

# DETAILED STATEMENT OF SIGNIFICANCE



*In relation to **INTERNAL AND EXTERNAL ALTERATIONS**  
at Nos 5 & 6, **TOWER STREET, CHICHESTER***

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# Contents

- 1. Introduction**
- 2. Detailed Statement of Significance**
- 3. Conclusion**

***Bibliography***

## **EXECUTIVE SUMMARY**

Nos. 5 & 6 Tower Street, also known as 'Chase Cottage' is a grade II listed property on the west side of Tower Street near the centre of Chichester.

The modest building is formed of three bays and parts of the fabric date from the late C17. Much of the earlier timber frame has been replaced with brickwork during the C18 and C19. The property was converted into two separate cottages during the C18 and in consequence the earlier plan and constructional details of the original building have been lost. The garret space retains significant early fabric.

The significance of this heritage asset is evident in numerous components of its fabric and facets of its history. Several existing modern features however are considered to have a negative impact upon both the cottage and its setting.

Later C20 intervention has affected much of the existing fabric. The 'over restoration' of the property includes a great deal of 'Mock-Tudor' timberwork (probably inserted without consent sometime in the last 20-30 years).

The proposed internal and external alterations generally only affect C20 fabric or that which has been adversely affected by modern intervention. The most significant fabric will not be affected by the proposals.

The visible areas of the rear Elevation are also modern and use materials and finishes that are unsympathetic to the Listed Building. The Architectural Significance of this elevation is consequently limited.

The proposed single storey garden room and bathroom extension at First Floor level will only affect fabric dating from the C20.

The proposed internal alterations generally only require the removal of modern fabric (some of which may have been introduced without Listed Building Consent by previous occupants).

A proposed opening at cellar level will require the removal of a localised area of C18 fabric. The proposed opening between the bedroom and bathroom to form an en-suite bathroom will also require the removal of a small area of C19 material. These areas are of moderate significance and have been archaeologically recorded as a means of mitigation.

The overall impact of the proposed works does not constitute significant harm and will secure the future of the Listed Building as a family home.

## 1. INTRODUCTION

- 1.1. This Detailed Statement of Significance has been prepared by Richard Meynell Ltd *Specialist Conservation Architects* on behalf of Mr & Mrs Sullivan to assess the impact of the proposals on the significance of Chase Cottage (hereafter referred to as 'the cottage').

This document supports an application for Listed Building Consent and Householder Planning Permission.

- 1.2. Through an ongoing dialogue between the Architect, Structural Engineer and Historic Buildings Archaeologist the design drawings have been updated and designed in detail. Some minor alterations have also been undertaken since the original application for Listed Building Consent in order to minimise the harm to the Heritage Asset.

- 1.3. The purpose of the report is to assess the significance of the building, and the impact of proposals on individual aspects on the building and the potential impact on the historic fabric. The report covers the following key issues:

- A statement of significance related to the building and its site
- A detailed impact assessment of the proposed works upon the historic fabric.

Please read in conjunction with Appendix A – Archaeological Plans indicating age and significance of the building fabric.

This report should be read in conjunction with the submitted drawings and other supporting information including the updated Structural drawings and details.

These documents have all been taken into consideration when preparing this Statement of Significance.

## 2. DETAILED STATEMENT OF SIGNIFICANCE

2.1. Assessing significance is a key principle for managing change to Heritage Assets and is embedded within current national and local planning policy.

In response to officer comments at Planning Stage, this statement seeks to assess the potential impact of the proposed works on the significance of the Listed Building. The report is in a systematic format and deals with the individual proposals in turn. The areas to be considered are as follows;

### **Externally**

- Rear Façade and associated historic fabric
- Garden walls

### **Internally**

- Proposed door openings at Ground Floor level
- Proposed alteration of the staircase from Ground to First Floor
- Proposed door opening at First Floor level
- Installation of a platform lift from First to Second Floor
- Proposed door openings at Cellar level
- Alteration to the fireplaces within the existing Living Room and Dining Room

### **Designations**

In order to determine the Significance of a Heritage Asset it is also important to understand the reason for its designation.

The cottage is grade II listed and according to the listing schedule from Historic England the property was listed in October 1971. List Entry Number: 1026628 reads as follows:

*No 6 (The Cottage). Formerly Nos 5 and 6. C18. Tiled roof with slightly lower roof-line and frontage than Nos 1-4. Modern attic projection in roof with 3 casement windows. 2 storeys and attic. stuccoed. 2 3 light casement windows on ground and 1st floors with modern shutters to windows, Recessed panel in centre on 1st floor. Band between 1st and ground floors. Door with moulded panels, top 2 cut away and glazed; flat hood over.*

The property falls within Chichester Conservation Area: North-west quadrant: County Hall and North Street.

