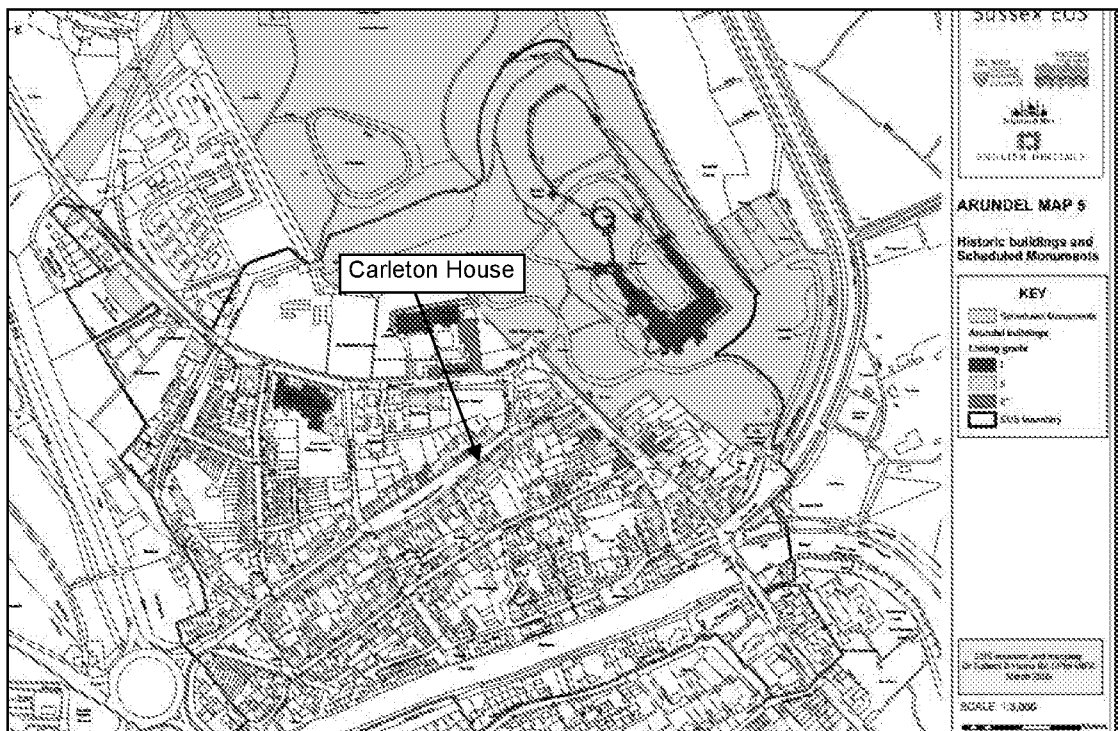
Carleton House is located within with the Arundel Conservation Area, which was Designated on the 5th March 1975, but just outside the southern boundary of the South Downs National Park.

There are Listed buildings abutting the property on both sides and there are numerous others in its close vicinity.

Maltravers Street was identified and described in some detail as Historic Urban Character Area 4 (HUCA 4) in the *Arundel Historic Character Assessment Report*, published in March 2009, and was given a Historic Environment Value of 4 (HEV 4).



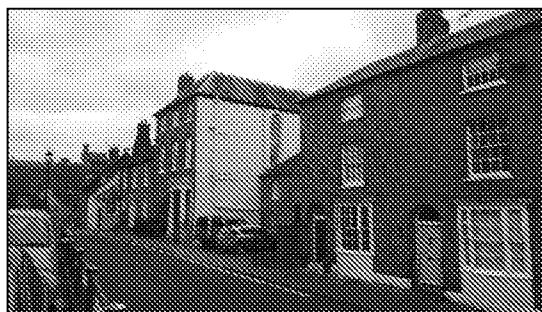
The Designated Arundel Conservation Area, showing the location of Carleton House.



Listed buildings in the 2009 study area, and the location of Carleton House.

Carleton House is located in a predominantly residential area of the town containing relatively high-status housing with a great deal of on-street parking for both residents and visitors.

Maltravers Street, looking east towards Carleton House.



Maltravers Street, looking west towards Carleton House (above left) and looking beyond Carleton House at the split levels of the road (above right).

Format

The assessment comprises an *historical background* to the property (Section 3), and this is followed by an account of the *structural development* of the house (Section 4) and a *description* of the dwelling as it presently exists (Section 5).

There is then a brief summary of the *proposals* (Section 5) and a *heritage impact assessment* of their likely effects, which includes an assessment of significance (Section 6).

Finally, there is a *written scheme of investigation* indicating the measures that will be taken to ensure that historical information is not destroyed without record during redevelopment (Section 7).

3. HISTORICAL BACKGROUND

The purpose of this part of the assessment is to consider the documentary evidence that is available which helps to throw light on the history of the property now known as Carleton House, Arundel, particularly its dates of construction and alteration, occupiers, and uses.

It is based on some preliminary research at the West Sussex Record Office, in Chichester, and on the Internet, and is for the most part based on old maps and plans, population census returns, and directories.

The next part of the assessment deals with the physical evidence (Section 4).

Sources

The West Sussex Record Office holds a copy of a fairly detailed plan of Arundel, produced in 1785, on which the names of the occupiers of properties and land were included from the *Arundel Poor Book* prepared in January 1783.

It also holds copies of the *Arundel Tithe Map*, produced in 1841, and the *Tithe Apportionment* produced shortly afterwards.

The Record Office also holds copies of four editions of the *Ordnance Survey* twenty five-inch plan, the surveys for the first of which were undertaken in 1875-6 and of the first edition of the 1:2500 plan, the revisions for which were undertaken in 1970.

The *Population Census Returns* were prepared and are readily available for each ten-year interval between 1841 and 1911. However, there are problems in using this material as individual properties can be difficult to identify as entries did not always include the name or number of the property. This is, unfortunately the case in Arundel, as house numbers were never included in Maltravers Street and it is not always possible to determine the order that they entered in the Returns. However, some correlation has been possible by cross-referencing with the information on the Tithe Map and in the Apportionment and, for later years, with the Directories, and an attempt has been made to suggest who may have occupied the property in later years.

The *Directories* are selective in their choice of entries within the residential and commercial sections, so these have to be used with care and they seldom gave full addresses for the limited number of persons included.

There can also be a general difficulty amongst the documentary sources in distinguishing between owners, tenants, sub-tenants, and occupiers.

Arundel

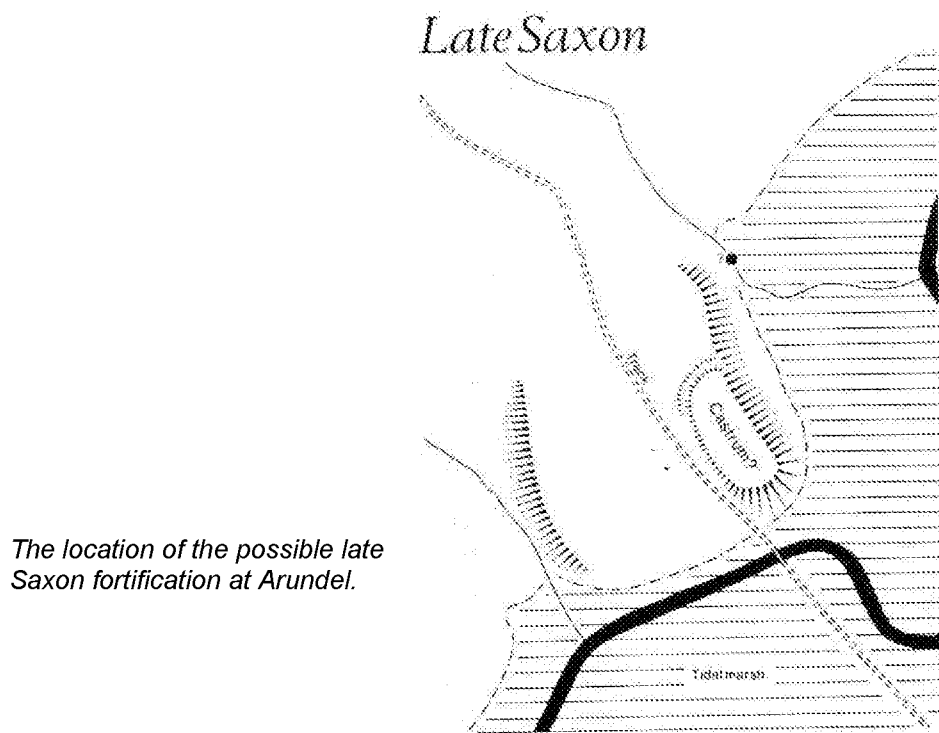
There are a number of sources relating to the history of Arundel including older versions published in 1834 and 1922.²

More recently there was a brief account published by the Sussex Archaeological Field Unit in 1976; a very detailed account comprising one whole volume by the Victoria County History in 1997; and an Historic Character Assessment Report, published in 2009 as part of a Sussex Extensive Urban Survey in association with Arun District Council and others.³

Briefly, the town is situated at a crossing point of the River Arun – the 'Tarente' of a late Saxon charter, some six kilometres from its mouth, where natural promontories to the north-west and south-east enabled the otherwise broad flood plain to be crossed with comparative ease.

There are Iron Age and Romano-British settlements nearby and the remains of a Roman building have been found near the west end of Tarrant Street.

Domesday Book recorded that there was already a *castrum* at Arundel in 1066 and it has been suggested that this may have been a late Saxon fortification, perhaps erected to control the river crossing and with a civil settlement alongside it. This may have been a later replacement for a defended *burh* at Burpham, two kilometres to the north-east, which had probably been erected during the reign of King Alfred (871-899AD).

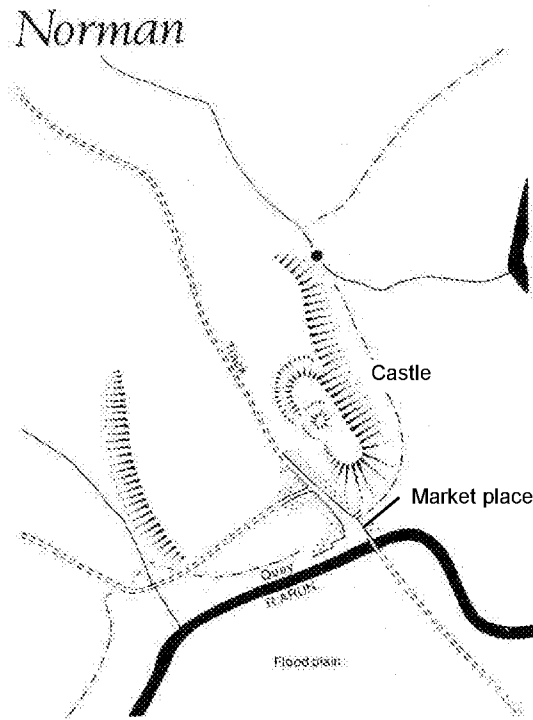


² Tierney M A 1834 *History & Antiquities of the Castle and Town of Arundel* and Eustace G W 1922 *Arundel: Borough and Castle*.

³ Aldsworth F and Freke D 1976 *Historic Towns in Sussex: an archaeological survey*: 10-14 for Arundel; Hudson T P (ed) 1997 *Victoria County History: Sussex vol 5 part 1*:10-101; and Harris R B 2009 *Arundel Historic Character Assessment Survey* March 2009.

The castle, with its motte and twin baileys, was probably erected and the market place developed alongside the river crossing soon after the Norman Conquest and by 1086 its value had risen as a 'borough and riverport'.

The Norman castle, market place, and town.



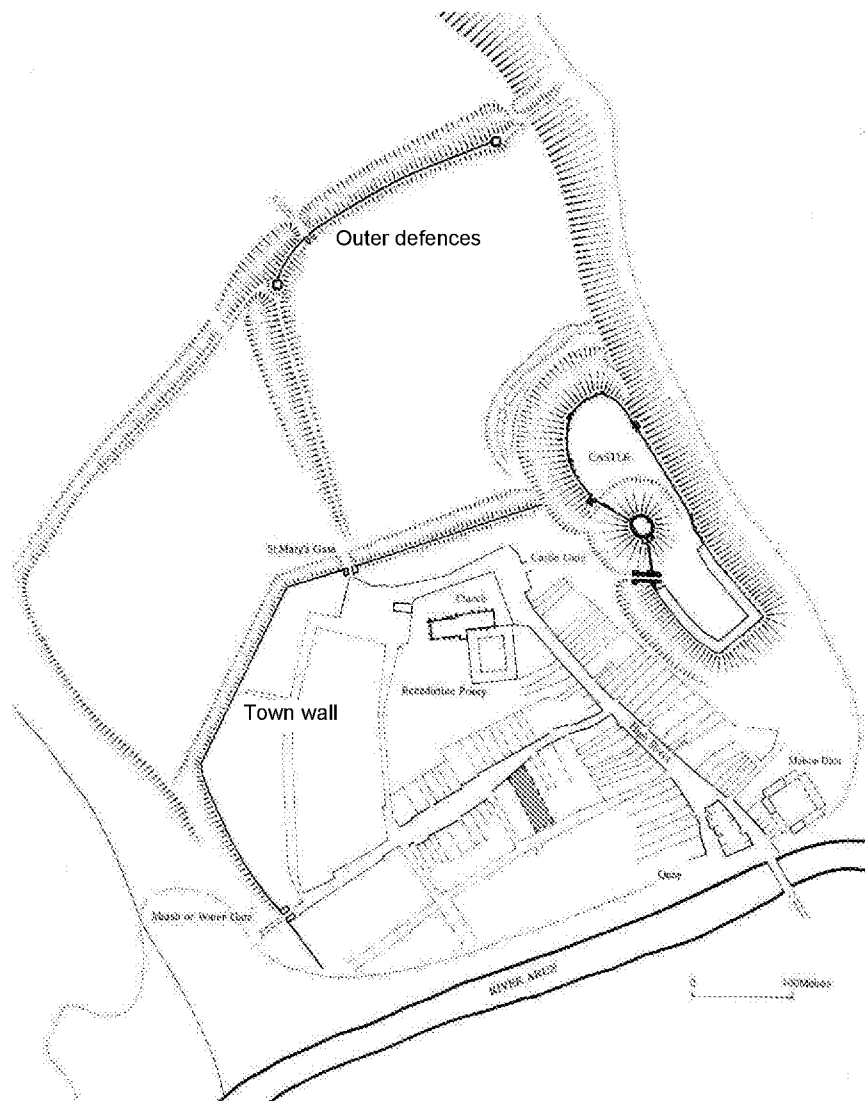
The town defences were erected in the late thirteenth century and the town developed along the High Street and the two roads running along the contours parallel to the river – now Tarrant Street and Maltravers Street. The Benedictine Priory of St Nicholas, which may have had Saxon origins, was demolished and replaced by the College of Holy Trinity and the Church of St Nicholas, in 1380-81, and the Maison Dieu, or Hospital of the Holy Trinity, the remains of which survive in Mill Road, was founded in 1395-96 and dissolved in 1532.

The River Arun had remained a tidal estuary until the sixteenth century, crossed only by a causeway, but it had probably been contained between earthen banks by this time and the first bridge had been built in 1509.

The town was re-defended during the Civil War (1642-49) and it is possibly during this period that we may attribute the earthworks and apparent round tower foundations on the north side of Castle Park.

The town walls were demolished in 1659.

The present town bridge was erected in 1724 and widened in 1830-31.

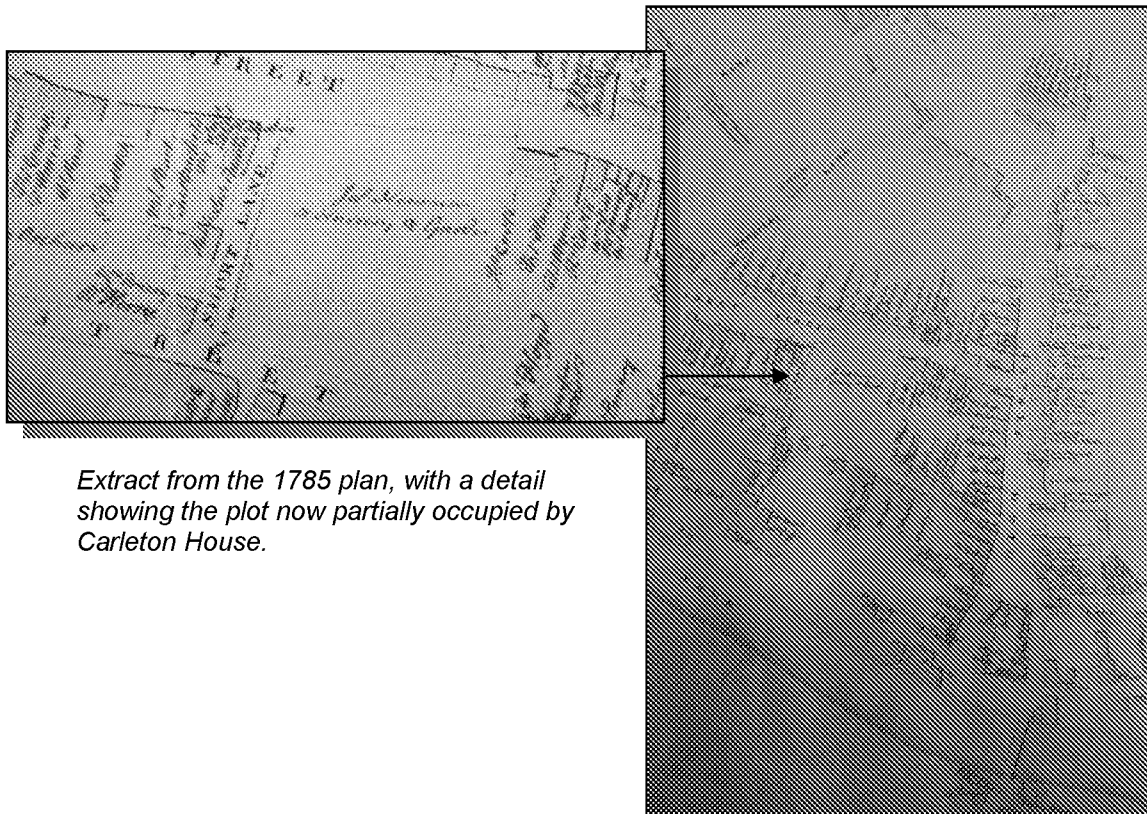


The medieval and post-medieval town, with its defences and burgage plots, and location of the later property now known as Carleton House shown red.

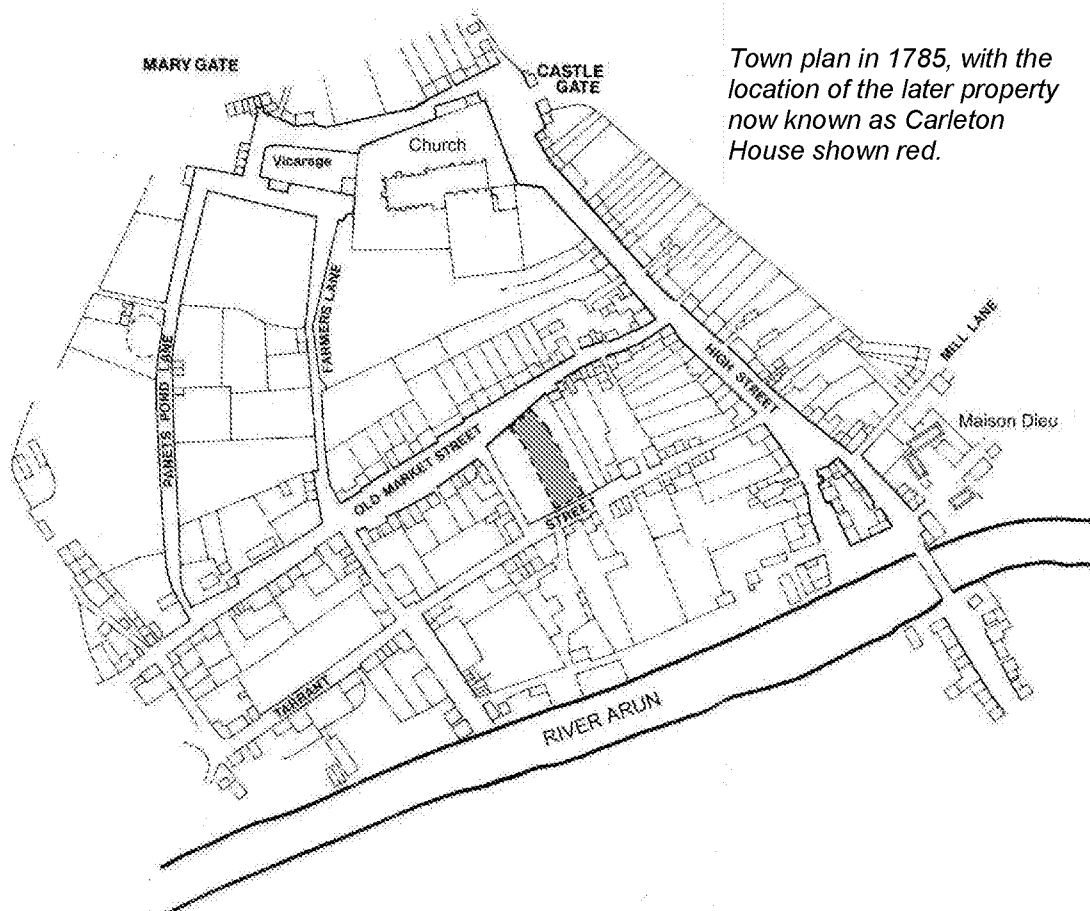
Encroachments onto the High Street in the 1760s led to the clearing of buildings from the Market Square in 1773 and the Paving, Lighting and Cleansing Act of 1785 led to the production of a plan of the town.⁴ The plan showed every house and plot of land and included the names of the occupiers which had been taken from the Poor Book of Arundel, that had been prepared in January 1783.

