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To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: AB/61/21/L

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61 Maltravers Street Arundel BN18 9BQ

Listed building consent to reduced chimney height.

No 61 Maltravers Street forms part of a terrace of four late C.18 houses on the southern side of Maltravers Street. It has red brick elevations and brick eaves dentil cornice with modillions of cyma recta shape. 3 ranges of double-hung sash windows with glazing bars. The property also has a 2 storey extension to west of red brick with a pitched slate roof and brick modillion eaves cornice. Of note is a red brick chimney. In addition, there is a tripartite double-hung sash window with segmental head on ground floor, and 1 modern sash window above. Basement with area, and 1 basement door. Iron railings with urn finials.

The property also 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. It is considered to be of architectural and historical significance.

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

The Proposal

The proposal is to reduce the height of the chimney in the western, two storey element of the property. This chimney is a prominent feature in the Maltravers Street-scene, especially when viewed from the raised pavement on the other side of the road.

Having read the application details it would appear that, rather than just reduce the height of the chimney, the intention is to dismantle it and rebuild it to a lower height. This is considerably

different from the application description and could lead people to think that the only alteration is for the height of the chimney to be reduced, rather than for its whole-sale removal and rebuild.

Information from the structural engineers which states that they recommend that the stack is carefully dismantled down to parapet level and the brick units stored. The defective brickwork within the gable wall can then be investigated to establish the likely cause of movement in this area. Once the relevant investigations are completed, the necessary remedial works can be specified to reinstate the brickwork and restore the structural integrity of the wall in order that the chimney stack can be re-constructed using the salvaged bricks.

The structural report also states that 'the calculations conclude that an optimum stack height of 1950mm above parapet level can be achieved without the need for additional horizontal restraint or the introduction of significant new structure within the chimney itself'.

As a conservation officer, I am not qualified to deal with issues of a structural nature, and have to rely on others, especially when it comes to matters of safety. However, it is not clear if any alternative options have been investigated which would enable the chimney to be rebuilt to its previous height, which is disappointing.

Also, no information has been provided regarding the necessary remedial works which are required to reinstate the brickwork and restore the structural integrity of the wall. It is assumed that this would have to be provided once the existing chimney has been removed. Such details should be provided by way of condition, if you are minded to approve the application.

As a prominent structure, I would want to make sure that the existing bricks, bonding, mortar and design would be closely replicated in any replacement, so that it closely reflects the existing chimney and does not cause harm. These details could be provided for by way of condition if you are minded to approve the application.

Conclusion

Whilst the proposed works appear to be a requirement of health and safety, it is not clear if any alternative option has been assessed regarding the re-building of the chimney to its existing height. This approach is harmful as it results in the loss of fabric and a pleasant part of the street-scene. However, if it is the only viable option, the works would have to be accepted.

At present, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include reducing or removing risks to a heritage asset and ensuring that it is well maintained.

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

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