The proposal therefore takes account of relevant design guidelines as set out in the Conservation Area Character Appraisal.

## 2.2. Rear Elevation and associated historic fabric



**Plate I: Rear (West) Elevation**

The rear Elevation is largely comprised of modern fabric. The modern brick walls have a modern cement render finish while the tile hanging finish is laid over modern studwork. All openings date from the C20 and do not conform to an earlier pattern or floorplan. Dormer window projections and painted timber oriel window date from the mid-late C20.



**Plate II: North end, Rear (West) Elevation. Tile hanging to First Floor.**

Site of proposed Bathroom extension. Wall and tile hanging dated to mid-late C20.



**Plates III: West external wall - To be removed to enable proposed Bathroom extension**  
200x200mm Sample area of fabric removed - all noted to be mid-late C20.

**Proposed Works:**

Single storey rear extension, removal of oriel window and extension of bathroom at First Floor level. Ref drawing S.1021/3J.

**Fabric Construction:**

Oriel Window – Painted softwood with modern plate glass. Lead covered roof.  
Bathroom West wall – Machine made clay tile, breathable roofing membrane, regularised timber studwork, *Celotex* insulation, Plywood, plasterboard and ceramic tile.

**Estimated Date of Fabric:**

Most of the visible fabric of the rear façade is C20. Roof structure at attic floor level C17.  
Oriel window (to be removed) – mid C20  
West wall of Bathroom (to be removed) – mid-late C20

**Significance:**

Historic Significance – Varies greatly over the Rear Elevation. Low significance - C20 alterations including the oriel window. High significance - late C17 attic roof.

Architectural Significance – Generally of low significance. The modern flat roofed dormer windows and use of machine made, unsympathetic materials adversely effects the elevation. The more significant fabric has been diluted by earlier intervention. The oriel window appears out of context in the rear facing elevation and falls awkwardly over the existing half landing.

**Need:**

To provide a family bathroom with independent shower facility.

**Impact:**

The proposed works only require the removal of fabric dating from the C20.  
The proposals will not greatly impact on the significance of the Listed Building.

**Additional comments:**

None.

### 2.3. Garden Walls



**Plate IV: Garden wall to the north side of the rear garden**

**Proposed Works:**

Underpinning of the wall in accordance with Structural Engineer's design to enable construction of proposed basement. Ref drawing S.1021/3J and Structural Report.

**Fabric Construction:**

Lime mortar, flint and rubble foundation (400mm deep).  
9" handmade brickwork with no discernible bond. Brick capping course.

**Estimated Date of Fabric:**

C18 / C19 with earlier material re-used (not in-situ)

**Significance:**

Historic Significance – High significance. The wall is typical of many found within Chichester's city walls. The quality of construction is poor. The significance of the wall lies with the fact that it marks the historic boundary of the site (boundary believed to date to the late medieval period).

Architectural Significance – Moderate/low significance.

**Need:**

To stabilise the garden wall while enabling the construction of the rear cellar extension.

**Impact:**

The proposed underpinning will not affect the wall above ground level or have an adverse effect on its significance.

**Additional comments:**

Localised repointing and conservation repairs will help to secure the future of the wall and its historic significance.



#### 2.4. Proposed door openings at Ground Floor level



**Plate V: East wall of existing kitchen. Location of proposed door opening marked by dashed red line.**



**Plate VI: Modern infill to historic door opening**  
Regularised timber rail with wire-cut nail fixings. Associated carlite plaster, brick and blockwork infill with cement mortar.



**Plate VII: North end, Re-used C16 timbers with concrete blockwork infill beneath.**  
Hollow mortice is associated with a vertical post and diagonal brace (timber not in-situ).

**Proposed Works:**

Door opening from Proposed Kitchen to Library. Ref drawing S.1021/3J.

**Fabric Construction:**

Fabric proposed for removal includes carlite plaster and modern wallpaper, regularised timber with wire cut nails, concrete blockwork and re-used brick with cement mortar.

**Estimated Date of Fabric:**

mid-C20 - The proposed opening appears to have been a doorway infilled during the renovation works undertaken during the 1950's or later.

**Significance:**

Historic Significance – Low Significance. The materials are generally modern or of low quality and of little significance in the context.

Architectural Significance – Low Significance.

**Need:**

To enable access between the proposed Kitchen and Library.

