

Heritage Statement

For
21 Orchard Place,
Arundel,
West Sussex
BN18 9BP

Introduction

This is an application to increase the size of the existing rear attic dormer window, as well as to extend the existing single storey rear kitchen. The proposal also includes some internal, non-structural layout, adaptations.

Statement of Significance

The property is a Grade II listed building and it also sits within Arundel Conservation Area.

The Listing Details for the property are as follows:

I. 5401 ORCHARD PLACE ----- Nos 13 to 25 (odd) TQ 0107 1/217

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2. Early C19. Terraced cottages. Nodular flint. Brick dressings and chimneys. Pitched slate roof. 2 storeys. Brick modillion eaves cornice. 1 range of double-hung sash windows with glazing bars, except for Nos 23 and 25 which have blocked windows on ground floor. Nos 13, 17, 23 and 25 have 6-panelled doors. Doorways of Nos 23 and 25 have wooden surrounds with panelled reveals, incised line decoration on pilasters and frieze, and triangular pediments. Doorways of Nos 15 and 19 have gabled hoods over.

Nos 1 to 25 (ccnsec) form a group.

Listing NGR:TQ0151007084

Source: 'Conservation Areas' Arundel District Council

Below is an extract from, the Character Statement for this area:

'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. Although there are few buildings which as first site date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.'

Source: 'Conservation Areas' Arundel District Council

Schedule of Works :

The proposals for the works are as follows:

1. Replacement of the rear window in the living space with a timber casement french door, to match the existing window. This will enable direct access from the living space to the patio garden. The original exterior arched brick window lintel will be retained, maintaining the traditional aesthetic of the building exterior.

2. Inclusion of timber joinery cupboards at grounds floor level, beneath staircase and at either side of the chimney to the rear of the living space.
3. Extension of the existing single storey rear kitchen, incorporating a new utility/wc area.
4. Inclusion of a traditional stable style door in the new utility area, to provide access to the patio garden.
5. Existing rear door within the kitchen to be replaced with a traditional casement window to match all existing windows. This creates space for further storage space below.
6. Open up the mono-pitch ceiling void above the kitchen to create a more generous ceiling height.
7. Inclusion of timber joinery cupboards at either side of the fireplace in the bedroom at first floor level, in order to achieve some storage space, which is currently lacking in the property.
8. Expose the fireplace structure in the bathroom at first floor level, which at present has been covered with a stud wall. The current airing cupboard will be replaced with the sink position, in order to expose the existing fireplace structure.
9. Increase the size of the existing rear dormer window, in order to allow more light in to the attic bedroom.

Schedule of Materials :

1. The extension of the single storey rear kitchen is to be built with a rendered masonry structure to match the existing. The mono-pitch roof will be extended and covered in slate roof tiles to match the existing structure.
2. The new dormer window to the rear will be replaced with a traditional felt roof to match the existing condition.
3. All new windows are to be of a traditional timber casement style to match the existing windows to the rear of the property.

Summary:

The proposed works will be carried out with due care and diligence and will at all times remain sympathetic to the sensitive nature of the site. The proposal is in keeping with the existing building vernacular and gives a uniform and coherent façade to the rear of the property. It is felt that the scale and proportion is in keeping with the existing building and those neighbouring the plot. The proposed changes would have minimal visual impact on neighbouring properties implemented by the fact that the proposed extension mirrors the materiality of the existing building fabric, and is of a similar scale to the properties next door. The proposed works will improve the useability of the dwelling and will help to ensure the longevity of the building, as well as preserving the historic appearance of the area for the future.