

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

FOR

**61 MALTRAVERS STREET
ARUNDEL
BN18 9BQ**

LISTED BUILDING CONSENT APPLICATION

APRIL 2021

Background and History

No. 61 forms part of a terrace of four elegant late 18th century town houses on the South side of Maltravers Street. It is situated on the raised section of pavement and rises to three stories with a two-storey wing to the West plus a basement level which leads onto the garden at the rear.

It is Grade II Listed and comprises red brickwork with a hipped slate roof; white painted sliding sash windows and a dentil cornice of cyma recta shaped bricks. It has a particularly elegant porch with Tuscan columns and pilasters and a 6-panelled front door.

Listing Details

Grade II

Listing Entry no. 1353766

Late C18. Terraced houses. Red brick. Hipped slate roof. 3 storeys. Brick eaves cornice with modillions of cyma recta shape. 3 ranges of double-hung sash windows with glazing bars on 1st and 2nd floors, 2 on ground floor. No 59 has a doorcase with unfluted Roman Doric attached columns, dentilled cornice, pediment, panelled reveals, semi-circular fanlight, frieze with plume motif between door and fanlight, and 6 Panelled door. No 61 has a porch with Tuscan columns and pilasters, straight entablatures either side with paterae in the frieze, a 3-centred arch to the front with fluted keystone, and a cornice with idiosyncratic mutules. 6-panelled door with lions head knocker and semi- circular fanlight in panelled reveals. No 61 has 2 storey extension to west of red brick with a pitched slate roof and brick modillion eaves cornice. Red brick chimney. 1 tripartite double-hung sash window with segmental head on ground floor, 1 modern sash window above. Basement with area, and 1 basement door. Iron railings with urn finials.

The property underwent an extensive programme of refurbishment to the interior between 2015-2016 as approved under ref AB/17/15/L after it was purchased by the current owners.

The Proposal

It has recently been discovered that the North West chimney is unstable with evident cracking along the base of the chimney.

According to the guidelines set out in **Section 2D: Proportions for masonry chimney above the roof surface, noted in part A – Structure of the UK Approved Building Regulations**, the current chimney does not meet the recommended proportions which may have contributed to its instability. There is also evidence the rear party wall chimney was reduced in height, perhaps for similar reasons.

In the Structural Survey report which was given to the property owners when they moved in noted:

The front party wall chimney is beginning to fail close to the head of the chimney. There is a fracture within the top six courses on the inner side, and one of the pots is broken. Some rebuilding of the head of the chimney is going to be needed soon.

The rear party wall chimney is a smaller structure than other, and from the appearance of its brickwork, is possibly newer or has been rebuilt.

It is therefore proposed to reduce the height of the current chimney. The existing bricks will be reclaimed and reused. The supporting brickwork below the chimney is to be repaired where necessary.



Fig. 1, Base of existing chimney.

Scale and Appearance

The new chimney will remain the same width and only will be reduced in height to 1950mm from the existing parapet wall on the south west elevation. The chimney will be repointed in hydraulic lime mortar to match the original pointing.

Amount and Gross Internal Area GIA

Gross internal area will not be changed.

Flood Risk

The site is located in a flood zone 1, an area with a low probability of flooding. Risk from flooding is not relevant to this proposal and therefore no further assessment should be needed.



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Conclusion/Assessment of Impact.

The existing chimney has been assessed by Campbellreith structural engineers and their recommendations can be seen in their report.

In summary the proposed reduced height will improve the stability of the chimney. The structural assessment and calculations have been submitted with this application.

Although the reduced height can be seen from the front elevation and will alter the appearance of a listed building, there is a growing concern over the damage which could be caused to 61 and 63 Maltravers, should the chimney collapse. It is therefore imperative for the work to be carried out as recommended by the structural engineers advice.

We therefore believe the proposed works will not negatively impact the setting of the listed building, and any work to be carried out is in the interest of preserving the historic building fabric.

April 2021