The plot of land now occupied by Carleton House had not been developed at that time but it was captioned as 'Ja[me]s Newman – a nursery and garden'

⁴ West Sussex Record Office Ref Add Mss 49,595. The name of the surveyor was not given on the plan but the Record Office has suggested that the initial 'TC' might indicate that it was Thomas Constable.



Extract from the 1785 plan, with a detail showing the plot now partially occupied by Carleton House.



Town plan in 1785, with the location of the later property now known as Carleton House shown red.

Major alterations followed in attempts to enlarge and improve the castle grounds. The main road to London was re-aligned in 1803 and a new gateway was built in 1809.

Houses were demolished both in the areas to the north and south of St Nicholas Church and to the east and west of the High Street. A new wall was built in 1833 around the newly-acquired extension to the castle grounds.

These features were all recorded on the Tithe Map produced in 1841 (see below).

In 1876 the Roman Catholic Cathedral of St Philip Howard was completed and in 1892 Mill Road was re-aligned to enable the castle grounds to be completely closed to the general public. These were shown on the Ordnance Survey plans of 1876 and 1896 (see below).

Maltravers Street

This was one of the two streets of the medieval town created parallel to the river.

It has a relatively wide part and was previously known as Old Chipping [ie Market] Street in the fifteenth century; as Old Market Street in the sixteenth to eighteenth centuries; and as Market Street in 1785. It presumably served as an additional area to that at the bottom of the High Street, which was known as New Market Street in the late eighteenth century.

Its present name has not been found in documentary sources before the 1830s.

It later became one of the main access routes into the town and, following a visit from Queen Victoria whose carriage evidently had some difficulty climbing the hill to the castle, the incline was reduced in 1849-50 by lowering the road and leaving the raised pavement and access road on the north side.

It was once known locally as 'Waistcoat Street' because it was where Arundel's business and professional classes lived and worked.

CARLETON HOUSE

During the research undertaken for this assessment, this name was not encountered in Maltravers Street until 1913 and, indeed, it appears that immediately prior to this in 1911 it was known as Troy House (see below). It may, therefore, have been given its present name by the occupier – Roland Wilfred Pearson, who lived at the property from 1901 at least until 1938.

The recently-issued sales particulars suggested that it may once have been the home of Edward Carleton, Steward to the Duke of Norfolk's Sussex estate.

Edward Carleton: 1750- 1813

Edward was born at Arundel in 1750 and baptised on the 12th December 1750 – the son of Edward Carleton [senior – 1716-1781] and Elizabeth Carleton (nee Andrewes – 1725-1760).

He became a lawyer and an attorney-at-law, and in 1770 was mayor of Arundel.

On the 20th December 1777 he married Jane Birch, but they had no children.

He was referred to in the *Register of Duties Paid for Apprentices' Indentures 1710-1811* in respect to Charles Lord on the 23rd January 1777 and to James Holmes on the 16th September 1782.

The West Sussex Record Office holds several collections of documents relating to property in Arundel and some of these mention either Maltravers Street or Edward Carleton but, as yet, none of these have been found to relate to where he was living or to the property now known as Carleton House.⁵

According to the Victoria County History, the lawyer Edward Carleton was living at No 61 High Street, Arundel, in the 1780s.

He is attributed with having built a house called 'Brookfield', at Lyminster, on the occasion of his marriage to Jane and was living there when he died in 1813.

Brookfield House, Lyminster Road, which was said to date from 1797, was added to the Statutory List of Buildings of Special Architectural and Historical Interest at Grade II on the 20th September 1984 but was de-Listed on the 3rd December 1985.

Brookfield, built by Edward Carleton at Lyminster.



Jane Carleton died on the 14th February 1800 and Edward Carleton died on the 10th March 1813 at Brookfield.

No certain evidence has been found to indicate that Edward Carleton lived at the property now known as Carleton House and in his will, dated 1st July 1812 and attested on the 15th April 1813, he had left a messuage [house] in Tarrant Street, then occupied by Thomasina Holder, to his nephew, John Sayres.⁶

⁵ West Sussex Record Office Refs Add Mss 3581-82; 15,637-16,025; and 20,558-20,653.

⁶ West Sussex Record Office Ref Add Mss 20,587.

Tithe Map: 1841

The earliest documents from which the owner and occupier of the property now known as Carleton House can be determined are the *Arundel Tithe Map* and the *Apportionment*.

Under the Tithe Commutation Act of 1836 all tithes which had previously been paid in kind – ie a tenth part, were to be converted into cash payments, and in order for these payments to be calculated accurately it was decreed that every parish in the land should be mapped, with the exact area of each landholding measured and its value assessed.

A Tithe Commission was set up to supervise this immense undertaking with the intention that it should be carried out by civilian surveyors, as opposed to the military surveyors of the Ordnance Survey, under the strict supervision of the Commission, with every map to a uniform scale of 1 inch to 3 chains (66 yards), ie 1:2376. In the event these criteria were relaxed, and the maps produced varied both in scale and quality, and in some cases even pre-existing maps were used. Each map was then supplemented by an *Apportionment* which listed all the plots of land with their owners, occupiers, uses, and extents.

The Tithe Map for Arundel was prepared by Henry Salter, of Arundel, in 1841 and the Apportionment was completed shortly afterwards.⁷ It depicted the town after the road to London had been diverted away from the castle grounds and after houses at the east end of Maltravers Street had been demolished to make way for a circulatory system, now known as New Cut, in front of the new castle gate in the period 1803-09.



The Arundel Tithe Map and an extract showing the property now known as Carleton House – Plot 471.

⁷ West Sussex Record Office Ref TD/W5. For the purposes of the assessment, the scanned version of the map and the Record Office's own transcriptions of the Apportionment have been used.

The property now known as Carleton House was shown as Plot 471 and extended south from Maltravers Street to Tarrant Street with the house and adjoining coach house at its north end.

The Apportionment gave the owner as William Holmes; the occupier as George Monk; and described it as 'House Stables Yard Garden'. The properties immediately to the east and west were –

Plot 469 - Owned by William Holmes; occupied by William Barkshire and another; and described as '2 houses and garden'.

Plot 470 – Owned by His Grace the Duke of Norfolk; occupied by Robert Duke; and described as 'House & garden'.

Plot 472 – Owned and occupied by Samuel Evershed and described as 'House & garden'.

Plot 473 – Owned by Elizabeth Horne; occupied by George Hills; and described as 'House & garden'.

GEORGE MONK: 1837-1845

George Monk was listed as living in Arundel in 1837 and at a freehold house and garden in Old Market Street [Maltravers Street], Arundel, in 1841.⁸

The *Arundel Population Census Returns* for 1841 had entries in Maltravers Street, in this order, for Johannah Barkshire; Robert Duke; George Monk; one uninhabited dwelling; and then George Hills and this appears to reflect the sequence on the Tithe Map.

George Monk, aged 45 and a merchant was almost certainly living in 1841 at the property now known as Carleton House, with his wife, Charlotte aged 45; three daughters – Harriett aged 25, Jane aged 20, and Fanny aged 15; a son, Frederick aged 11; and Charlotte Scott, aged 20 and a servant.

Extract from the Arundel
Population Census Returns
for 1841.

	Johannah Barkshire	53		4
	Mary do	20		3
	Charles Duke	6		4
	Robert Duke	32	Servant	4
	Isaac Evershed	60	P. S.	4
	Charles Evershed	18	do S.	4
	Isaac Monk	26	do do	4
	Charlotte do	45		4
	Harriett do	25		4
	Jane do	20		4
	Fanny do	15		4
	Frederick do	11		4
	Charlotte Scott	20	P. S.	4
	George Hills	34	Servant	4
	Mary White	29	P. S.	4
	Charlotte do	18	P. S.	4

The 1845 edition of *Kelly's Directory for Sussex* had an entry for George Monk, merchant & grocer in Maltravers Street, Arundel.

⁸ UK, PollBooks & Registers, 1538-1893.

By 1851, George Monk now a widower aged 55 and a provision merchant, had moved to 31 Clifton Terrace, Brighton, where he was living with his two daughters, one son, and a servant.

**SILAS STEDMAN:
1851**

After 1841 it becomes more difficult to identify individual properties in the Census Returns, especially because it is unclear whether entries were recorded in the order that they occurred on the ground.

However, those for Maltravers Street for 1851 included a sequence which had William Barkshire (entry 63), Robert Duke (64), Silas Stedman (65), one property 'Inhabited but no one slept in it' (66), and then 'one house uninhabited'.

This suggests that the occupier of the property now known as Carleton House may well have been Silas Stilwell Stedman, aged 32 and a general practitioner of medicine, living with his wife, Harriett aged 30; two sons – Silas aged 5 and Henry aged 1; a daughter – Harriett aged 3; Ann, aged 31 who was the wife's sister; George Mackenzie, aged 25 and an assistant surgeon; and Maria Chick, aged 20 and a cook.

63 Maltravers Street	Charles St.	Male	32	General Practitioner	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Harriett St.	Female	30	Wife	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Martha St.	Female	3	Daughter	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Charles St.	Male	5	Son	St. Stedman	St. Stedman	St. Stedman	St. Stedman
64 Maltravers Street	Robert Duke	Male	49	General Practitioner	St. Duke	St. Duke	St. Duke	St. Duke
	Ann St.	Female	31	Sister	St. Duke	St. Duke	St. Duke	St. Duke
65 Maltravers Street	Silas Stedman	Male	32	General Practitioner	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Harriett St.	Female	30	Wife	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Silas St.	Male	5	Son	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Henry St.	Male	1	Son	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Harriett St.	Female	3	Daughter	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	Ann St.	Female	31	Sister	St. Stedman	St. Stedman	St. Stedman	St. Stedman
	George Mackenzie	Male	25	Assistant Surgeon	St. Mackenzie	St. Mackenzie	St. Mackenzie	St. Mackenzie
	Maria Chick	Female	20	Cook	St. Chick	St. Chick	St. Chick	St. Chick

Extracts from the Arundel Population Census Returns for 1851.

**CHARLES EVERSHED:
1861-1881**

The Arundel Population Census Returns for 1861 had an entry for Robert Duke (49), who was general practitioner, followed by one for Charles Evershed (50) and those for 1871 had them in the reverse order, that for Charles Evershed (195) coming before that for Robert Duke (196).

This suggests a strong possibility that, whilst Robert Duke was still living in the adjoining property, the dwelling now known as Carleton House was now occupied in 1861 by Charles Evershed, aged 30 and a general practitioner, and his household, which comprised his wife, Ellen aged 26; son - Robert aged 9 months; his brother - Arthur aged 25 who was a student of medicine; three servants - Mary Edwards aged 33, Mary Harris aged 24 and Mary Kelly aged 22; and a 'Page' - Anthony Parker aged 18.

He had married Ellen Mary French (1834-1863) in 1859 and they had their son, Robert Charles Evershed at Arundel in January 1860.



Extracts of the Ordnance Survey plan of 1875-76 identifying the property now known as Carleton House (arrowed).

The Arundel Population Census Returns for 1881 had an entry (11) in Maltravers Street for Charles Evershed, aged 50 and a physician, living with Llewellyn Thelwell, aged 26 and a physician; and three servants - Jane Fry, aged 43 and a cook, Emma Arbour, aged 20 and Alfred Bolshire aged 16.

11	1	Charles Evershed	Physician	50	Male	Married	Arundel	Arundel	Arundel
		Llewellyn Thelwell	Physician	26	Male	Single	Arundel	Arundel	Arundel
		Jane Fry	Cook	43	Female	Single	Arundel	Arundel	Arundel
		Emma Arbour	Cook	20	Female	Single	Arundel	Arundel	Arundel
		Alfred Bolshire	Boys	16	Male	Single	Arundel	Arundel	Arundel

Extract from the Arundel Population Census Returns for 1881.

It has not, as yet, been possible to suggest who was living at the property in 1891 as Charles Evershed had moved and there was an entry (45) for him in the High Street, Arundel, aged 60 and a general practitioner living with John Higginson, aged 24 and a partner general practitioner; William [Hutter] aged 22 and a medical assistant; Mary [Potat] aged 60 and a cook; and Caroline Cooper aged 30 and a housemaid.

45	1	Charles Evershed	General Practitioner	60	Male	Married	Arundel	Arundel	Arundel
		John Higginson	Partner General Practitioner	24	Male	Single	Arundel	Arundel	Arundel
		William [Hutter]	Medical Assistant	22	Male	Single	Arundel	Arundel	Arundel
		Mary [Potat]	Cook	60	Female	Single	Arundel	Arundel	Arundel
		Caroline Cooper	Housemaid	30	Female	Single	Arundel	Arundel	Arundel

Extract from the Arundel Population Census Returns for 1891.

Charles Evershed died on the 11th January 1898.

**Ordnance Survey:
1896**

The revisions for the second edition of the Ordnance Survey twenty five-inch plan were undertaken in 1896 and its was published in 1897.

It depicted the property now known as Carleton House in a similar form to the first edition.



Extracts of the Ordnance Survey plan of 1896 identifying the property now known as Carleton House (arrowed).

**ROLAND PEARSON:
1901-1938**

The property can next probably be identified as Troy House in 1911, a name which had been changed to Carleton House by 1913 (see below). It seems to have been occupied from 1901 through at least until 1938 by Roland Pearson – a surgeon and general practitioner, who had been born in 1877 in Wakefield, Yorkshire, and studied in London and Durham.

The *Arundel Population Census Returns* for 1901 had an entry (160) in Maltravers Street for a Eustace Wallace, aged 30 and a medical doctor, living with a boarder - Roland Pearson aged 24 and a surgeon; and two servants - Alice White aged 29 and [Esther] Linfield aged 15.

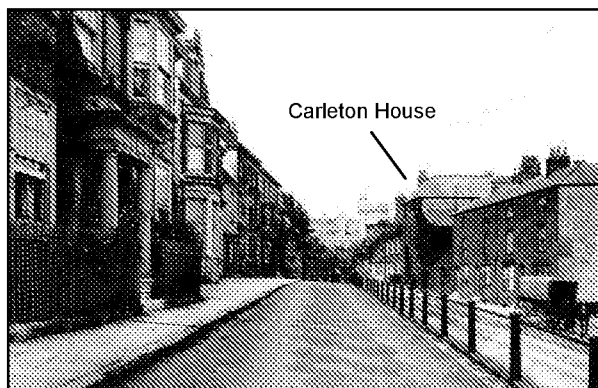
160	75	1	Eustace Wallace	30	10 Maltravers Street	Medical Doctor	Wife	Esther Linfield	15	Arundel
			Rolland Pearson	24	10 Maltravers Street	Surgeon	Wife	Alice White	29	Arundel
			Alice White	29	10 Maltravers Street	Servant				
			Esther Linfield	15	10 Maltravers Street	Servant				

Extract from the Arundel Population Census Returns for 1901.

Photograph: 1906

A photograph taken in 1906 was a view looking east along Maltravers Street, with the property now known as Carleton House on the right, and this depicted a tall lean-to structure on its west side.

The 1906 photograph, identifying Carleton House.



**Ordnance Survey:
1910**

The revisions for the third edition of the Ordnance Survey twenty five-inch plan were undertaken in 1910 and its was published in 1912.

It depicted the property now known as Carleton House in a similar form to the previous editions.



Extracts of the Ordnance Survey plan of 1910 identifying the property now known as Carleton House (arrowed).

There was an entry for Roland Wilfred Pearson in the 1910 edition of *The Medical Directory* (pages 884-85), when he was listed as living at Arundel.¹⁰

PEARSON, ROLAND WILFRED, Arundel, Sussex— M.B. Durh. 1897; M.R.C.S., L.R.C.P. Lond. 1898; (Osgood
Coll., Univ. Durh., Lond. Hosp.); Obst. Schol. Lond. Hosp. 1897; 2nd Class Hurs. 2nd M.B.; Mem. B.M.A.; late Sen. Med. Off. Burgher Camps Dept. Pretoria, Transvaal.

Extracts from The Medical Directory for 1910.

¹⁰ UK & Ireland, *Medical Directories, 1845-1942*.

The *Arundel Population Census Returns* for 1911 had an entry for Troy House, in Maltravers Street, Arundel, occupied by Roland Wilfred Pearson, aged 34 and a medical practitioner, living in eleven rooms with his wife, Emily aged 36; a boarder – Daphne Beresford aged 56 who was living on private means; and Ethel Harrington, aged 23 and a general servant.

Household	Name	Age	Sex	Occupation	Married	Single	Widowed	Divorced	Religion	Place of Birth	Place of Birth of Father	Place of Birth of Mother
Troy House, Maltravers Street, Arundel	Roland Wilfred Pearson	34	M	Medical Practitioner						Arundel, Sussex	Arundel, Sussex	Arundel, Sussex
	Emily Pearson	36	F							Arundel, Sussex	Arundel, Sussex	Arundel, Sussex
	Daphne Beresford	56	F	Boarder						Arundel, Sussex	Arundel, Sussex	Arundel, Sussex
	Ethel Harrington	23	F	General Servant						Arundel, Sussex	Arundel, Sussex	Arundel, Sussex

Extract from the Arundel Population Census Returns for 1911.

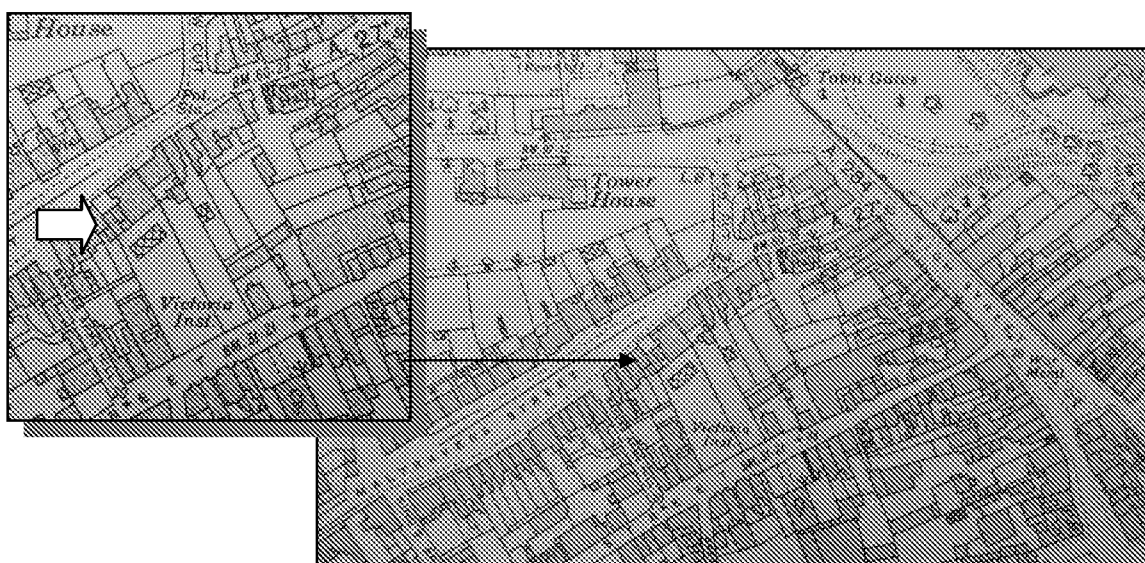
The 1911 edition of *Kelly's Directory for Sussex* had an entry (pages 28-31) for Roland Wilfred Pearson at Troy House, Maltravers Street.

However, it would appear that he re-named the house between 1911 and 1913 and the entries had Roland Wilfred Pearson at Carleton House, Maltravers Street, in the editions of *Kelly's Directory for Sussex* for 1913 (pages 28-32); 1915 (pages 26-30); 1918 (pages 26-29); 1922 (pages 28-31); 1924 (pages 28-32); 1927 (pages 28-32); 1930 (pages 28-31); 1934 (30-32); and 1938 (pages 30-32) – mostly with residential and commercial entries as a physician and surgeon.

Ordnance Survey: 1937

The revisions for the next edition of the Ordnance Survey twenty five-inch plan were undertaken in 1937 and it was published in 1940.

It depicted the property now known as Carleton House in a similar form to the previous editions.



Extracts of the Ordnance Survey plan of 1937 identifying the property now known as Carleton House (arrowed).