**Impact:**

The proposed works will not have an adverse effect on the significance of the building. The opening of the infilled doorway will help to reveal an earlier plan of the building.

**Additional comments:**

Archaeological recording of the wall and significant fabric has been undertaken. It is also suggested that the re-used C16 timbers are left exposed and unfinished to enable a better understanding of the building's construction and historic development.

2.5. Proposed alteration of the staircase from Ground to First Floor



Plate VIII: Softwood timber staircase to half landing



Plate IX: Staircase as viewed from First Floor



Plate X: Concrete blockwork to north wall of stairwell



**Plate XI: North wall of stairwell as viewed from Study**

**Proposed Works:**

Reverse staircase in existing location and remove North wall of stairwell to form open balustrade. Replace rear door with window. Ref drawing S.1021/3J.

**Fabric Construction:**

Staircase – Painted softwood treads, Hardboard and softwood risers with modern softwood balustrade, newel posts and spindles. Wood effect fibre board. Timber studwork supporting structure.

North wall of stairwell – cement plaster, concrete blockwork and modern reinforced concrete and timber lintels.

Rear Door – Painted softwood, fully glazed with modern plate glass

**Estimated Date of Fabric:**

Mid-late C20 - Both the staircase and North wall postdate the conversion from two dwellings into a single dwelling undertaken during the 1950's.

Rear door – late C20

**Significance:**

Historic Significance – Low significance – The staircase was introduced during a phase of C20 works and does not respect the historic plan form of the building.

Architectural Significance – Low significance.

**Need:**

To enable the introduction of an ambulant disabled accessible WC on the Ground Floor and a shallower staircase with easier going.

**Impact:**

The removal of modern fabric and layout to enable the re-ordering of the staircase is not considered to pose significant harm to the Listed Building.

**Additional comments:**

Structural alterations to be designed in detail to avoid affecting adjacent fabric.

**2.6. Proposed door openings at First Floor level**



**Plate XII: West wall of South Bedroom with area of modern cement plaster removed. Re-used C16 timber over proposed door opening.**



**Clockwise from top left.**

**Plate XIII: Re-used 1½" oak rail butted against 4" oak stud.**

**Plate XIV: Re-used 5" oak rail butted against 4" oak stud.**

**Plate XV: Stud concealed behind Mock-Tudor board**

**Plate XVI: Empty peg hole suggesting re-use of earlier timberwork**



**Plate XVII: Proposed location of 2' door opening.**

**Proposed Works:**

Door opening from Bedroom to Proposed En-suite. Ref drawing S.1021/3J.

**Fabric Construction:**

Fabric proposed for removal includes cement plaster, modern wallpaper, painted softwood, re-used timbers (not in-situ) and re-used brick.

**Estimated Date of Fabric:**

C19 – The studwork incorporates re-used timbers.

**Significance:**

Historic Significance – Moderate Significance. The materials used are generally of low quality.

Architectural Significance – Low Significance.

**Need:**

To enable access from the bedroom to the proposed En-suite.

**Impact:**

It is not believed that the proposed opening and loss of historic fabric constitute significant harm. The more important re-used C16 timbers will not be affected by the proposed work.

**Additional comments:**

Archaeological recording of the wall and significant fabric has been undertaken. The re-used C16 timbers are to be left exposed.



**2.7. Installation of a platform lift from First to Second Floor**



**Plate XVIII: Staircase from First to Second Floor level (view from West).**



**Clockwise from top:**

**Plate XIX: Floorboards beneath stair flight and in location of proposed platform lift**  
**Plate XX: Earlier First Floor structure overlaid with modern regularised timber and 6”**  
**floor-boards.**

**Plate XXI: Studwork to North and South of staircase formed of modern timber and**  
**plasterboard in poor condition.**



**Plate XXII: Attic Floor, re-used boards overlaid with new. Modern joists adjacent staircase.**

**Proposed Works:**

Stair flight to be removed and replaced with platform lift. Studwork walls and floor locally adapted to suit. Ref Structural Engineer's drawings.

**Fabric Construction:**

Staircase – Softwood treads, Hardboard risers with modern handrail. Timber studwork to North and South with wood effect fibre board and plasterboard over.

**Estimated Date of Fabric:**

Mid-late C20 - The staircase postdates conversion to a single dwelling in the 1950's.

First Floor – mid-C20 over C19 structure

Second Floor (affected by works) – mid-C20 over C19 structure, reused C16 fabric elsewhere.

**Significance:**

Historic Significance – Low significance – The staircase and adjacent fabric are modern and do not respect the historic plan form of the building.

Architectural Significance – Low significance.

