Application for Listed Building Consent for replacement of cast iron half-round guttering with cast iron style plastic guttering, black colour.

No.	AB	58	10	L
RECEIVED				

33 Tarrant Street Arundel

Your Ref: AB/58/10/L

Heritage Statement

The property is a town house dating from 1783, and is Grade II listed, situated within the Conservation Area.

The house was originally rectangular in plan, and is attached on its SW flank to a later (unlisted) building. Later additions/alterations include a bay window on the street frontage, a scullery at the rear at lower ground level (both pre 1900), and a bathroom over the scullery added in the 1950's. Though the building is listed, it has no outstanding or remarkable architectural features, nor is it of any significant historical interest. It is just an ordinary, typical example of a town house of the period.

The proposal for the replacement of the guttering relates to the main structure only, on three sides of the building (front, rear and NE flank), the fourth side drains into a 'valley' gutter between this house and the adjoining property. It is possible that the guttering is a later addition to the original building, since the use of eaves gutters only became common in the 1800's as they became more affordable. The present guttering is cast iron, 112 mm simple half-round sections supported on 'functional' brackets attached to the brickwork. In a couple of places the gutter is cracked and is leaking, and these sections need replacing. But the advice from roofing contractors is that the attempt to remove and replace just the damaged sections is very likely to lead to the damage of further sections, owing to the age and brittle nature of the material. The safest option is to replace all the guttering. It is only the gutters that need replacing. The hoppers and downpipes are still serviceable.

The proposal is to replace the cast iron guttering with 'cast iron style' in plastic. These sections of guttering are made using moulds of actual cast iron elements so that they preserve the shape and surface texture of the originals. They are much lighter than cast iron and will therefore not exert so great a stress on the brickwork, which is in places rather soft. This guttering also has the advantage of requiring no painting – an important consideration on a house that is three storeys high at the front, and four storeys at the rear. It will also be a much cheaper option. For a total length of about 19m the difference in cost is approximately £2,200.

It is worth noting that many listed buildings in Arundel have been fitted with standard plastic guttering, and other plastic items of storm and foul water drainage, presumably without consent. These 'alterations', although detectable to the keen eye, have not been raised as a matter of concern by the local amenity society, nor by any other observers.

ARUN DISTRICT COUNCIL AB/58/10/L