**Planning history:
1958-1969**

The following planning applications relevant to 15 Maltravers Street have been identified on the Arun District Council's online search facility.

1958 – Application No AB/20/58: Change of use from doctor's surgery to antique gallery – refused.

1959 – Application No AB/34/59/B: Internal alterations to provide one further bathroom and ground floor kitchen – permitted.

1966 – Application No AB/4/66: Prefabricated timber bungalow – refused.

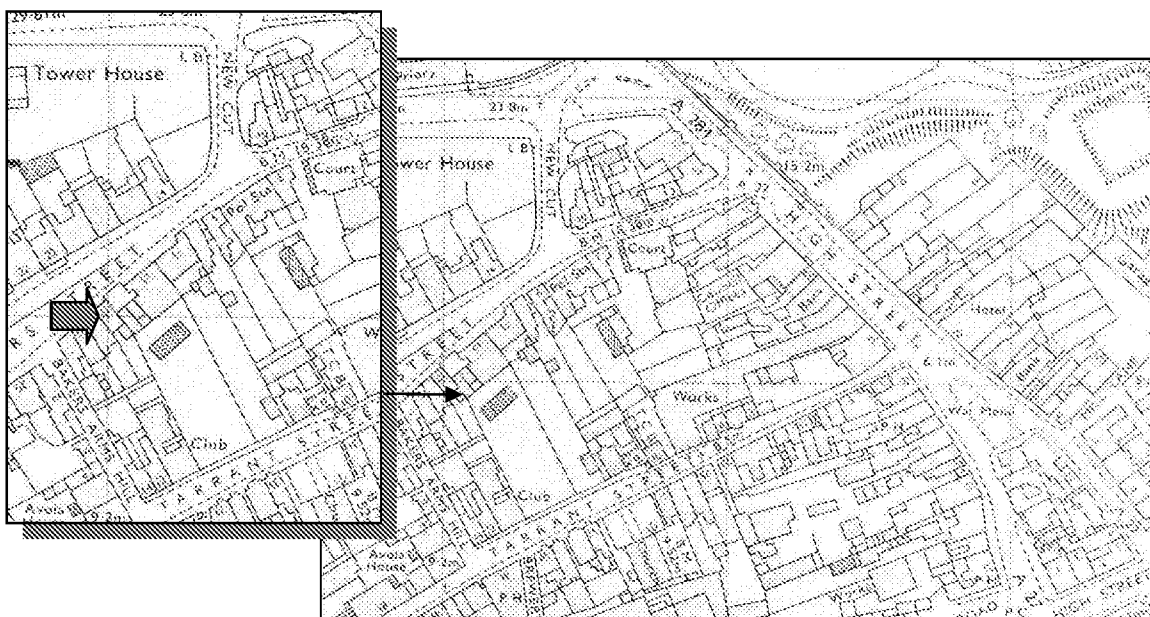
1967 – Application No AB/42/67: One dwelling and garage to rear – refused

1969 – Application No AB/35/69: Use of front room as solicitors office – permitted.

**Ordnance Survey:
1970**

The revisions for the Ordnance Survey National Grid 1:2500 plan were undertaken in 1970 and it was published in 1971.¹¹

It depicted the property now known as Carleton House in a similar form to the previous editions and as No 15 Maltravers Street.



Extracts of the Ordnance Survey plan of 1970 identifying the property now known as Carleton House (arrowed).

**Planning history:
1958-1969**

The following planning applications relevant to 15 Maltravers Street have been identified on the Arun District Council's online search facility.

1985 – Application No AB/184/85/LB: demolish and rebuild unsafe wall – withdrawn.

¹¹ Sheet No TQ 0007-0107.

1985 – Application Nos AB/147/85/LB and AB/148/85/LB: convert existing house into four dwellings – approved conditionally.

1985 – Application No AB/165/85: proposed new house at rear – withdrawn.

1985 – Application No AB/167/85/LB: widen pedestrian access – withdrawn.

1986 – Application Nos AB/3/86/LB and AB/4/86: convert existing house into four dwellings – refused.

1986 – Application Nos AB/23/86 and AB/24/86/LB: demolish and rebuild existing dangerous wall – approved conditionally .

1989 – Application Nos AB/148/98 and AB/149/98/LB: re-ordering of house and conversion of coach house to dwelling – approved conditionally. These are the major works which included the demolition of an existing extension and extensive works to the house and former coach house. The application was accompanied by a set of as existing drawings (see Appendix 1) and the arrangement of the house at that time and the subsequent alterations are discussed below in Section 4 Phases 4 and 5 of the Assessment).

1999 – Application AB/103/99/LB: not to re-instate a partition wall between bedrooms at second floor level or a partition wall in the basement [lower ground level]. Also to brick-up a door opening at basement level – approved conditionally.

2000 - Application AB/67/00/LB: replacement front door – refused.

2003 – Application No AB/58/03/LB: extension of soil pipe and creation of en-suite bathroom in attic bedroom – approved conditionally.

2005 – Application No AB/110/05/LB: proposed new greenhouse and garden store – approved conditionally.

4. STRUCTURAL DEVELOPMENT

This section of the assessment seeks to establish the original form and date of the existing dwelling known as Carleton House and then determine the extent and date of alterations and additions made to it.

It is based on the historical research and an examination of the structure, which has not involved any opening-up of areas which are covered by later additions or finishes.

Inevitably, as with many historic buildings, the building has been altered and extended on several occasions, especially extensive re-ordering and refurbishment of the interiors on several occasions in the twentieth century.

As a result it has been difficult to be precise about the earliest form of the house and the extent and date of the later works, but for the purposes of this assessment the following tentative sequence of principal events is proposed.

Phase 1: 1792-93 – a substantial Georgian town house, with three-storeys on the street frontage and additional lower ground floor level and rooms in the attic, with an adjoining coach house built at about the same time;

Phase 2: *circa* 1825 – a flat roof extension on the south-west side containing a panelled dining room which extended into part of the former coach house;

Phase 3: *circa* 1860 – a two-storey extension under a sloping roof on the north-west side, perhaps built as the reception for a doctor's surgery, but latterly containing a ground floor kitchen with direct access to a servery and the dining room;

Phase 4: mid- to late-twentieth century – a porch on the street frontage and internal re-ordering with stud partitions; and

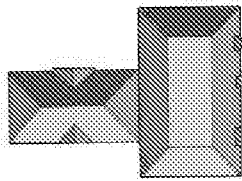
Phase 5: post 1998 – demolition of existing (Phase 3) extension; re-ordering of interior of house at most levels; addition of a roofed balcony on south elevation; and the former coach house substantially re-furbished as a separate dwelling.

In the following account, each phase is described and this is followed by a discussion in the form of an *overview* and a suggestion as to the *date* when the work were undertaken.

(for a description of the house as it exists today see Section 5).

The former coach house, which was probably built at the same time as, or shortly after, the house does not form part of the assessment but it is referred to where appropriate as the present dwelling extends into part of it.

PHASE 1: 1792-93



A substantial Georgian town house, erected on a previously undeveloped nursery and garden, with three storeys on the Maltravers Street frontage; a lower ground floor; and rooms in the attic, giving a five-storey dwelling in all. It has a hipped roof reducing to a flat section at the top.

The original house and coach house (shown red).

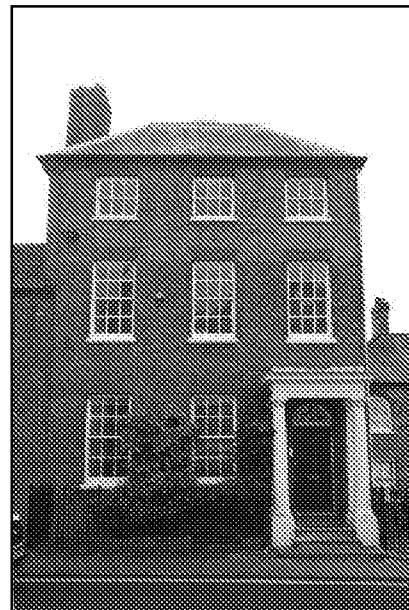
It was orientated north-south, with its principal, north façade, on the street frontage and measured about 14.4 metres by 8.6 metres externally.

External elevations

The principal, *north elevation* is of three storeys in plain red bricks laid in a lime-based mortar in courses of alternate header and stretcher bricks, ie Flemish bond, with ten courses of brickwork giving a wall height of 73 centimetres.

The six-panelled door to the west, up steps and now under a later (Phase 4) porch, is set in a semi-circular opening in concentric brick arches, with a semi-circular fanlight.

There are the heads of two former window openings at ground level, which lit the lower ground floor level; two tall window openings at ground floor level; three tall window openings at first floor level; and three smaller windows at second floor level. All the window openings have near flat, prefabricated heads formed of gauged, or rubbed, bricks. There are no string course picking out the floor levels but there is a dentilled eaves course.



The north elevation of Carleton House.

The *east elevation* was evidently butted up against a pre-existing property, now No 13, but rises above it. The brickwork is similar to that on the main front, but it includes some blue headers bricks in the Flemish bond. It has a dentilled eaves course and supports three integral chimney stacks – that to the north seems to be in two parts and probably includes some flues serving the adjoining property; that near the middle of the elevation is relatively small and probably serves only the adjoining property; whilst the larger stack towards the rear serves only No 15.

When the later (Phase 3) addition was demolished, shortly after 1998 (Phase 5), the *west elevation* was rendered; scribed to simulate ashlar-work; and then painted. However, the original dentilled eaves course is preserved along with the original tall, semi-circular-headed window lighting the stairs hall at two levels. To the rear there is a small chimney stack serving only a small fireplace at second floor level.

Carleton House, from the north-east (right) and from the north-west (far right).



The *south elevation* is of four storeys and of brickwork, similar to that on the north elevation, but without the employment of gauged, or rubbed, bricks in the window heads, which are in a shallow, segmental form and constructed of stretcher bricks on end.

Originally there was no direct access to the garden at the lower ground floor level, which was lit by three relatively small windows, but that in the centre was converted to a door opening at a later (Phase 5) date. There are then three tall windows at ground and at first floor levels and three small ones at second floor level. There are no string courses picking out the floor levels but the original dentilled eaves course survives at the top.



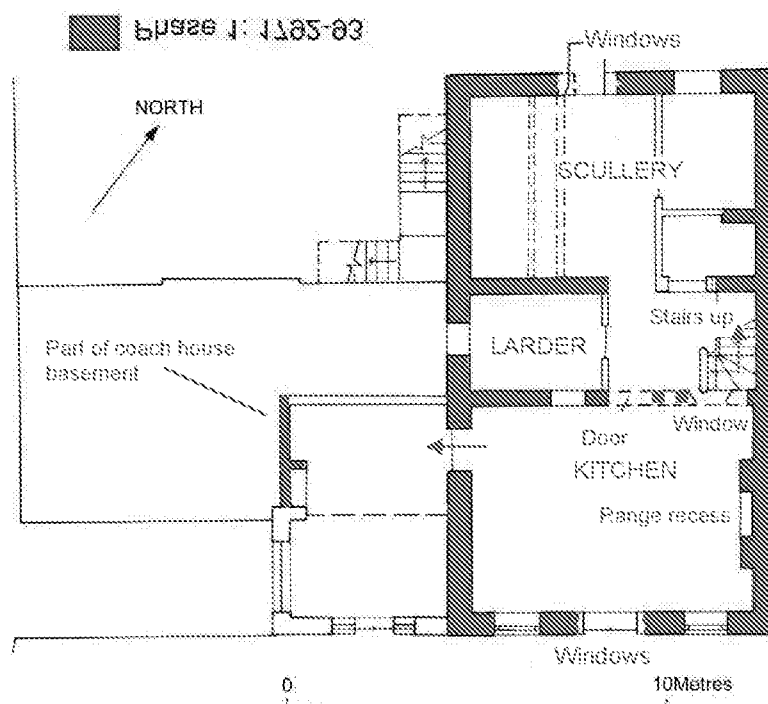
The south elevation of Carleton House.

Lower ground floor

This part of the house has been much-altered during its lifetime and it is difficult to re-establish its original arrangement. It was the service part of the house, with relatively low ceilings and lit by three windows on the south side and two on the north side - the latter both lit from ground level light wells.

There was no access to the garden at the rear at this level and the servants' stairs to the remainder of the house were probably on the east side, where there is a mostly later (Phase 5) staircase to ground floor level.

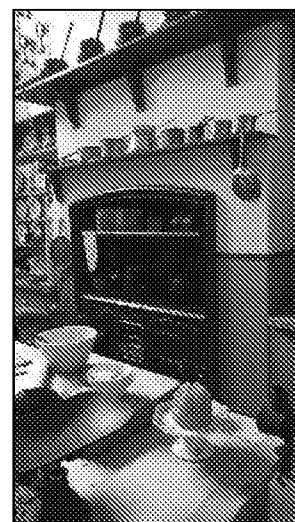
It probably had a kitchen on the south side, served by a cooking range in the recess on the east side; a scullery on the north side and, perhaps, a larder between them. The stairs were lit by an internal window gaining light from the kitchen. There was also an access through to the basement of the coach house from the kitchen.



Lower ground floor plan, showing the possible arrangement of the original house. Scale 1:200.



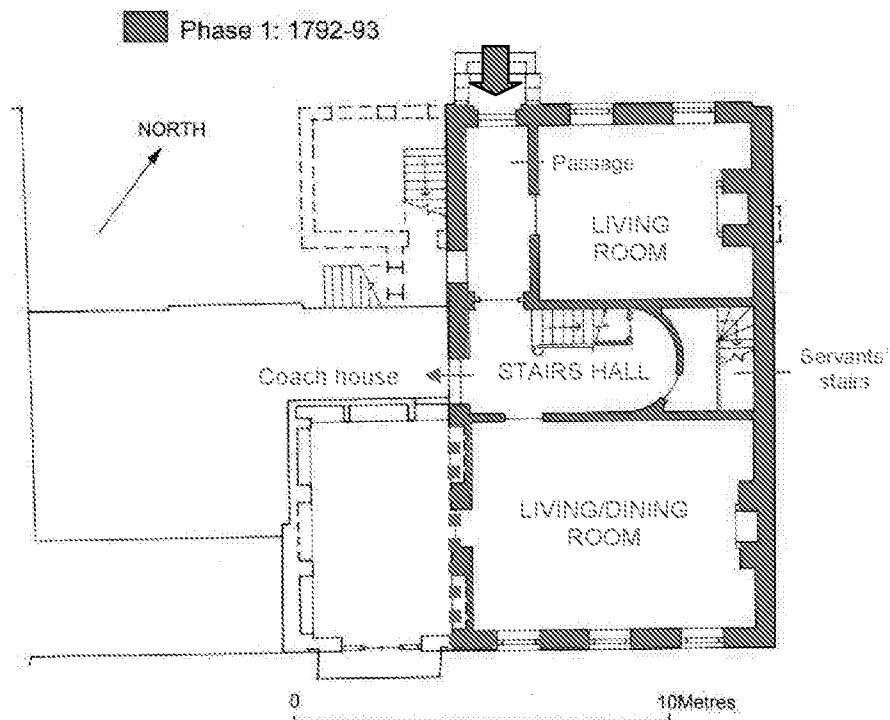
The recess on the east side of the lower ground floor (above) and an example of a typical combination cooking range of the type that may have existed here (right).



Ground floor

This would have been the principal family living area and survives in something close to its original layout. The door on the street frontage gave access to an entrance passage and from there to the two principal living rooms. These both had high ceilings and were heated by fireplaces on the their east sides, one of which may have been a dining room. Between them was the stairs hall, probably with the servants back stairs rising up to second floor level behind the main, spiral staircase.

There was no direct access to the garden from this level and it is assumed that access could only be achieved through the coach house via a door opening in the west wall of the stairs hall.



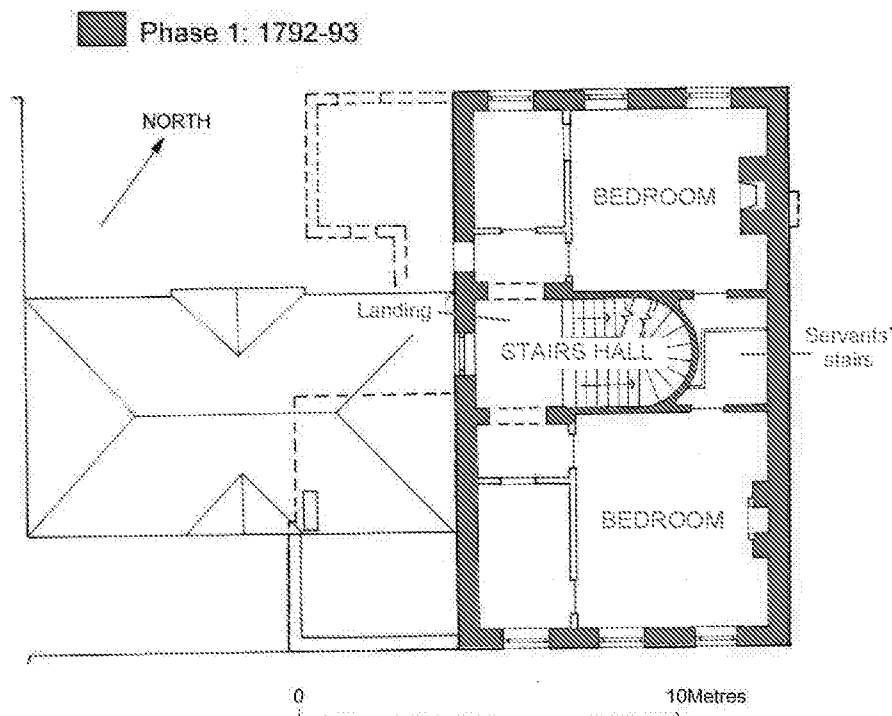
Ground floor plan, showing the possible arrangement of the original house. Scale 1:200.

First floor

This would have provided the principal bedrooms for the family of which there may have been two large ones, both with high ceilings and heated from fireplaces on their east sides.

Between the two was the stairs hall and a landing, lit by the large window in the west side, and behind it, on the east side was probably the servants' back staircase.

The remainder of the existing partitions at this level appear to be later (Phase 4) insertions, two of them with even later (Phase 5) blocked door openings, and it is difficult to be certain about the original arrangement, but it is likely to have included a lobby for each bedroom off the main landing.



First floor plan, showing the possible arrangement of the original house. Scale 1:200.

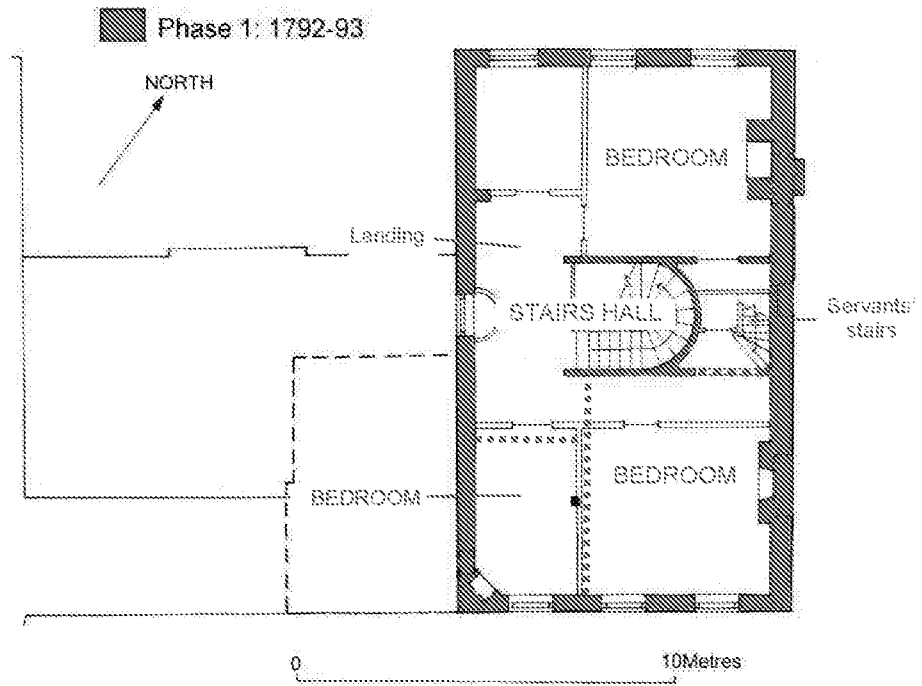
Second floor

This would also have provided bedrooms for members of the household but, since the rooms had lower ceilings and smaller windows, they may have been for children or, perhaps, servants.

The two larger rooms were heated by a fireplace on the east side and there was another fireplace in the south-west corner suggesting, perhaps, a smaller heated bedroom in this location.

The existing partitions all appear to be later (Phase 4 or Phase 5) insertions and it is difficult to be certain about the original arrangement, but it is likely to have included a lobby on either side of the main landing at the top of the stairs hall, lit by the tall window on the west side.

The servants' back stairs were probably behind, to the east of, the main staircase.

