

Heritage statement

The listing information on the Arun District Council's GIS website is as follows:

UPRN: 100061683563

Listing Reference: TQ 0107 1/85

Grade: II

Listing Feature: Nos 2 to 24 (even)

[Link to more details](#)

Site Reference **100061683563**

Details		
Location	Description	Grade
16 Bond Street Arundel	1. 5401 BOND STREET (North Side) ----- Nos 2 to 24 (even) TQ 0107 1/85 II GV 2. 1868 (rainwater head dated). Terraced estate cottages. Red brick, with some grey headers. Pulborough stone dressings. Pitched slate roof, with grey tile bonnets, and projecting wooden eaves. Wooden bargeboards to all gables, the end ones with elaborate drop tracery and decorated finials. Iron drainpipes and rainwater heads. Red brick chimneys with Pulborough stone quoins. 2 storeys and attics, 1 window range per cottage with projecting porches. Porches have single light casement windows with no glazing bars on south elevation, and doors in the side elevations. Porches have pitched roofs with projecting eaves. All other windows have casements with glazing bars. Attic dormers are gabled (bargeboards of Nos 4-8 (even) and 12-20 (even) have drop tracery), have slate-hung sides, and weatherboarded south elevations; dormer windows are all casement, except for No 8 which has no glazing bars, and No 16 which has plate glass. Continuous Pulborough stone sill courses to both floors. No 24 has 1 storey extension to north facing Mount Pleasant, Beach flint. Red brick dressings. Pitched slate roof. 1 door. 1 window (modern casement with glazing bars). Brick retaining wall to south of all cottages, interrupted by brick steps up to each one, and surmounted by a brick terrace. Nos 1 to 23 (odd) and Nos 2 to 24 (even) form a group with Nos 24 to 30 (even) King Street. National Grid Reference: TQ 01443 07138	LB2

The houses are believed to have been built by the workers who extended Arundel castle and built the cathedral (commissioned by the Duke of Norfolk in 1868) for themselves to live in during the construction. The houses remained part of the Duke of Norfolk's estate until they were gradually sold off after WWII.

All repairs to the exterior of the building are intended to use heritage-grade materials and to be indistinguishable in appearance from those replaced.

Design and Access statement

This application is for listed building consent for repairs and internal alterations to a Grade 2 listed Victorian terraced cottage in a conservation area in Arundel.

Development: Listed building consent for replacement gutters and downpipes. Ground floor: Plasterwork repair, crack repairs, replacement of 1950s hearth and fire surround, enlarge aperture in kitchen chimney breast, repair to kitchen window, replace LR window. First floor: replacement and re-alignment of 1950s partition, installation of new internal bathroom, installation of gas boiler, remove old gas fire. Second floor: installation of new ensuite bathroom & roof access.

- ◆ *Design principles and concepts applied to the development*
- ◆ *Steps taken to appraise the context of the development and how design takes the context into account*
- ◆ *Explain policy adopted as to access and how policies relating to access in relevant local development documents have been taken into account*
- ◆ *State what, if any, consultation has been undertaken relating to access to the development*
- ◆ *Explain how specific issues which might affect access to the development have been addressed*

Overall, when considering the work to be done to bring the cottage into a good state of repair whilst at the same time updating the facilities in line with those in other properties in the terrace, I have consulted the planning department to ascertain what part of the work needed listed building consent. I discussed the reply from Martyn White with the builders and an architect (who lives in one of the nearby cottages) and this has informed the process to use materials in keeping with the age, character and construction of the building, as far as possible. Building control have also been consulted and have responded with their requirements for the work.

Externally it is proposed that the gutters and downpipes are replaced with new heritage equivalents (cast aluminium), so that the appearance is unchanged, retaining the original hopper with its red lion and date; and 2 windows at the front of the property at ground floor and first floor level are to be replaced to match those on adjacent properties, made in the traditional manner by a local joiner (likewise repairs to the kitchen window). At the rear of the building a flue will be required for the new boiler, in line with current building regulations whilst being sympathetic to the external appearance, position to be determined in consultation with the council officers.

There is no intention to change the external appearance of the building (other than to re-instate windows with panes); nor to change the existing access to the building.

The internal refurbishment is intended to effect repairs to cracks in walls; repair plaster damaged by damp problems (caused by defective downpipes and guttering), using heritage plaster. Addition of modern facilities will be, as far as possible, in keeping with the character of the cottage whilst bringing it up to date.

On the ground floor :

In the front room the intention is to replace a 1950s hearth & fire surround with a traditional style wooden fire surround and a log-effect gas stove fire, to be more in keeping with the style of the property; to replace the plain glazed window with panes, the same as the rest of the houses; and

to repair damaged plaster with heritage plaster. In the kitchen the intention is to enlarge the aperture in the chimney breast, in a similar way to other houses in the terrace, to accommodate a modern cooker (where the original range would have been); and to remove an expelair extractor fan from the kitchen window and replace the top 2 panes of the window to match those in the rest of the window (to be made by a local joiner).

On the first floor :

The intention is to re-place and re-align the 1950s partition wall on the first floor, splitting the current bathroom into 2 sections with the installation of a new internal bathroom; whilst the remaining part is set up as a study area, possibly including the new combi-boiler (position to be decided in consultation with those concerned with listed building consent, once the position of the flue is determined). In the bedroom there is an old gas fire that needs to be removed and some damaged plasterwork to be repaired, using heritage plaster.

On the top floor:

The intention is to instal a new en-suite bathroom; and installing access to the roof.

All changes are in line with those in other houses in the terrace, as viewed in the sales particulars when they have come up for sale,; or through personal knowledge of the other houses, and are intended to be in keeping with the unique character of the Victorian cottage whilst providing the facilities expected in the 21st century.

The outhouse walls also need repairing due to damp.

Access:

w.r.t. accessibility: This is a 3-story Victorian cottage with a narrow, enclosed staircase between each level; the house is built on the side of a hill with steps from the road up to the terrace in front of the house to access the front door in the porch; and with steps down from the rear access in King Street to the communal twitten that runs along the back of the cottages, between the houses and the row of outhouses. It does not seem appropriate to apply modern accessibility principles to this property, as the location is totally unsuitable for a disabled person to live in.

w.r.t. building work: scaffolding will be required to replace the gutters and downpipes and I have consulted the neighbour of the adjoining property, with whom the downpipe is shared at the front. Parking for the builders cars will be found in the neighbourhood, there is no need for special access from the road.