**Need:**

To facilitate access to the attic floor while making efficient use of floor space.

**Impact:**

The proposed structural alterations and removal of fabric of low significance to enable the installation of a platform lift will not lead to significant harm to the Listed Building.

**Additional comments:**

Structural alterations to be carried out in strict accordance with SE information.

2.8. Proposed door openings at Cellar level



Plate XXIII: West wall of North cellar.  
Proposed door opening marked with red dashed line.



Left to right  
Plates XXIV: Existing opening from South cellar into existing void  
Plate XXV: Existing opening from North cellar into South cellar

**Proposed Works:**

Door opening from Proposed Family room to Proposed Lobby in existing North cellar.  
Increase height of opening between existing North and South cellars. Ref drawing S.1021/3J.

**Fabric Construction:**

Fabric proposed for removal includes backfilled concrete, concrete blockwork, a localised area of rubble stone and re-used brick with lime mortar.

**Estimated Date of Fabric:**

Late C18 or C19 as well as C20 concrete infill.

**Significance:**

Historic Significance – Moderate Significance. The materials used are generally of low quality and have been adversely affected by previous intervention.

Architectural Significance – Low Significance.

**Need:**

To enable access between the existing and proposed cellar.

**Impact:**

It is not believed that the proposed opening and loss of historic fabric constitute significant harm, particularly as the affected areas have been previously affected by inappropriate modern intervention.

**Additional comments:**

Archaeological recording of the wall and significant fabric has been undertaken.

A detailed report on below ground Archaeological has been produced and explains that there should be no reason to refuse the application on the grounds of archaeology.

The existing brick paved floors will be retained in-situ and repaired using appropriate conservation techniques.

## 2.9. Alteration to the fireplace within the existing Living Room and Dining Room



**Plate XXVI: Fireplace within existing Dining Room**

Good quality early-mid C20 brickwork to the fireplace bordered by two pre-formed concrete pilasters.



**Plate XXVII: Fireplace within existing Living Room**

A heavily sand blasted and re-used oak mantle shelf rests on two pre-formed concrete pilasters. Behind these features exist an original oak lintel and good quality early-mid C20 brickwork.

**Proposed Works:**

Removal of concrete pilasters and sand blasted mantle shelf. Making good of brickwork and lime plaster using matching materials. Ref drawing S.1021/3J.

**Fabric Construction:**

Pilasters - Painted pre-cast concrete.

Mantle shelf – Sand blasted oak (not in-situ)

**Estimated Date of Fabric:**

Late C20.

**Significance:**

Historic Significance – Low significance. These features are modern and do not represent a significant phase in the building's development. They are also likely to have been installed without Listed Building Consent.

Architectural Significance – Low significance. The materials are of poor quality and of a style which is at odds with the character of the building.

**Impact:**

Assuming the proposed works are undertaken in accordance with Best Practice Guidelines it is not envisaged that there will be an adverse impact upon fabric of significance i.e the chimney stack and early lintel.

**Additional comments:**

None.

### 3. CONCLUSIONS

- 3.1. Chase Cottage is a grade II listed building of high heritage significance although the significance of its component parts varies greatly. Several existing features are considered to have a negative impact upon the heritage asset and its setting.
- 3.2. The proposed internal and external alterations generally affect C20 fabric or that which has been adversely affected by modern intervention.
- 3.3. The visible areas of the rear Elevation are generally comprised of C20 alterations with modern materials and finishes that are unsympathetic to the Listed Building. Its value in terms of Architectural Significance is believed to be limited. The proposed single storey garden room and bathroom extension at First Floor level will only affect fabric dating from the C20.
- 3.4. The fenestration to the rear elevation, including the oriel window, is understood to have been introduced during the mid-C20 during the conversion of the property into a single dwelling. These appear at odds with the pattern of development and do not conform to an earlier floorplan arrangement.
- 3.5. The proposed internal alterations generally only require the removal of modern fabric (some of which may have been introduced without Listed Building Consent by previous occupants).
- 3.6. A proposed opening at cellar level will require the removal of a localised area of C18 fabric. The proposed opening between the bedroom and bathroom to form an en-suite bathroom will also require the removal of C19 material. These areas are of moderate significance and have been archaeologically recorded.
- 3.7. The proposed works are to be undertaken in strict accordance with Historic England best practice guidelines. This will minimise the effect on the historic fabric and avoid undue harm to areas of high significance.
- 3.8. The overall impact of the proposed works does not constitute significant harm and will secure the future of the Listed Building as a family home.

Richard Meynell Ltd - May 2019

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