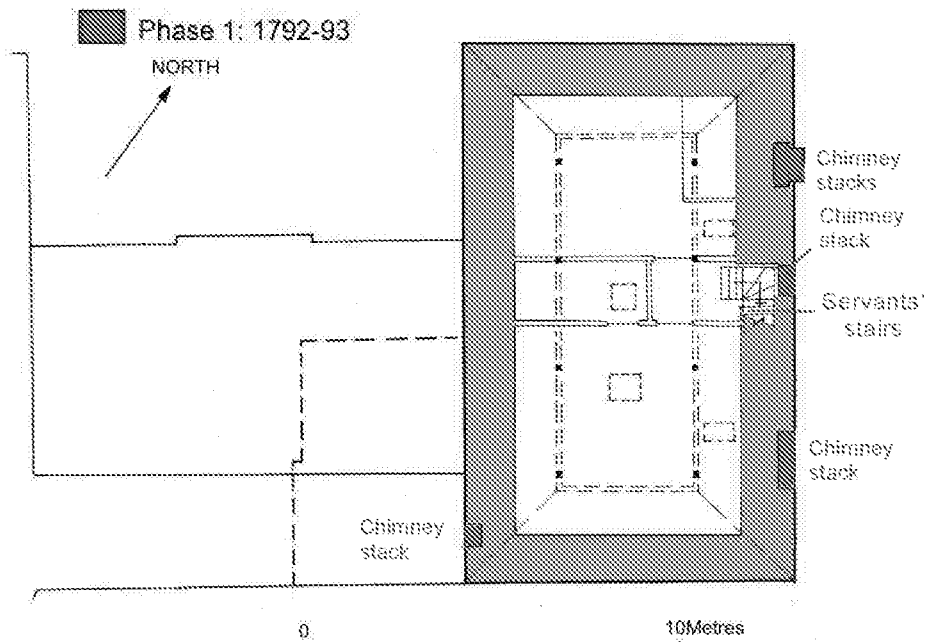


Second floor plan, showing the possible arrangement of the original house. Scale 1:200.

Third, or attic, floor

It is unclear whether this level of the house, which is reduced in size because it is contained within the hipped roof, was used for living accommodation in its original form, but it was certainly accessible and may have been used for storage. There was no heating and the existing partitions are all later (Phase 4 and Phase 5) insertions.

The existing windows in the east side and in the flat roof are also recent additions.



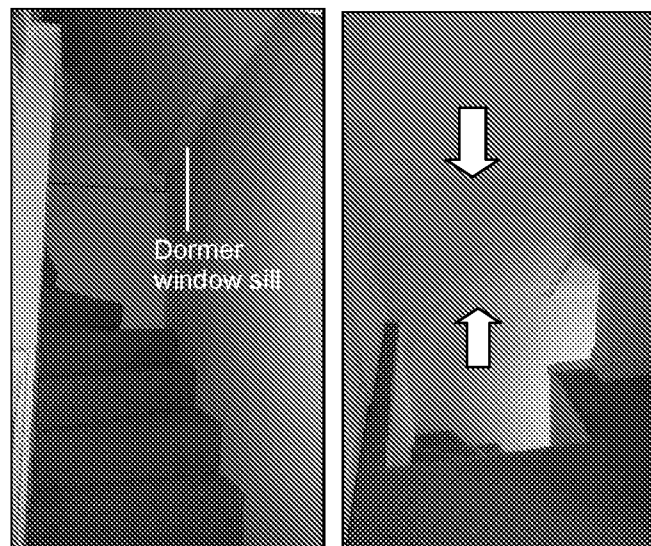
Third, or attic, floor plan, showing the possible arrangement of the original house. Scale 1:200.

There is evidence for the former existence of a small dormer window over the existing stairs on the east side, which may have been used by the servants. This is in the form of a horizontal timber, a little over one metre in length, which lies, not in the slope of the roof but, horizontal to the floor and probably spanning a gap between two rafters with a further rafter having been omitted or removed between them, to form the sill of an opening in the roof.

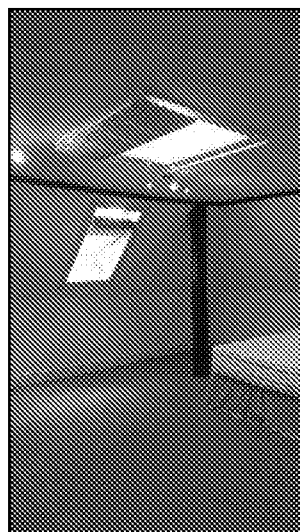
The opening has been subsequently sealed by some planks of wood which have been nailed in place and painted over. At the top of the inserted planks there is a small chamfer in the sloping ceiling suggesting that it formed the top of a horizontal ceiling to the east, perhaps providing both headroom over the stop of the stairs and the ceiling of a small dormer-type opening with a flat roof.

A dormer window in this position would have opened directly onto the chimney stack of the adjoining property and its main purpose was probably to light the top of the stairs.

The evidence for the former dormer window, showing the sill (right) and the extent of the planked-up opening (far right).



There are eight posts within the attic space supporting the framing for the flat roof and the tops of the rafters



The attic space, looking south-east.

Phase 1: Overview

There are no doubts about the exterior of the original house and much of it survives in its original form.

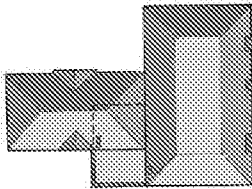
Internally it preserves its original spiral staircase and, perhaps, some of the original chimneypieces, but many of the internal partitions have been altered and it is questionable how much of the original decoration survives and how much of it is later replacement.

Phase 2: Date

The house did not exist when the 1785 was produced but it did exist in 1841 when the Tithe Map was produced.

All writers, including the Victoria County History, seem to agree that it was built in the 1790s and the Listing description, written in 1969, gave a date for its construction of 1792-93, based on some property deeds. These deeds have not, as yet, been identified, but for the purposes of the Assessment a date of 1792-93 is accepted for its construction.

PHASE 2: circa 1825



This was a modest two-storey extension, with a flat roof, on the south-west side of the original house which allowed the east end of the coach house to be adapted and extended to form a boiler room and a covered yard at lower ground floor level and a dining room and a servery at ground floor level.

The original house and coach house (brown) and the flat-roof extension (red). The extent of the present house is shown dotted.

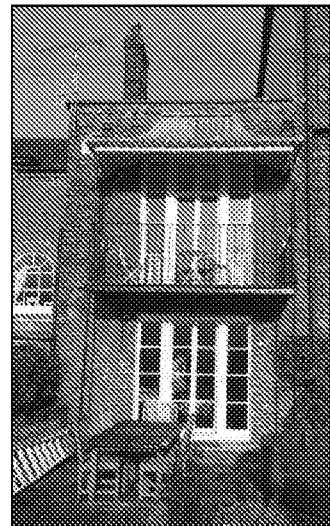
The extension measured about 4.5 metres wide by 3.5 metres in length.

External elevations

The south wall was totally rebuilt at lower ground floor level, to replace the wall of the covered yard, and partially rebuilt at ground level at a later (Phase 5) date. However, at ground level it seems to be partially in its original form, with red bricks and some blue headers laid in a lime-based mortar in Flemish bond rising to the coping of a parapet wall in front of a flat roof.

On the west side is one chimney stack added at this time to serve both a fireplace in the basement boiler room and another in the ground floor dining room.

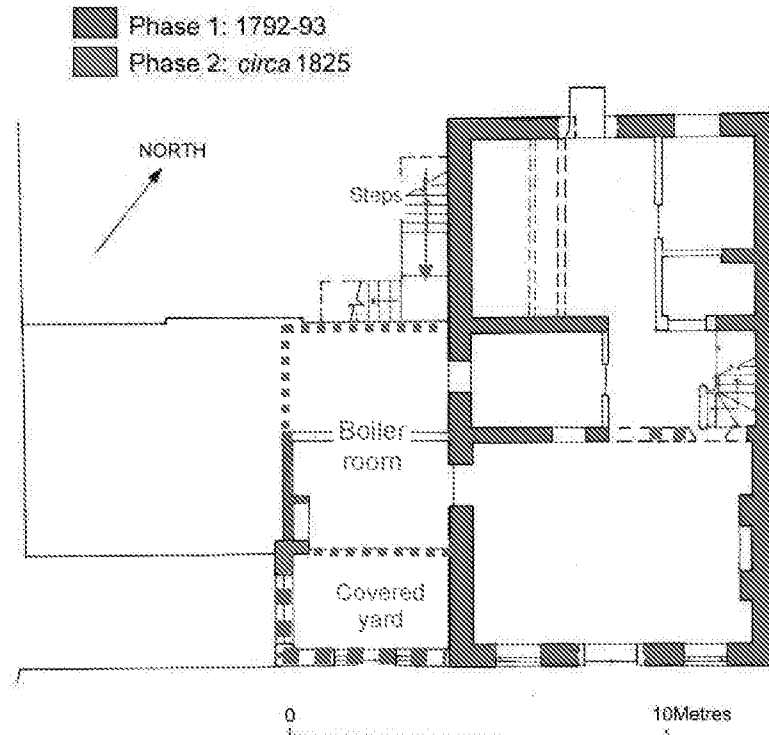
A balcony with an ornate, Georgian-style roof, was added at ground floor level at the later (Phase 5) date.



The south elevation of the Phase 2 extension.

Lower ground floor

The extended space created beneath and to the south of the coach house accommodated a covered yard and a boiler room, accessed down external steps and in part now part of the adjoining dwelling, both of which were shown on the as existing plan produced in 1998 (see Appendix 1).



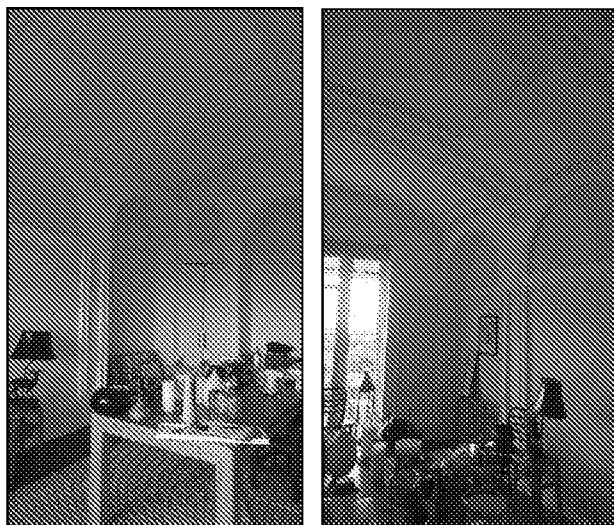
*Lower ground floor plan, showing the Phase 2 addition (dark blue).
Scale 1:200.*

Ground floor

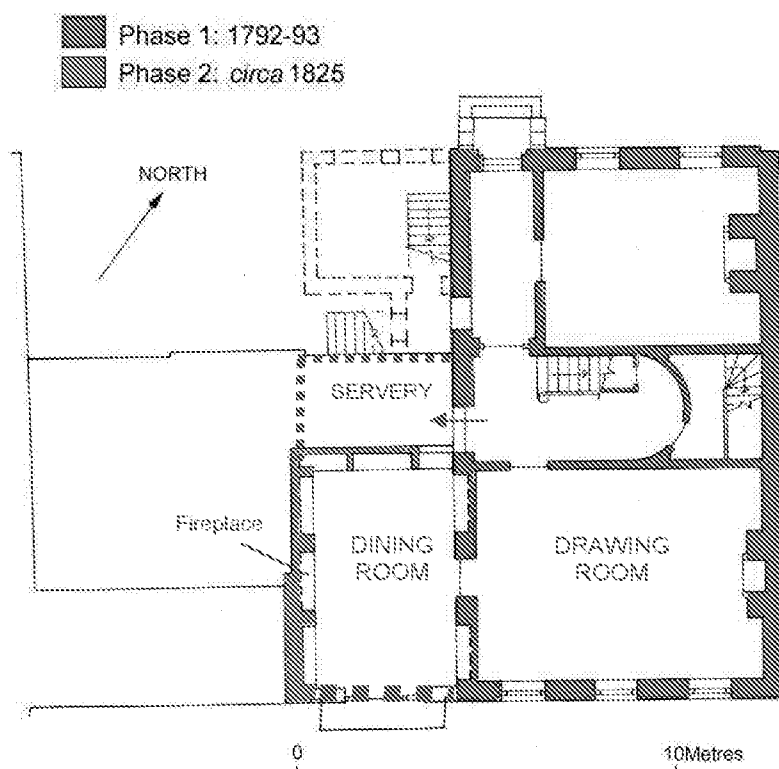
The newly-created space accommodated an ornate dining room, with low barrelled ceiling and panelled walls and round-headed alcoves in the style developed by the architect Sir John Soane (1753-1837).

It was heated by a fireplace on the west side, but the opening to this was sealed during the later (Phase 5) refurbishment and the same may be true of alcoves that may have existed on the east wall.

The dining room, looking north-west (right) and looking south-west (far right).



A former servery now forms part of the adjoining dwelling in the former coach house.



*Ground floor plan, showing the Phase 2 addition (dark blue).
Scale 1:200.*

Phase 2: Overview

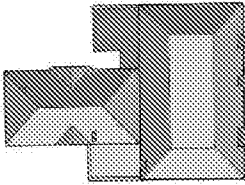
The extension and additional space taken from the coach house allowed for the creation of a new, ornate and heated dining room, with an access from the kitchen, via the servants' stairs; the stairs hall; and a new servery.

It presumably meant that one of the other ground floor living rooms, previously used as a dining room, could henceforth be used as a drawing room.

Phase 2: Date

The addition appears to be depicted on the Ordnance Survey plan of 1876 and all writers seem to be agreed on a date in the 1820s. The Victoria County History proposed a date of *circa* 1825 for its construction and this is the date accepted for the purposes of the Assessment.

**PHASE 3:
circa 1860**



This was a two-storey addition on the north-west side of the original (Phase 1) house, under a single-slope roof of slate with an ashlar coping, which was demolished at a later (Phase 5) date.

*The existing house (brown)
and the new extension (red).*

The larger part, on the street frontage, measured about 4 metres square with a narrower link through to the servery and house at ground floor level and to the house at first floor level.

Since it overlay the external steps down to the lower ground floor level of the coach house, it was probably at this time that the new flight of steps alongside the north wall of the coach house was created to provide a new access to the boiler room.

Its original functions are unclear but in 1998 the ground level was used as a kitchen, with a link to the servery, whilst the upper level was used as a bathroom linked through to serve the bedrooms in the north-east and south-east corners of the house.

The addition was depicted on the photograph taken in 1906 and on the as existing drawings accompanying the planning application submitted in 1998, at which times there was a walled yard in front of the coach house containing a small shed in the north-west corner (see Appendix 1).



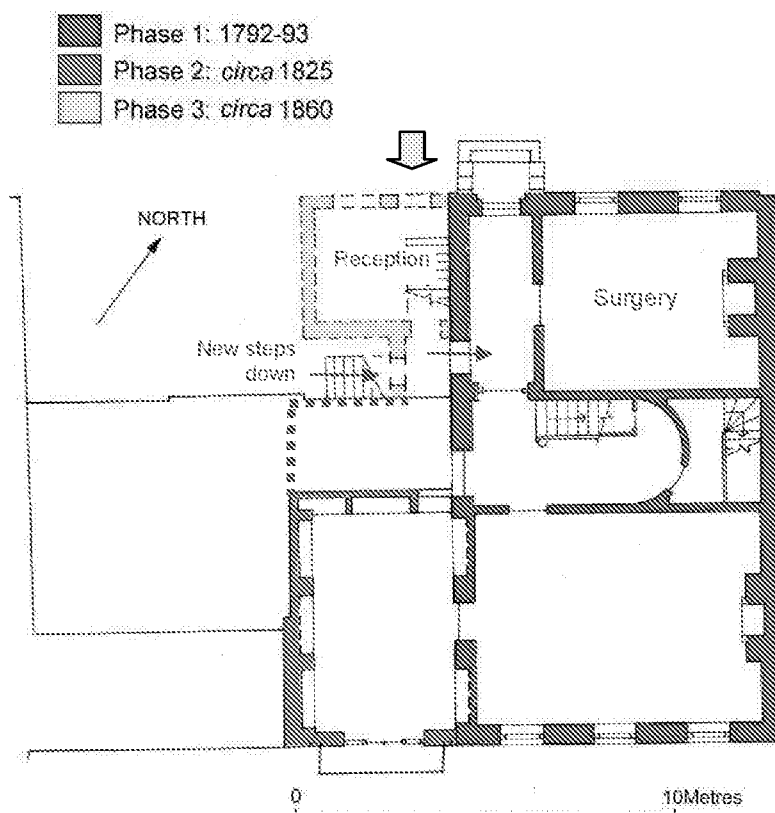
*Extracts from the photograph taken in 1906, from the west (above left)
and from the as existing drawing submitted in 1998 (above right).*

The north front addition had a door and a window at ground floor level and a window at first floor level, and on the south side it had a small window at first floor level.

The link through to the servery had a small window in the west side.

Ground floor

The additional door on the north front suggests that the newly-created extension may have had a separate functional use, and had a door leading through to the entrance passage of the main part of the house (see Overview).



*Ground floor plan, showing the Phase 3 addition (light blue).
Scale 1:200.*

First floor

The new room must have had limited headroom, perhaps under a sloping ceiling, and in 1998 from the main part of the house there was a lobby with steps leading down to a bathroom on the north front and down another set of steps down to a lavatory on the west side (see Appendix 1).

It is difficult to know whether this was the original arrangement or whether it had been altered since it was first built.

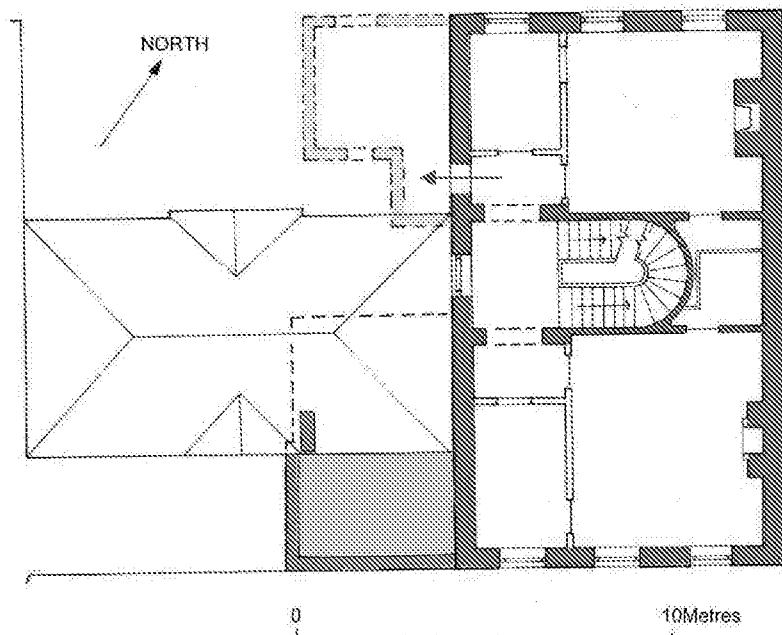
Phase 3: Overview and date

The addition may have served as a servants' or a tradesmen's entrance to the house, or, perhaps more likely, bearing in mind the documentary evidence which seems to indicate a use of the property in part as a doctor's surgery from at least 1851 through to 1958, as a reception for the surgery held in the large room on the street frontage.

Since it has now been demolished it is difficult to ascribe a date to the addition.

It was not shown on the 1841 Tithe Map but it was depicted on the Ordnance Survey plan of 1876. For the purposes of the Assessment a date of *circa* 1860 is suggested for its construction.

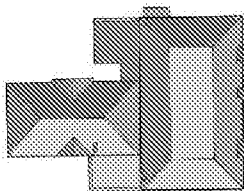
- Phase 1: 1792-93
- Phase 2: circa 1825
- Phase 3: circa 1860



*First floor plan, showing the Phase 3 addition (light blue).
Scale 1:200.*

PHASE 4: mid- to late-twentieth century

This was the addition of a porch on the north front and the insertion of a number of internal stud partitions, some of which were altered or removed at a later (Phase 5) date.



The existing house (brown) and the porch addition (red).

The completed alterations and the uses of spaces were recorded on the as-existing drawings submitted in support of the planning application in 1998 (see Appendix 1).

Porch

This provides a covered access, up three stone steps, to the main door and is formed of engaged square and two free-standing stone columns supporting an ornate cornice and flat roof.

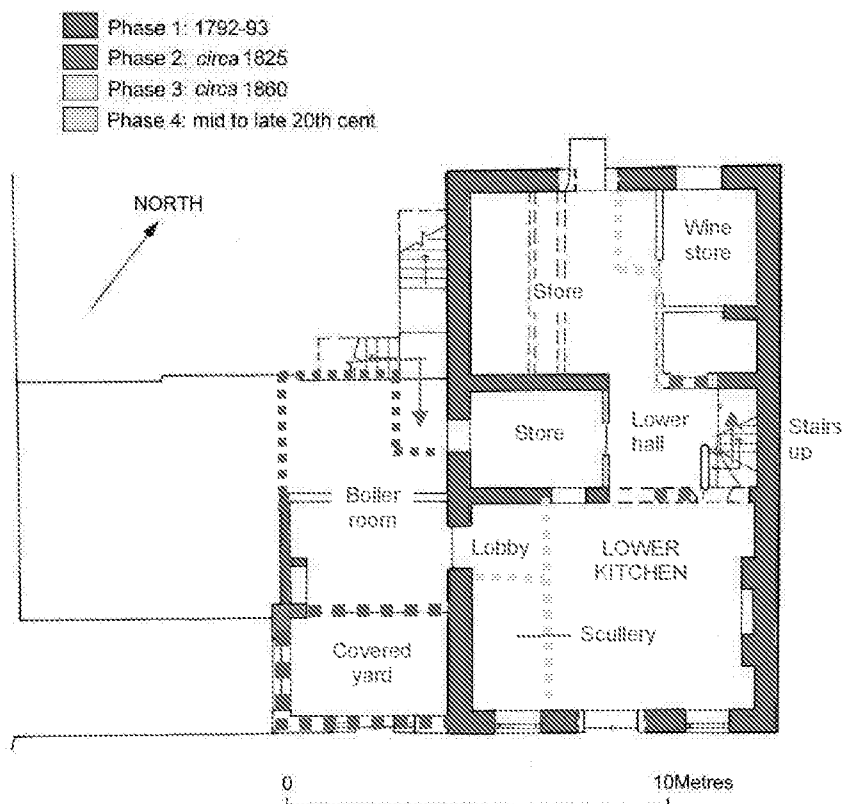


The porch, from the north-west.

Lower ground floor

This part of the house continued as the principal service rooms up until 1998, with an external access down the steps alongside and then under the coach house, and then through the boiler room to a lobby and the lower kitchen.

Access to the remainder of the house was by the former servants' staircase on the east side.



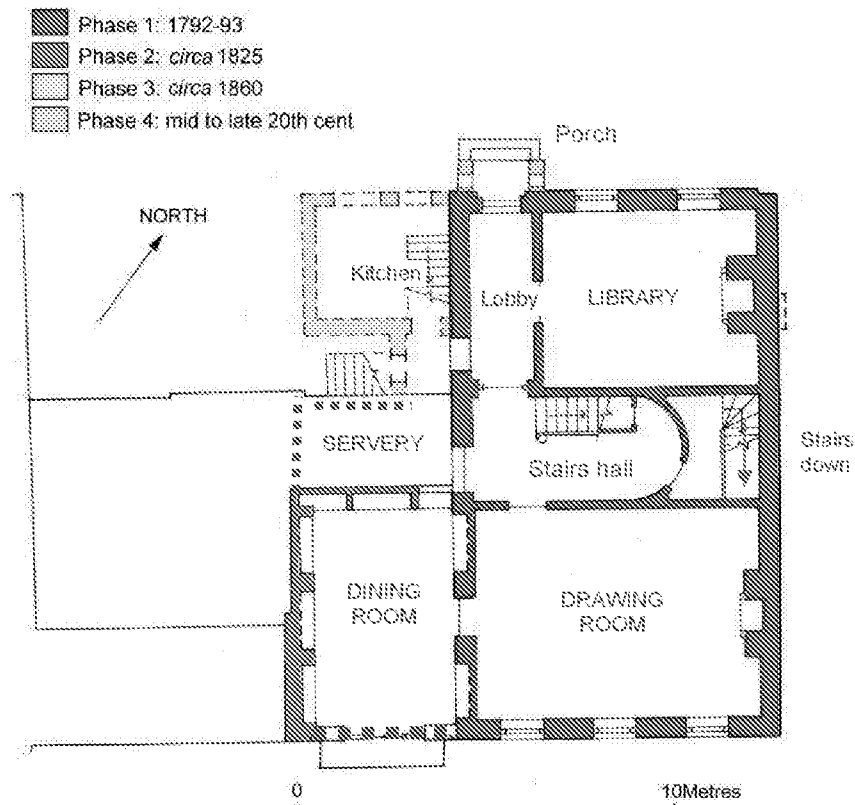
*Lower ground floor plan, showing the room uses in 1998 (green).
Scale 1:200.*

This part of the house was substantially re-configured shortly after 1998 (see Phase 5).

Ground floor

The lower part of the later (Phase 3) extension on the north-west side had by 1998 been adapted as a small, secondary, kitchen with a direct access through to the servery and the dining room.

The large room on the north front was now a library and the large room to the rear was now a drawing room. Behind the stairs hall, the stairs down to the lower ground level were still in use, but the former servants' staircase up to the higher levels, which are presumed to have existed in this space up to second floor level, had been removed.



*Ground floor plan, showing the room uses in 1998 (green).
 Scale 1:200.*

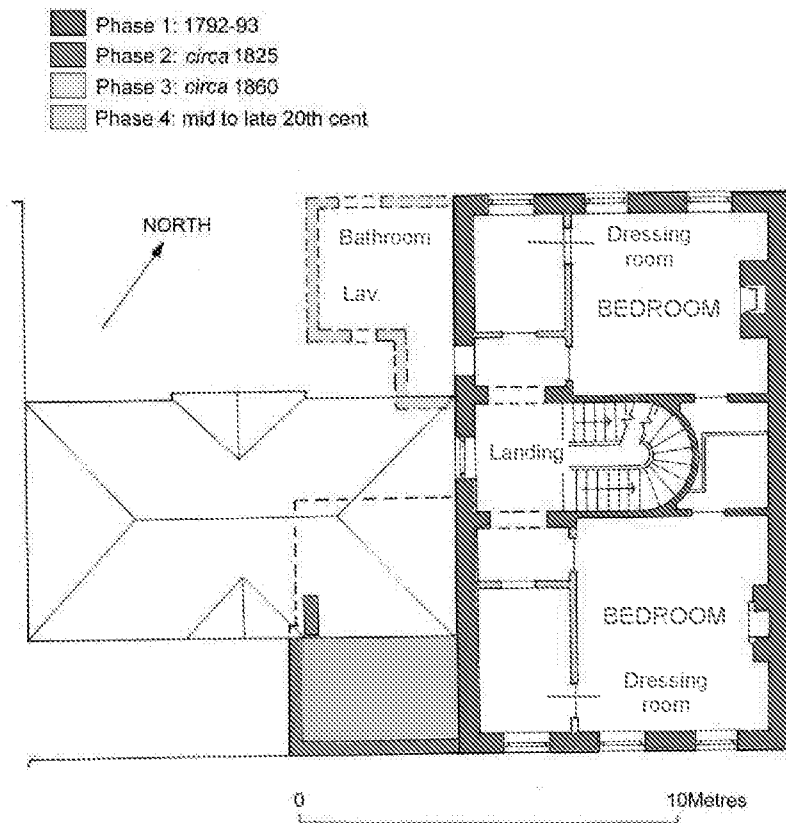
First floor

The upper part of the later (Phase 3) extension on the north-west side had by 1998 been adapted as a family bathroom and a 'cloaks' with lavatory, presumably serving the two large bedrooms. Both bedrooms were entered from lobbies off the landing and both had an attached dressing room on the west side (see Appendix 1).

The rooms in the main part of the house are all formed from relatively modern stud partitions, possibly of plasterboard, and two of the door openings were blocked at a later (Phase 5) date.

The layout of rooms may, however, have replicated an original arrangement.

The space behind the main staircase, which had probably contained the servants' stairs, had by now been converted as cupboards.



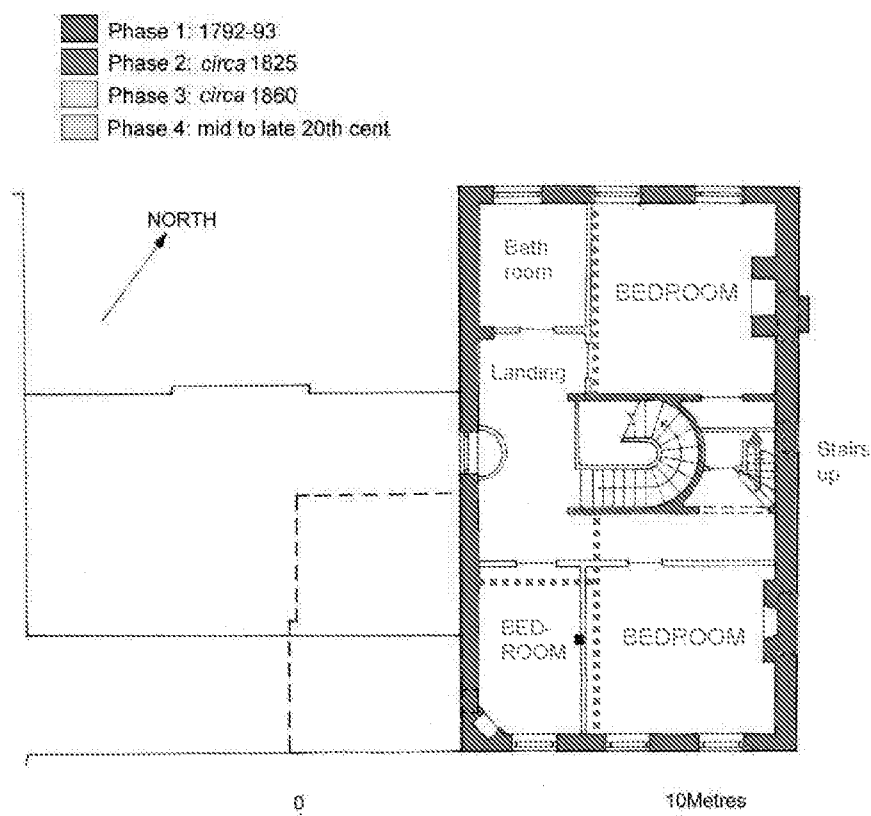
*First floor plan, showing the room uses in 1998 (green).
Scale 1:200.*

Second floor

The existing stud partitions at this level mostly derive from the re-configuring of this floor of the house at a later (Phase 5) date, but the previous arrangement was recorded on the drawings submitted in support of the planning application in 1998 (see Appendix 1).

The three bedrooms were served by a single bathroom in the north-west corner.

Behind the main staircase, in the space probably originally occupied by the servants' stairs, only the flight up to the third, or attic, level was still in use.



*Second floor plan, showing the room uses in 1998 (green).
Scale 1:200.*

Third, or attic, floor

The existing stud partitions mostly derive from the re-configuring of this space at a later (Phase 5) date, but one of them may have already been in existence from this phase of adaptation.

In 1998 it was partitioned into four spaces, or rooms, but their uses were not recorded on the as-existing drawings submitted with the planning application in 1998 (see Appendix 1).

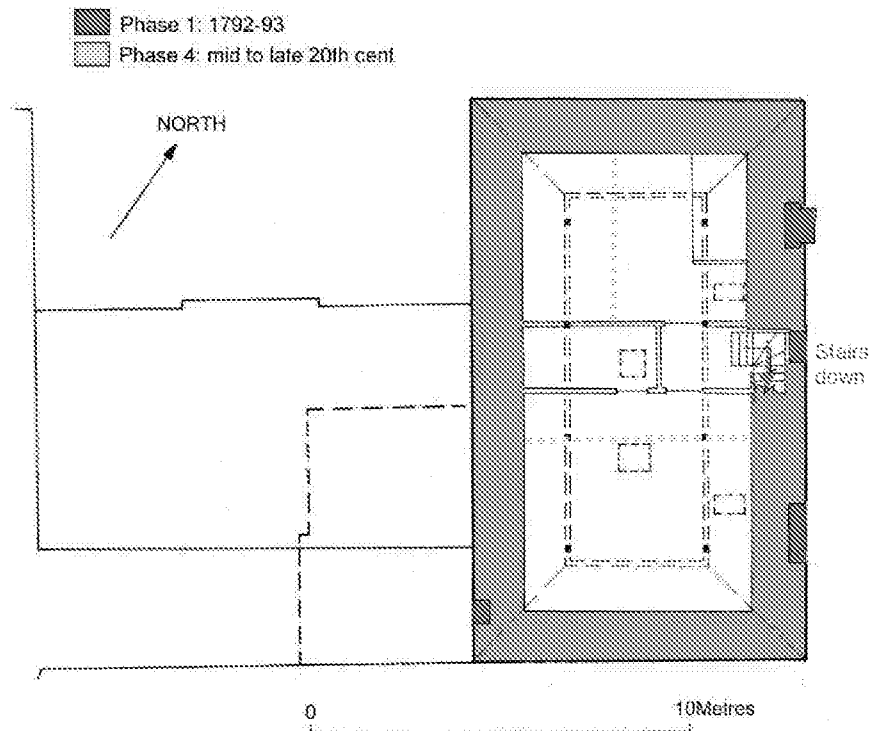
The level was accessed via the stairs on the east side and lit by two roof lights on the east side.

Phase 4: Overview and date

The Listing description, prepared in 1969, gave a date for the addition of the porch as in the 1930s, based on information provided by a previous owner.

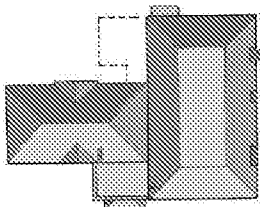
The existing internal walls attributed to this phase of re-configuration of the interior all appear to be relatively modern stud partitions, possibly with plasterboards finishes.

For the purposes of the Assessment a date of mid- to late-twentieth century is proposed for these works.



*Third, or attic, floor plan, showing the partitioned spaces in 1998 (green).
Scale 1:200.*

PHASE 5: post 1998



The works undertaken following the issue of a planning consent to the application made in 1998 comprised the demolition of the existing (Phase 3) addition on the north-west side; the conversion of part of the former boiler room and yard to the south as a room forming an integral part of the house; the addition of a ground floor balcony with canopy on the south elevation; and the re-ordering and refurbishment of the interior of the house at most levels.

The existing house (brown) and the new canopy and balcony (red).

External elevations

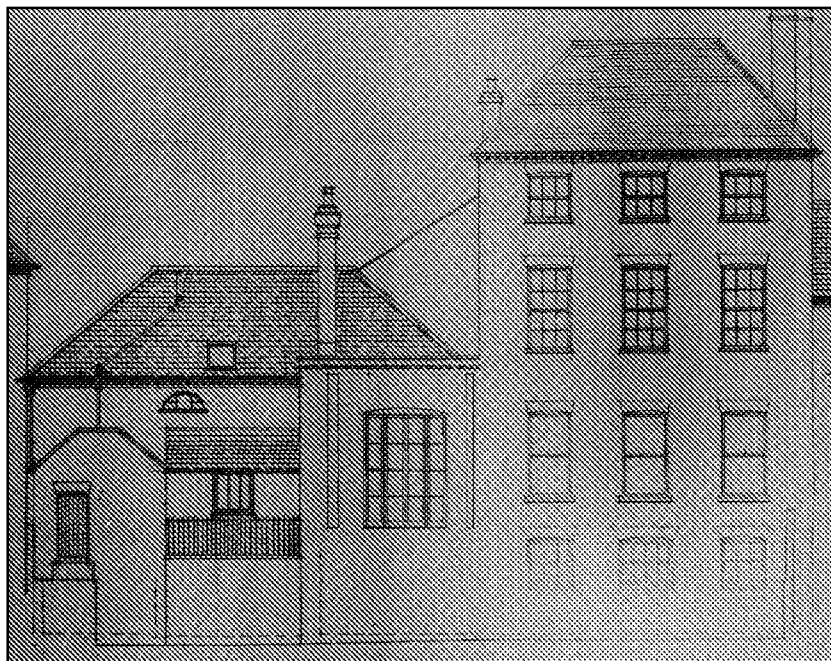
Following the demolition of the two-storey extension on the north-west side of the house, the *west elevation* was rendered; scribed with lines to simulate ashlar-work; and painted, leaving the original round-headed window and original dentilled-eaves course. This is the wall which is proposed to be re-painted in a different colour.

The west wall of Carleton House, from the north-west.



On the *south elevation*, the middle of the three lower ground floor window openings in the original house was converted as a door opening.

The former yard wall to the west of it was totally rebuilt along with the central part of the ground floor wall above it, using red bricks with some blue headers laid in Flemish bond, and incorporating new French doors at both levels and with a new balcony and late-Georgian-style canopy at the higher level.



The 1998 as existing drawing of the south elevation of Carleton House and the coach house.



The existing south elevation of Carleton House and the former coach house.

The house was now totally separated from the former coach house, which had been converted for use as a separate dwelling shortly after 1998, and existing door openings linking the two structures were blocked.

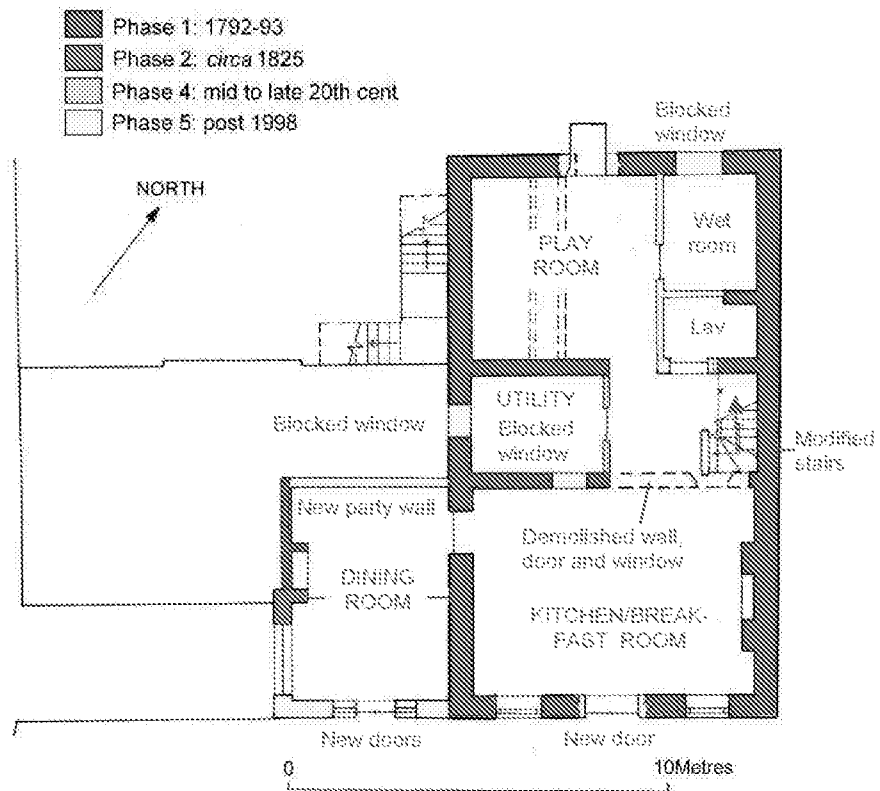
Lower ground floor

This now had, for the first time, direct access to the garden from two separate rooms.

Existing partitions in the lower kitchen were removed to create a larger kitchen/breakfast room; the internal wall on its north side, which had contained a door and window openings, was demolished; and the stairs up to ground floor level were altered.

A former store was converted for use as a utility room; and a play room, wet room, and a lavatory were created with new partitioning in the other former store and wine store.

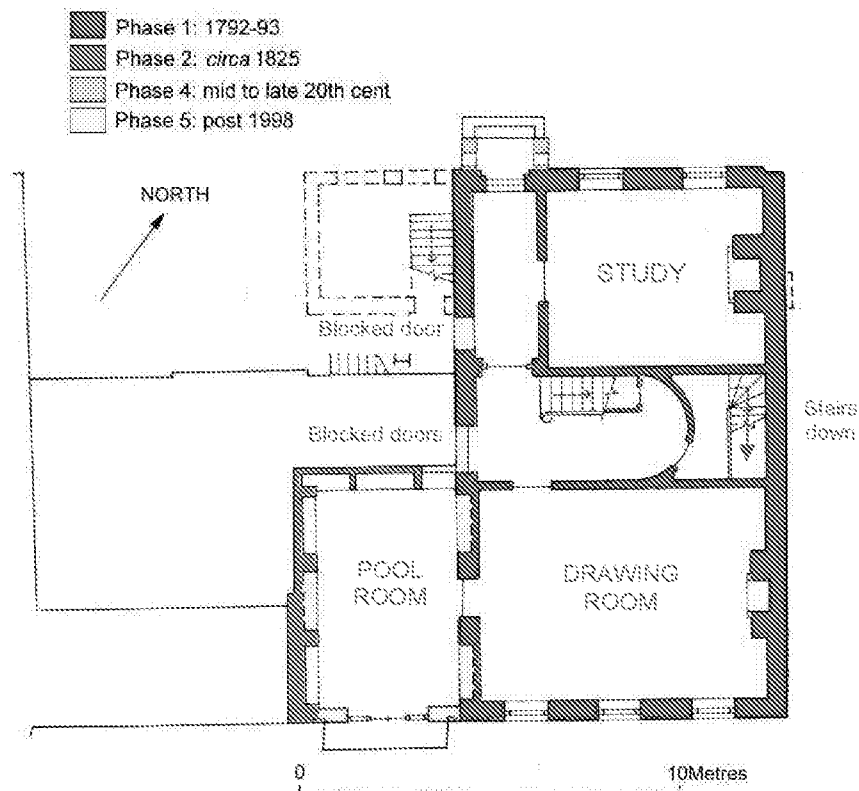
In the later (Phase 2) extension on its west side, a new party wall was created to subdivide the former boiler room and create a new dining room.



Lower ground floor plan, showing the uses of spaces prior to the recent sale of the house (yellow and grey). Scale 1:200.

Ground floor

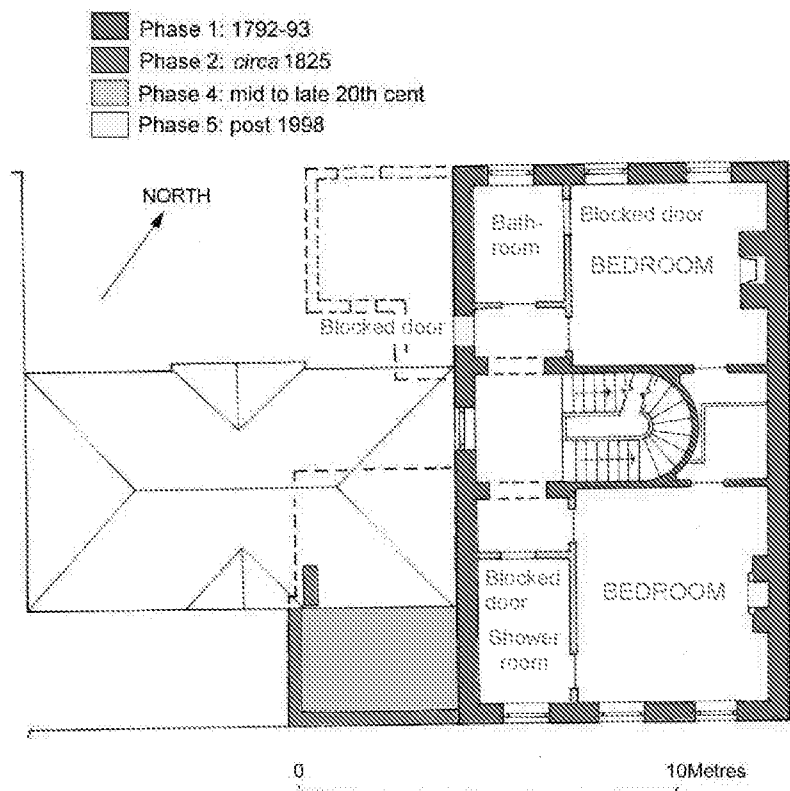
In addition to the blocking of door openings into the adjoining property, the main change was the removal of the fireplace on the west side of, what had become, a pool room. The semi circular-headed alcove into which it had been set was now sealed and there is some evidence to suggest that the same may have occurred with two arched recesses on the east wall.



Ground floor plan, showing the uses of spaces prior to the recent sale of the house (yellow and grey). Scale 1:200.

First floor

The structural alterations at this level seems to have been confined to the blocking of a door opening which gave access into the, now demolished, later (Phase 3) addition, and the sealing of two door openings in the existing partitions to form one family bathroom and one en-suite shower room.



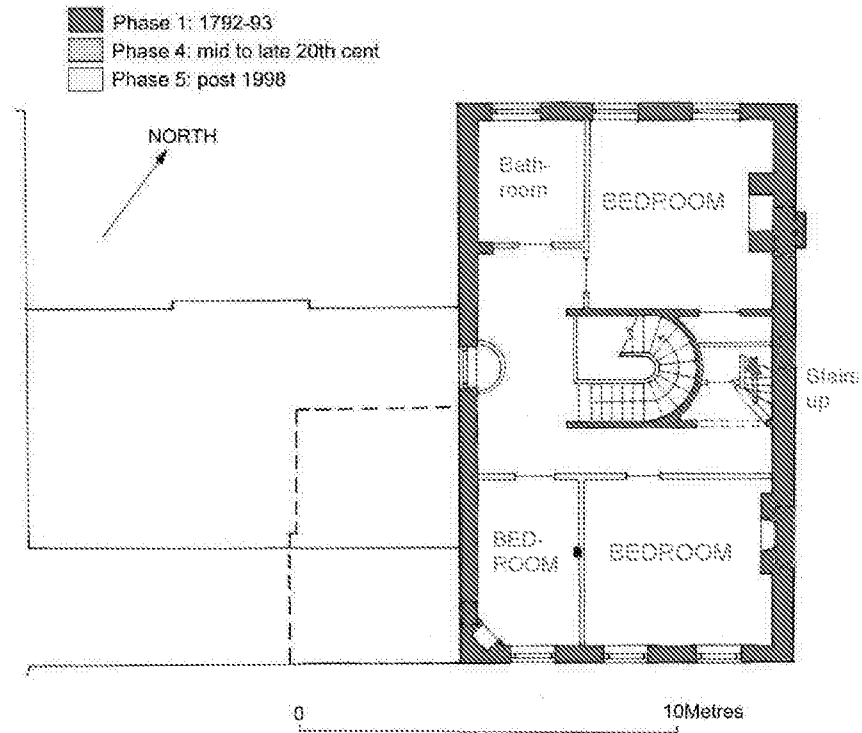
First floor plan, showing the uses of spaces prior to the recent sale of the house (yellow and grey). Scale 1:200.

Second floor

Most of the existing stud partitions, probably, with plasterboard finishes, were inserted in their present positions shortly after 1998 as replacements for a different arrangement of spaces that existed at that time (see Appendix 1).

The existing arrangement retains three bedrooms and a bathroom, but includes a passage providing access to the stairs up to the third, or attic, floor level, which have been modified at their lower end by the removal of a door opening and re-ordering of the lower few treads.

A post in the partition on the east side of the smallest bedroom must have been inserted at this time.

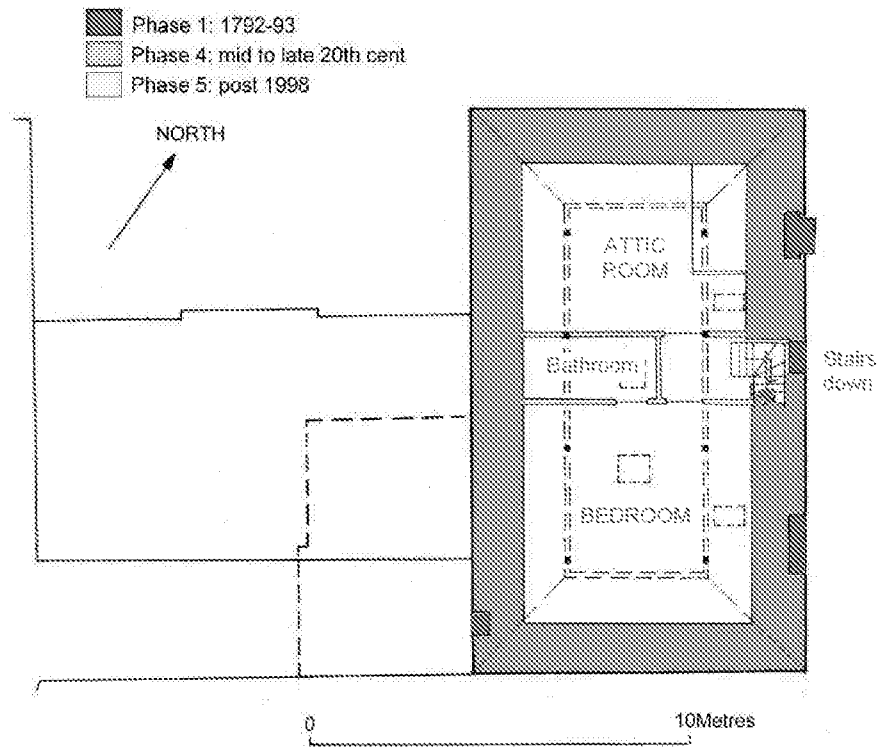


Second floor plan, showing the uses of spaces prior to the recent sale of the house (yellow and grey). Scale 1:200.

Third, or attic, floor

The existing stud partitions, probably with plasterboard finishes, were mostly inserted in their present positions shortly after 1998 as replacements for a different arrangement of spaces that existed at that time (see Appendix 1).

Most recently they have comprise a bedroom, an attic room, and a bathroom.



Third, or attic, floor plan, showing the uses of spaces prior to the recent sale of the house (yellow and grey). Scale 1:200.

Phase 5: Overview and date

The works approved in the planning consent issued in 1999 resulted in the demolition of the later (Phase 3) addition on the north-west side; the separation of the former coach house and its conversion for use as a separate dwelling; and an extensive overhaul of the house, with access now provided to the rear garden directly from the lower ground floor level.

The works were presumably undertaken shortly after the consent was issued and for the purposes of the Assessment a date of post 1988 is proposed for their

5. DESCRIPTION

This section of the assessment provides an illustrated description of the house and the uses of spaces as they exist today. It commences with a brief account of the exterior and then describes each floor level on a room-by-room basis.

EXTERNAL ELEVATIONS

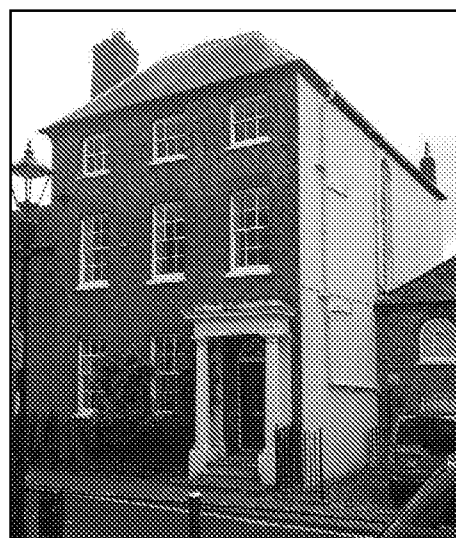
These have for the most part already been described in some detail (see Section 4) so it is proposed only to add a few comments here.

The *north elevation* is essentially as originally constructed in the 1790s with the porch added in the 1930s.

It has a six-panel door, with an ornate semi-circular fanlight, and all the windows are wooden hung sashes, each with either six or twelve panes in slender glazing bars.

The heads of the two windows formerly lighting the lower ground floor level are visible at pavement level.

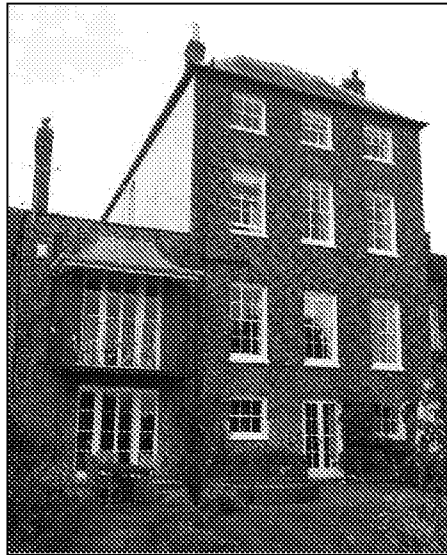
The return as the *west elevation* of house is as rendered and painted following the removal of the later (Phase 3) addition shortly after 1998. The original tall slender window lighting the stairs hall at two levels is also a wooden hung sash with slender glazing bars.



Carleton House, from the north-west.

The *south elevation* is partially as built in the 1790s; extended in about 1825; and then altered shortly after 1998, at which time the two doors were inserted at lower ground level and the doors, balcony and canopy were added at ground floor level.

The windows in the original part of the house are all wooden hung sashes with either six or twelve panes in slender glazing bars, whilst the glazed doors, some with tall flanking windows, are all of wood.



The south elevation of Carleton House.

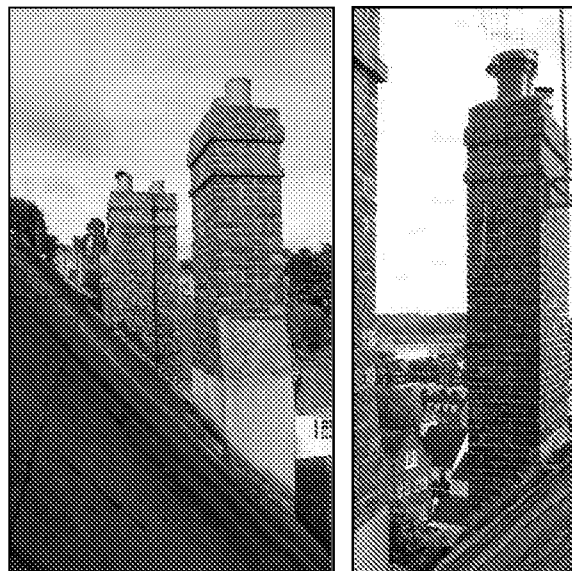
Roofs and chimney stacks

The hipped roof over the original (Phase 1) part of the house has slated slopes and a flat top.

There are three chimney stacks rising from the eaves on the east side and another small one near its south-west corner.

The stack nearest the north end of the east side seems to be in two parts and may well serve both this house, with three flues, and the adjoining property with two flues. The smaller one nearer the middle of the east side seems to serve only the adjoining property with two flues. The larger stack towards the south end of the east side serves only Carleton House but has four flues, originally serving the property at four floor levels.

They are all of brick and presumably date to the late eighteenth century but possibly with some later repairs.

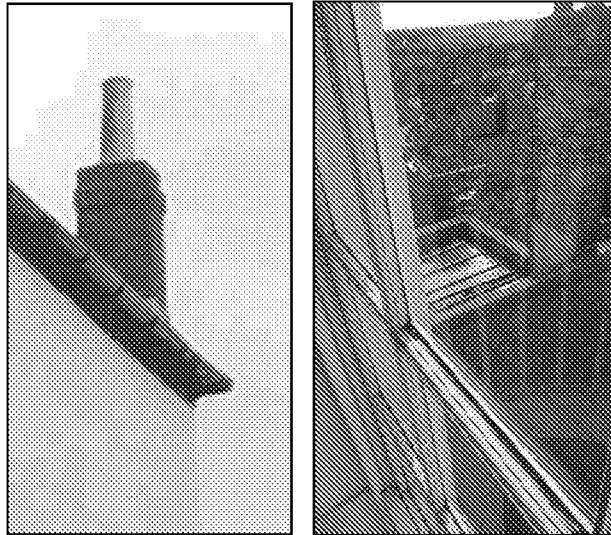


Two of the chimney stacks on the east side, looking north (right) and the larger one looking south (far right).

The small stack near the south-west corner has only one flue serving the corner fireplace at second floor level.

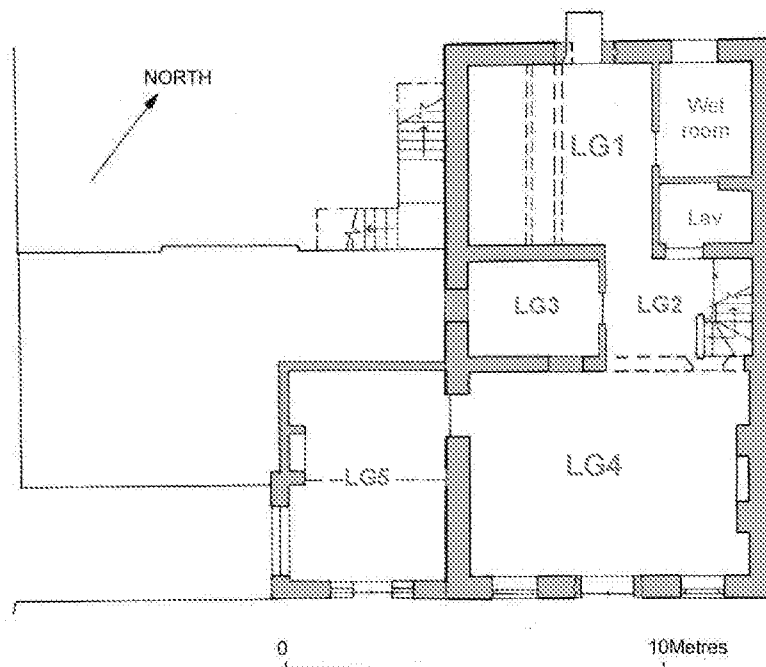
The roof over the later (Phase 2) extension is flat and leaded behind a brick parapet wall. It has one chimney stack with two flues, previously serving the lower ground level boiler house and the first floor ornate, dining room added in *circa* 1825.

The small chimney stack near the south-west corner of the original house (right) and the flat roof and chimney stack on the later extension (far right).



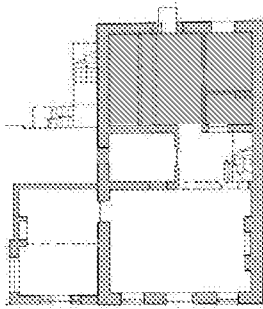
Lower ground floor

For the purposes of the Assessment this is described as five compartments (LG1-LG5) – the first four (LG1-LG4) are contained in the original (Phase 1) house whilst the other one (LG5) is contained in the later (Phase 2) extension and in the basement of the former coach house.



Lower ground floor plan, showing the room numbering used in the text. Scale 1:200.

Room LG1: Gym



This formed the north end of the lower ground floor of the original (Phase 1) house and may originally have served as an ancillary room to the kitchen (LG4), perhaps a scullery. It was accessed from the adjoining lobby and stairs (LG2) and was lit by two windows in the north side which gained natural light from light wells at external ground level.

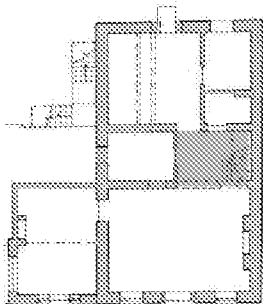
In 1998 it was subdivided and used as a store and a wine store.

Only one of the light wells is now in use and the space has been subdivided since 1998 to provide a home gym, a wet room and a lavatory. It has an exposed floor beam, supported on a corbel at its north end, in the ceiling.



The gym, looking north-west.

Room LG2: Lobby and stairs



This has always served as a lobby containing the foot of the stairs up to ground level.

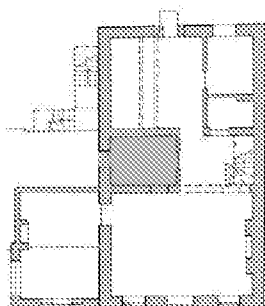
Until shortly after 1998 it had a wall containing an internal window and a door forming its south side but these were removed at that time and at least the lower part of the staircase was altered.

It now has a wooden floor and serves as the main link to the other rooms at this level from the stairs.



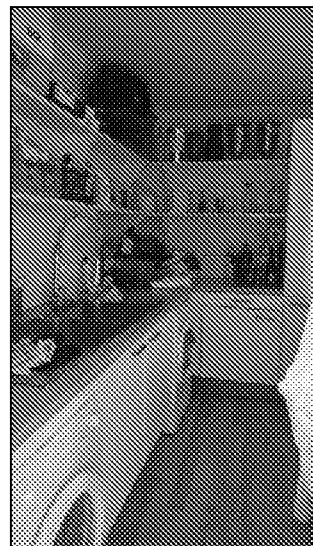
The lobby and stairs, looking north-east.

Room LG3: Utility room



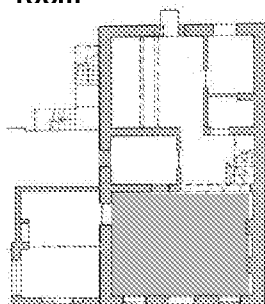
This has always been a service room and until 1998 it was a kitchen store or larder lit by windows in the west end and south side, gaining light from an adjoining passage under the east end of the coach house and from the adjoining kitchen (LG4).

The window openings have since been sealed; whilst the stud partition and door at the east end; the moulded cornice; and the wooden floor all date to the twentieth century.



The utility room, looking west.

Room LG4 : Kitchen/breakfast room



This is the large room on the south side of the original (Phase 1) house, accessed from the adjoining lobby and stairs (LG2) and lit by the three windows on the south side. It probably had a cooking range in the recess on the east side, but no direct access to the garden.

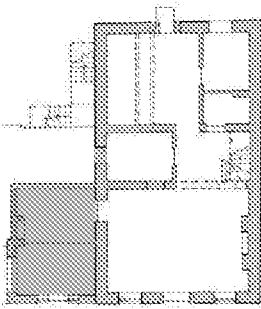
In 1998 it was subdivided at its west end to provide a scullery and a lobby access to the adjoining boiler house under the coach house.

Shortly after 1998 one of the windows on the south side was altered to form an external door to the garden and the partitions at the west end were removed to form a larger space, now used as a kitchen/breakfast room. It has a modern moulded cornice and a wooden floor.



The kitchen/breakfast room, looking west (above left) and looking north-east at the recess which may originally have contained a cooking range (above right).

Room LG5 : Office



This formed part of the former boiler house under the east end of the coach house and a covered yard on its south side, which had been added at a later (Phase 2) date, and they were shown as such on the 1998 as existing drawings (see Appendix 1).

The existing space was created shortly after 1998, by the insertion of a dividing wall separating the south end of the former boiler house from the north end, which was retained as part of the separate dwelling, and the construction of a new south wall incorporating glazed doors. The room has the remains of a fireplace on the west side and a ceiling at two levels.

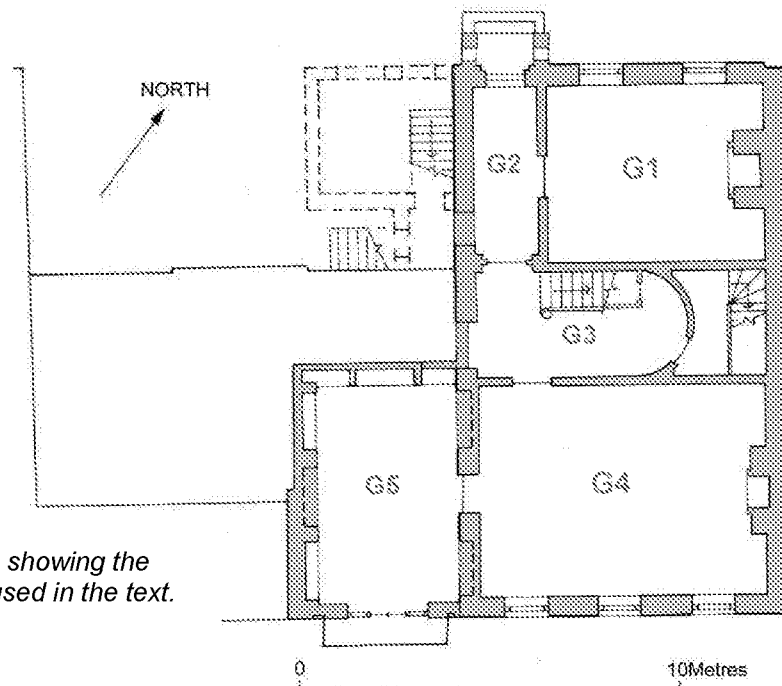
It has until recently been used as a dining room but is now used as an office.



The office, looking south-west.

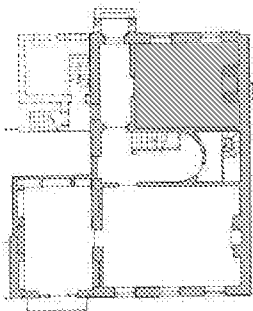
GROUND FLOOR

This is described as five compartments (G1-G5) - the first four (G1-G4) are contained in the original (Phase 1) house whilst the other one (G5) is contained in the later (Phase 2) extension and in part of the former coach house.



*Ground floor plan, showing the room numbering used in the text.
Scale 1:200.*

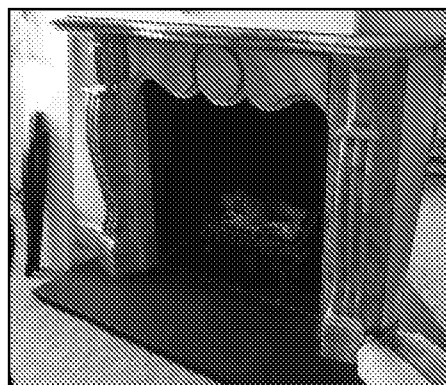
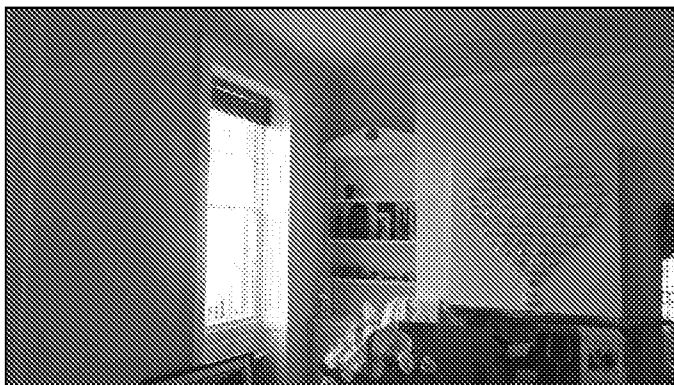
Room G1: Study



This is located on the north side of the original (Phase 1) house and was one of the principal ground floor living rooms, accessed from the entrance passage (G2) on its west side. In the later nineteenth and the first part twentieth century it seems to have been used as a doctor's surgery.

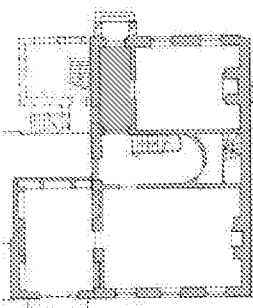
It is lit by two windows in the north side, both set in panelled reveals. It has a moulded cornice; a picture rail; moulded skirting boards; and moulded architraves to the door and windows. The marble chimneypiece is probably a recent insertion.

In 1998 it was described as a library; most recently it has been used as a study; and it is carpeted.



The study, looking north-east (above left) and the chimneypiece (above right).

Room G2: Entrance passage



This is located on the north side of the original (Phase 1) house and provided the main access from the front door on Maltravers Street, leading to the study (G1) and the stairs hall (G3).

At a later (Phase 3) date a door opening was created in its west side to gain access to an addition, which was subsequently removed and the opening sealed shortly after 1998.

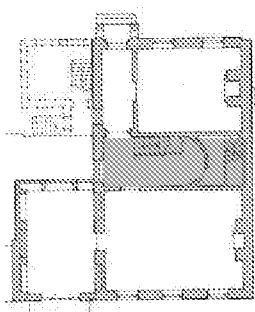
It is lit by two glazed panels in the six-panel door and a semi-circular fan-light.

It has a moulded cornice; a dado rail; moulded skirting boards; and moulded architraves to the doors. The floor is of modern tiles.



The entrance hall, looking north.

Room G3: Stairs hall

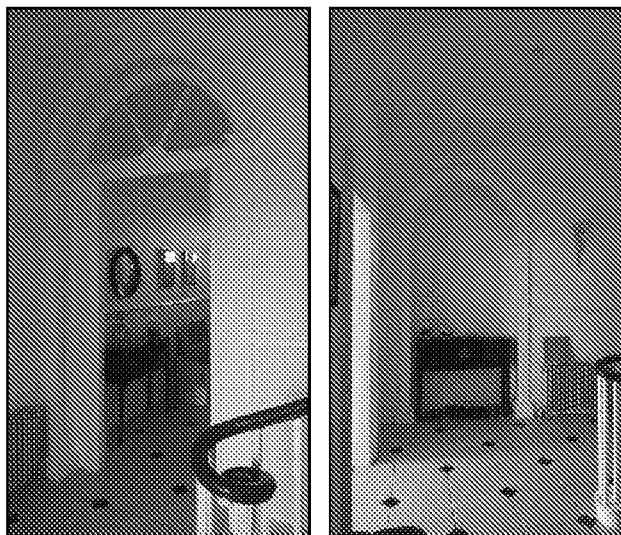


This is located in the middle of the original (Phase 1) house and is accessed from the entrance passage (G2) through an arch with semi-circular over-light, providing the only natural light, borrowed from the adjoining space.

It has a moulded cornice; a dado rail; moulded skirting boards; and architraves to the door opening on its south side, which provides access to the drawing room (G4).

It has a blocked door opening, set within a semi circular-headed arch, on its west side, which formerly gave access to the coach house, but this was sealed shortly after 1998.

The stairs hall, looking north-west to the entrance passage (right) and looking west to the blocked door opening (far right).



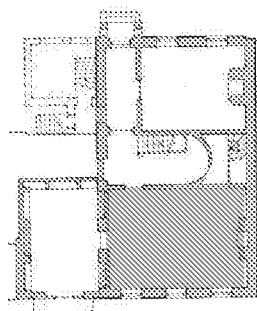
The main, cantilevered spiral staircase has plain spindles and a wooden handrail. Behind the staircase is the space formerly occupied by the servants' stairs, which now has stairs which lead only down to the lower ground floor level.

The floor is of modern tiles and the stairs are carpeted.

The stairs hall, looking east at the staircase (right) and to the access to the stairs to lower ground floor level (far right).



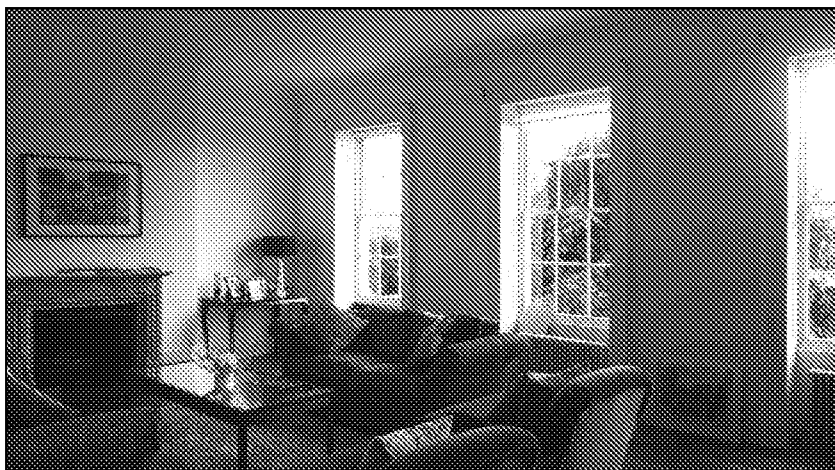
Room G4: Drawing room



This was the principal living room in the south side of the original (Phase 1) house, accessed from the stairs hall, and has probably been used firstly as a dining room and then as a drawing room.

It is lit by three windows on the south side, all set within panelled reveals and with the remains of hinged shutters and/or shutter boxes, which have been painted over.

It has a moulded cornice; a picture rail; moulded skirting boards; and moulded architraves to the doors and windows.

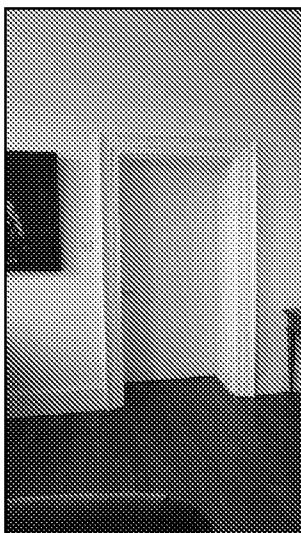


The drawing room, looking south-east.

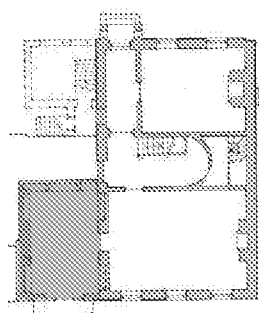
A door opening, set in panelled reveals, was inserted in the west side at a later (Phase 2) date to serve the new dining room (G5).

The marble chimneypiece and the wooden floor are probably recent additions.

The inserted door opening on the west side of the drawing room (right) and the chimneypiece (far right).



Room G5: Dining room



This was created at a later (Phase 2) date by an addition to the original (Phase 1) house and the conversion of part of the coach house to form a new dining room, with a servery at its north end. It is accessed from the drawing room (G4).

The servery was taken back into the coach house shortly after 1998 when it was converted as a dwelling.

The room is lit by tall windows and glazed doors on the south side but these were inserted shortly after 1998, when part of the south wall was also rebuilt.

The interior is fully panelled, said to be in the style of the architect Sir John Soane, and includes a barrel-vaulted ceiling and arched recesses with panelled reveals.

An original fireplace on the west side, shown on the 1998 drawings, was evidently removed or covered over with plasterboard in the subsequent refurbishment and there are indications that recesses on the east wall, may have received the same treatment. The door opening to the former servery at the north end has been sealed.

The dining room, looking south-east (right) and looking south-west (far right).

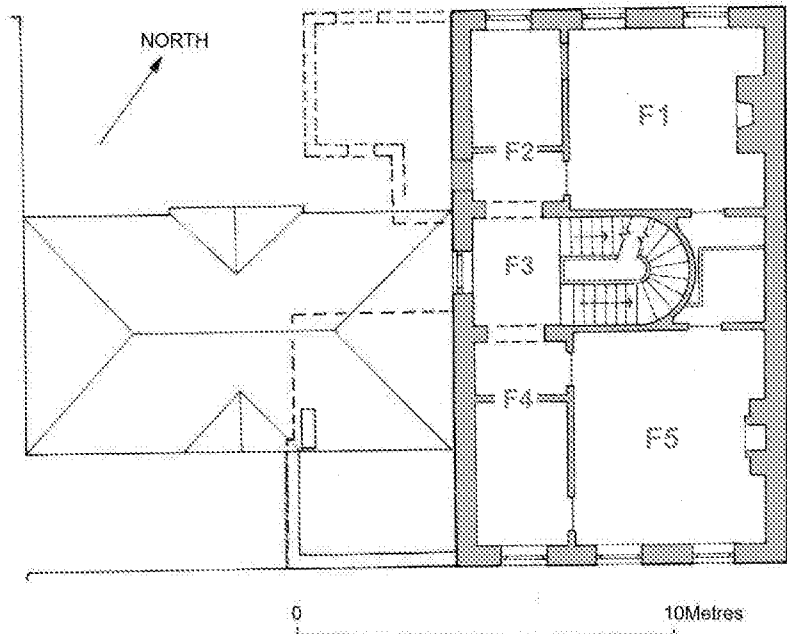


The dining room, looking north-west (right) and looking north (far right).



FIRST FLOOR

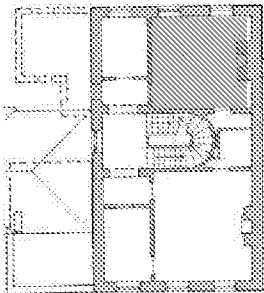
This is described as five compartments (F1-F5).



*First floor plan, showing the room numbering used in the text.
Scale 1:200.*

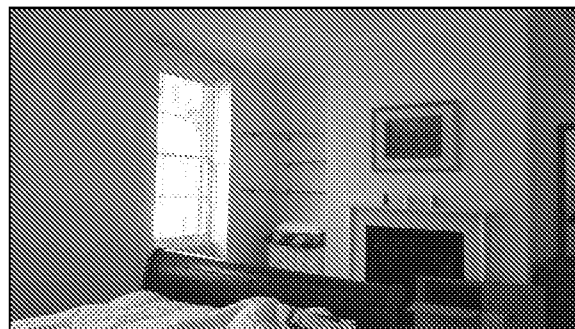
Room F1: Bedroom

This is one of the two principal bedrooms of the original (Phase 1) house and is located on its north side.

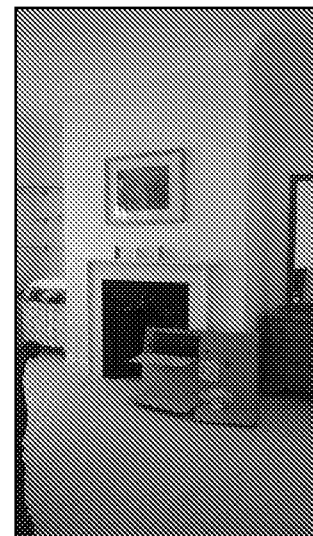


It is accessed from an adjoining lobby (F2) and is lit by two windows, set in panelled reveals, on the north side. The walls on the west side, which in 1998 formed a lobby and an en-suite dressing room (F2), are all twentieth century stud partitions - the door to the en-suite dressing room having been blocked since 1998.

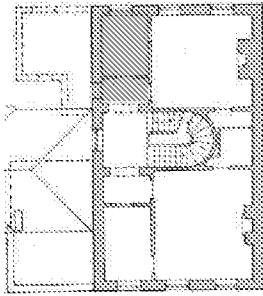
It has a moulded cornice; moulded skirting boards; and moulded architraves to the door and windows. It has a plain wooden chimneypiece with metal insert, which may be an original feature.



*The bedroom, looking north-east (above) and
the chimneypiece (right).*



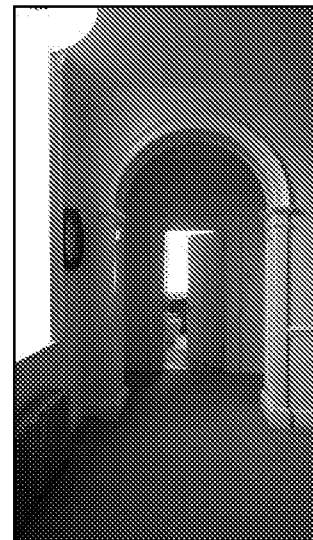
Room F2: Lobby and bathroom



These are located in the north-west corner of the original (Phase 1) house and lit by one window on the north side.

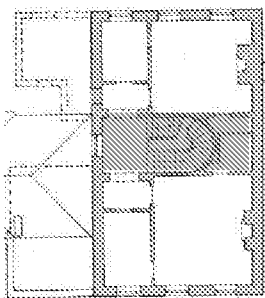
The walls, which in 1998 formed a lobby and an en-suite dressing room, are all twentieth century stud partitions, the door to the adjoining bedroom (F1) room having been blocked since 1998. There was a door opening on the west side of the lobby, which was inserted at a later (Phase 3) date to provide access to the addition, which in 1998 contained a bathroom and a lavatory. This was sealed when the addition was demolished shortly after 1998.

The lobby, which has a moulded cornice and skirting boards, is accessed from the stairs hall (F3) through a semi circular-headed opening with panelled reveals. The doors and architraves to the bathroom and bedroom are of twentieth century date and the bathroom has relatively modern fixtures.



The lobby and bathroom, from the south.

Room F3: Stairs hall and landing



This is located in the middle of the original (Phase 1) house and is lit by the lower half of a tall window on its west side.

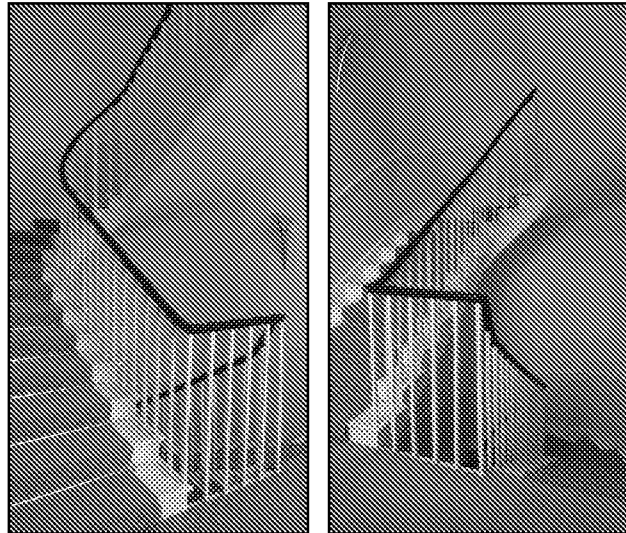
It provides access to the two adjoining lobbies (F2 and F4) and has a moulded cornice; a dado rail; and moulded skirting boards.



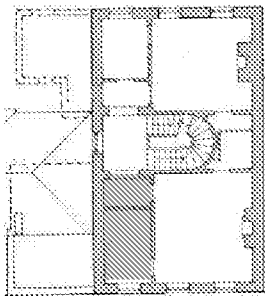
The window on the west side of the stairs hall.

The main, cantilevered spiral staircase has plain spindles and a wooden handrail. Behind the staircase is the space probably formerly occupied by the servants' stairs, which has been adapted as cupboards.

The staircase, looking south-east (right) and looking north-east (far right).



Room F4: Lobby and bathroom



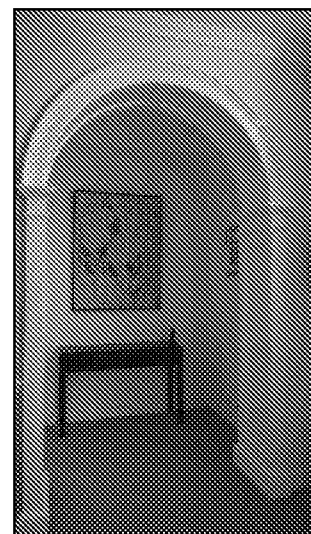
These are located in the south-west corner of the original (Phase 1) house and lit by one window on the south side, set in panelled reveals with the remains of hinged shutters and/or shutter boxes which have been painted over.

The walls, which in 1998 formed a lobby and an en-suite dressing room, are twentieth century stud partitions, the door from the lobby to the former changing room, now an en-suite bathroom to the bedroom (F5), having been blocked since 1998.

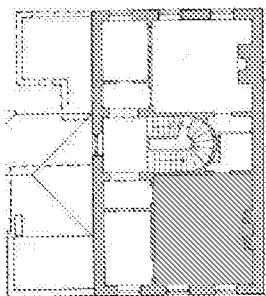
The lobby, which has a moulded cornice and skirting boards, is accessed from the stairs hall (F3) through a semi circular-headed opening with panelled reveals.

The doors and architraves to the bathroom and bedroom are of twentieth century date and the bathroom has relatively modern fixtures.

The lobby, from the north.



Room F5: Bedroom



This is the other of the two principal bedrooms of the original (Phase 1) house and is located on its south side.

It is lit by two windows in its south side, both set in panelled reveals with the remains of hinged shutters and/or shutter boxes which have been painted over.

It is accessed from the adjoining lobby and has access to the en-suite bathroom on its west side (F4).

The walls on its west side, which in 1998 formed a lobby and an en-suite dressing room, are all twentieth century stud partitions, the door from the lobby to the former changing room, now an en-suite bathroom to the bedroom (F5), having been blocked since 1998.

It has a moulded cornice; moulded skirting boards; and moulded architraves to the doors and windows. The marble chimneypiece may be a later insertion.

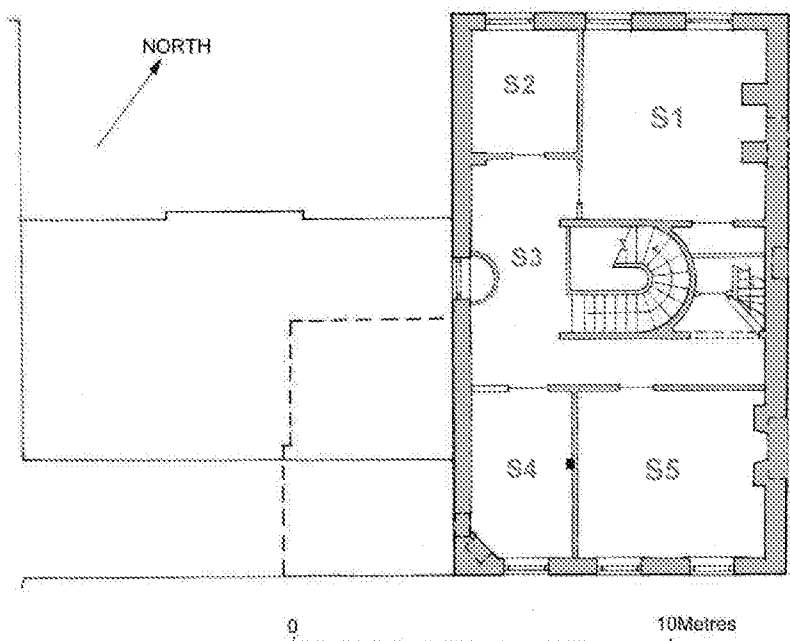


The bedroom, looking south-west (above) and the chimneypiece (right).



SECOND FLOOR

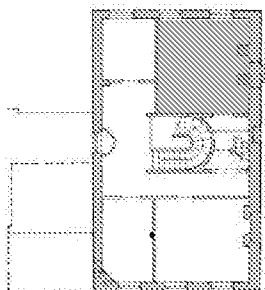
This is described as five compartments (S1-S5).



*Second floor plan, showing the room numbering used in the text.
Scale 1:200.*

Room S1: Bedroom

This is one of the two larger bedrooms of the original (Phase 1) house at this level and is located on its north side.



It is accessed from an adjoining landing (S3) and is lit by two windows on the north side.

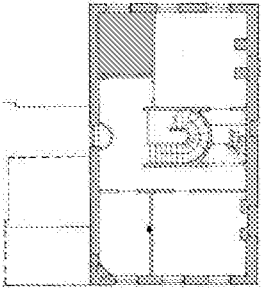
It has a moulded cornice; a central ceiling roundel; moulded skirting boards; and moulded architraves to the door and windows. The plain wooden chimneypiece with iron and brick inserts may be an original feature.

The walls on the west side, which in 1998 formed a family bathroom (S2) and access from the landing (S3), are twentieth century stud partitions probably dating to after 1998.



The bedroom, looking north-east.

Room S2: Bathroom



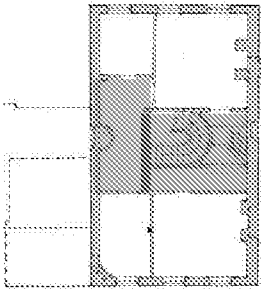
This is a small room located in the north-west corner of the original (Phase 1) house.

It is accessed from an adjoining landing (S3) and is lit by a window on the north side.

The walls on the east and south sides, which in 1998 formed a family bathroom and access from the landing (S3), are twentieth century stud partitions probably dating, at least in part, to after 1998.

It has been re-furbished since 1998 and still serves as a family bathroom.

Room S3: Landing and stairs hall

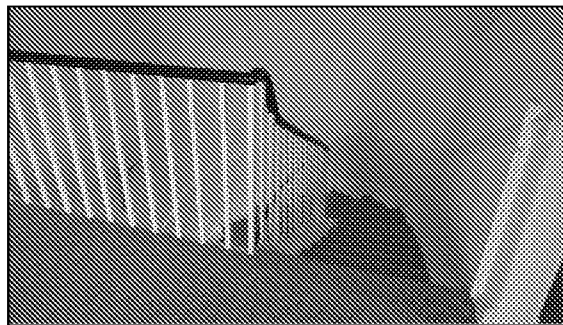


These are located in the middle of the original (Phase 1) house and the landing is lit by the upper half of a tall, semi circular-headed window on its west side.

The space was substantially re-ordered shortly after 1998 by the insertion of a number of new stud partitions and it now provides access to all the rooms at this level (S1, S2, S4 and S5) as well as a new side passage giving access to the back staircase up to the third, or attic, floor level.

It has a moulded cornice; moulded skirting boards; and moulded architraves to the doors.

The main, cantilevered spiral staircase has plain spindles and a wooden handrail

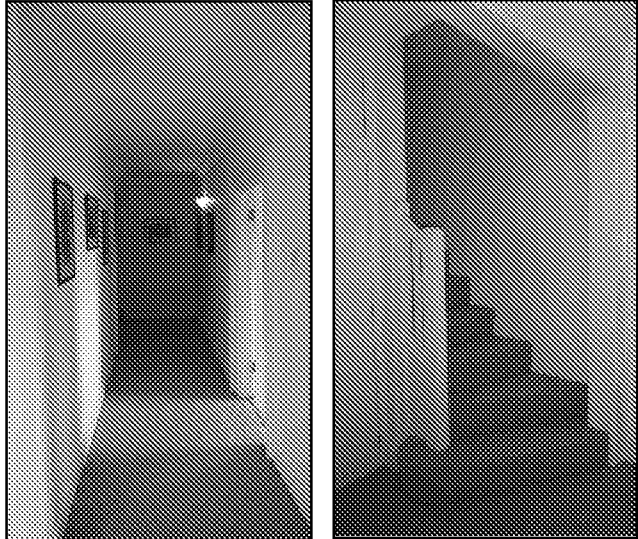


The window lighting the landing (right) and the spiral staircase (above).

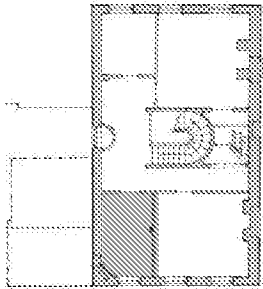


The space behind the staircase, formerly probably occupied by the servants' staircase, now has only the stairs up to third, or attic floor level, but the space has been substantially re-modelled since 1998 by the removal of a partition and door; the reconstruction of at least the lower part of the stairs; and the insertion of a cupboard.

The side passage, looking east (right) and the re-modelled stairs at its east end (far right).



Room S4: Small bedroom



This is a small room located in the south-west corner of the original (Phase 1) house.

It is accessed from the adjoining landing (S3); lit by a window with panelled reveals on the south side; and has an angled, metal chimneypiece in the south-west corner, which is probably an original feature.

The walls on the east and north sides are twentieth century stud partitions dating to after 1998 and that on the east side incorporates a vertical, band-sawn post, presumably inserted to help support the upper floor level and roof.

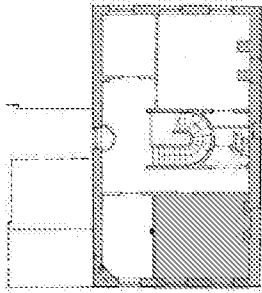
The room has a moulded cornice; a central ceiling roundel; moulded skirting boards; and moulded architraves to the door and window.

The small bedroom, looking south-west (right) and looking north (far right).



Room S5: Bedroom

This is the other of the two larger bedrooms of the original (Phase 1) house at this level and is located on its south side.



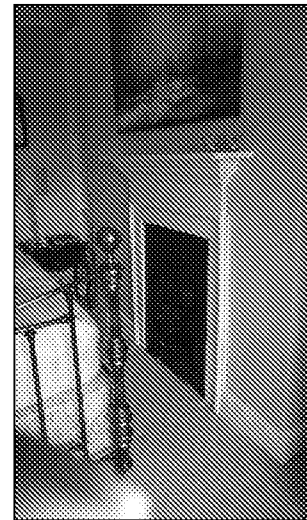
It is accessed from the adjoining landing and passage (S3) and is lit by two windows on the south side, both with partially panelled reveals.

The walls on the north and west sides are twentieth century stud partitions inserted shortly after 1998.

It has a moulded cornice; moulded skirting boards; and moulded architraves to the door and windows. The plain wooden chimneypiece with iron and brick inserts may be an original feature.

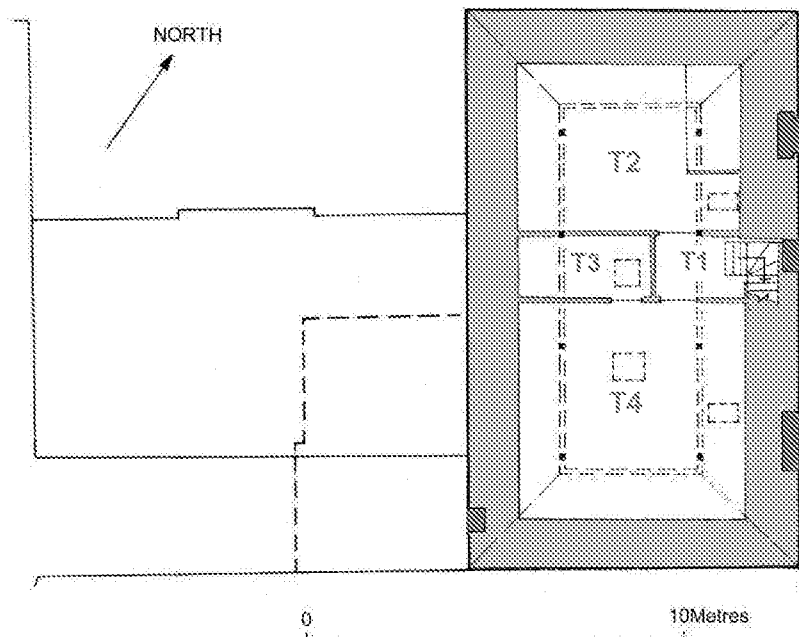


The bedroom, looking south-west (above) and the chimneypiece (right).



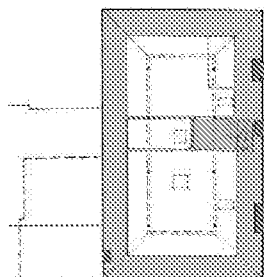
THIRD, OR ATTIC, FLOOR

This is described as four compartments (T1-T4).



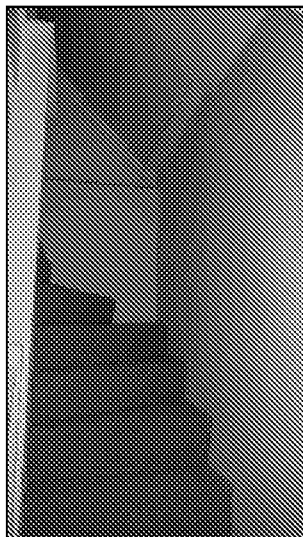
*Third, or attic floor plan, showing the room numbering used in the text.
Scale 1:200.*

Room T1: Stairs and landing



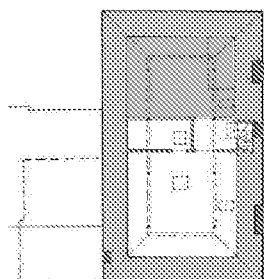
The stairs lead up from second floor level to the attic space, which may in the original (Phase 1) house have been used for storage, and provide access to a small landing.

They appear to have been lit by a dormer window, which has since been removed and the ceiling level has been lowered providing a difficult access to the landing (see Section 4 Phase 1).



The stairs, looking up from below (right) and from above from the west (far right).

Room T2: Attic room



This was shown subdivided as two rooms on the 1998 plan, but all the walls at this level are modern stud partitions, mostly introduced shortly after 1998.

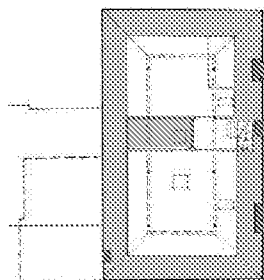
It is accessed through a door from the adjoining landing (T1) and is lit by a single window in the sloping roof on the east side.

It contains four upright posts supporting the purlins forming the outline of the flat roof element.



The attic room, looking north-west.

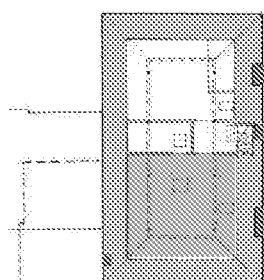
Room T3: Bathroom



This was created shortly after 1998, as an en-suite bathroom for the bedroom to the south (T4), by the insertion of stud partitions with a door on the south side.

It has no windows but a hatch in the ceiling provides access to the flat roof above.

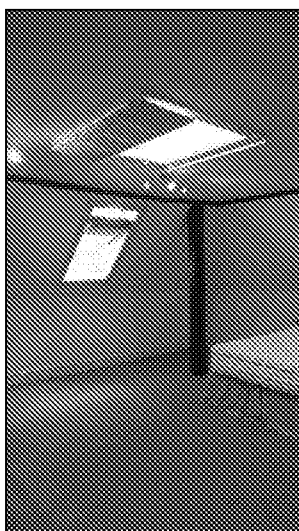
Room T4: Bedroom



This was also created shortly after 1998, by the insertion of stud partitions with doors on the north side providing access from the landing (T1) and to the en-suite bathroom (T3).

It is lit by a window in the sloping roof on the east side and by a roof-light.

It contains four upright posts supporting the purlins forming the outline of the flat roof element.



The bedroom, looking south-east (left) and looking south-west (above).

6. PROPOSALS

The proposals, which are set out separately in the application form are to re-paint the rendered west wall (which is currently cream) in dulux natural slate (a mid grey colour)

7. HERITAGE IMPACT ASSESSMENT

This section provides an assessment of significance for the whole of the building known as Carleton House, and parts of it, and then outlines the approach that will be adopted to ensure that the most significant elements of the property will be protected and, where possible, enhanced during the proposed re-painting of the external west rendered wall.

SIGNIFICANCE

There are no serious doubts about when the house was first erected and its original form externally. However, a considerable number of alterations have been made internally at lower ground, first, second and third, or attic, floor levels to the extent that it is difficult to be sure about its internal layout other than at ground floor level and the form of the stairs hall and main spiral staircase at the higher levels.

It was first erected in 1792-93, on land previously occupied by a nursery and gardens, in the form of a substantial, brick three-storey Georgian town house on the street frontage, but with an additional lower ground floor level, visible at the rear, and some attic rooms in the hipped roof (Phase 1). It had a main spiral staircase, used by the family, and probably had a back staircase, used by the servants. The service rooms, including the kitchen, were at lower ground floor level; the principal living rooms were at the raised ground floor level; the main bedrooms were at first floor level; and there were additional bedrooms at second floor level. An unusual feature was the absence of a direct access to the rear garden either from the lower ground level, which would have essentially been frequented by servants, or from the ground floor level, which would have been occupied by the family.

The two-storey coach house with basement level on its west side was probably built at about the same time but this does not form part of the assessment. Access from the house to the rear garden was presumably through the coach house via linking doors from the ground floor stairs hall and the room below it.

In *circa* 1825 a flat-roofed extension was added on the south-west side and a new dining room was created in this and part of the existing coach house (Phase 2). It has a low barrel-vault ceiling and extensive ornate panelling, possibly in the style of the architect, Sir John Soane.

The property appears to have been used in part as a doctor's surgery at least from 1851 and probably through to 1958.

In *circa* 1860 a two-storey extension under a sloping roof was added on the north-west side, facing onto and directly accessible from Maltravers Street, which may have been designed as a reception for the doctor's surgery. By 1998 this contained a ground floor kitchen giving direct access to a servery adjacent to the dining room (Phase 3).

In the mid- to -late twentieth century a porch was added on the street frontage and some of the interior spaces were re-ordered by the insertion of new stud partitions (Phase 4).

Shortly after 1998 and the issue of a planning consent in 1999, the earlier (Phase 3) extension was demolished; the interior of the house was re-ordered, again; a roofed balcony was added on the south elevation; and the former coach house was substantially re-furbished as a dwelling (Phase 5). Direct access was provided to the rear garden at lower ground floor level.

Externally, the house now survives close to its original form – the north elevation having been enhanced by the removal of the later (Phase 3) extension and associated walled yard.

The south elevation has been altered on several occasions by the insertion of a new door opening replacing a window in the original part of the house at lower ground floor level; the reconstruction of parts of the later (Phase 2) addition with new door and window openings; and the addition of the balcony and canopy.

Internally both the original stairs hall with its spiral staircase and the later dining room survive relatively intact as do elements of the principal living rooms and the bedrooms at ground, first and second floor levels.

However, much of the house is as re-furbished on two or more occasions in the twentieth century and it is difficult to be certain as to which of the fixtures and fittings, such as chimneypieces; cornices; dado rails; skirting boards; and architraves, are period details and which were introduced during these much later works.

The only built structures within the curtilage of the house is a section of garden wall; some terracing, paths, and a greenhouse of recent origin; and three dwellings erected in about 2001 at the south end of the garden on the Tarrant Street frontage – now known as 1-3 Carlton Terrace.

Listed status

In light of this much better understanding of the history and fabric of Carleton House than was evidently available in 1969, when the house was Listed, it is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the Grade II status afforded to it.

No *distinguished persons* have lived at Carleton House. It has no particularly *close historical associations* with nationally important people or events and the *architect* or *designer* of the property is not known.

The house is of some limited *historical interest* as part of the later Georgian development of the town of Arundel.

The house is not important as an example of planning as part of a square, terrace, or model settlement but it is important for its *group value* as comprising one element within an architectural or historic unity comprising Nos 3-31 (odd) Maltravers Street and Nos 1, 2 & 6 Bakers Arms Hill.

The house is not of *architectural interest* because it displays any particular technological innovation, virtuosity, or use of materials but it is a good example of a later Georgian townhouse with attached coach house.

It more than satisfies the criteria for inclusion on the Statutory List by virtue of its age, since all buildings erected before 1700 are Listed and most buildings erected between then and 1840 are included, with preference given to those that, like Carleton House, are relatively complete.

The north façade of Carleton House and the adjoining coach house, which is separately Listed, are of special architectural interest and importance to the nation for their design and as an example of a Georgian dwelling and associated coach house. Parts of the south elevation and elements of the interior, including the spiral staircase and some of the chimneypieces, are also original features but the interior spaces have all been modified in the recent past except at ground floor level.

Hence, whilst the building as a whole is of Listable quality, it is the north elevation and some, perhaps limited, parts of the interior that are of special architectural interest and certainly warrant inclusion in the Statutory List at Grade II.

Heritage asset status

The *National Planning Policy Framework* (2012) places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the Australia ICOMOS *Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996. It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5* (2010) and the *National Planning Policy Framework* (2012) where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and

- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of heritage assets to Carleton House it is proposed that it has some *evidential* and *historical value*. The dates and history of the house are already relatively well established, but further study of the documentary sources may confirm and throw further light on the date and circumstances of its construction.

It is not considered that the house has any particular significance to those who lived in it and it is considered most unlikely that the proposals will have an adverse affect on its *communal value*.

Realistically, it is mainly the *aesthetic value* of the building that is significant and this is derived from its external appearance from the north, when viewed from the public highway where it makes a major contribution to the streetscape of the Designated Arundel Conservation Area, and from some of the surviving period features internally. The rear elevation can only be viewed from a considerable distance away but is of some value.

IMPACT ASSESSMENT

The applicant has accepted that the significance of the Listed building could be adversely affected by the proposals if historic fabric were not protected from unnecessary loss or damage and if the character of the building was not protected from inappropriate additions, alterations, or intrusions. It was also recognised that some improvements may be appropriate in situations where previous damage or alteration can be corrected.

In order to achieve this the applicant commissioned this assessment in order to fully understand the history and fabric of the building so that decisions about what should be retained and what might be removed have been fully advised.

The proposals will not adversely affect the evidential and historical values of the house.

The proposal to change the wall colour has very limited affect on the external elevations and no affect on the interior of what remains of the original Georgian house and the extension to it.

The proposals will not have an adverse effect on any of the built structures within the curtilage of the Listed house or on its setting, or that of any other Listed buildings within its vicinity.

MITIGATION

The proposals have been informed by this assessment and decisions have included selecting a colour which is used by many other listed properties in Arundel and on Maltravers Street. Any perceived adverse affects of the proposals on the character and setting of the Listed building are mitigated by this choice of colour.

8. WRITTEN SCHEME OF INVESTIGATION

Any structures or parts of structures which are to be demolished or altered will be recorded by photographs, drawings, and/or written description prior to the commencement of works.