



**54 Tarrant Street • Arundel
West Sussex • BN18 9DN**

Heritage Statement

October 2018

HERITAGE STATEMENT

54 TARRANT STREET, ARUNDEL

Introduction

54 Tarrant Street is an Early 19th Century Grade II Listed Building in the historic centre of Arundel, in West Sussex. The site forms part of a terrace of red brick houses on the North side of Tarrant Street-towards the West end in, what is now, a mainly residential area.

This Heritage Statement has been sought to support a planning application for Listed Building Consent, with the request to replace two bay windows and damaged guttering. The replacement windows and rainwater goods will match the existing exactly to preserve and enhance the historical elevation.

1.00 An Assessment of the Heritage Significance

1.01 The Formation of the Town of Arundel

There are traces of early Roman development in Arundel, however it developed mainly as a Saxon town referred to in the Domesday Book in 1086, by which time Arundel had become a thriving market town and port, with a population of a few hundred. In 1243 Arundel Castle came to be owned by the Fitzalan Family and then at the end of the 16th century the castle and Earldom was passed to the Duke of Norfolk. The Norfolk Estate was a prominent employer for many centuries not just within the town but the surrounding villages as well. During this time the town developed as a busy port with docks and wharves built along the river bank as well as a key market centre for the Arun valley.

During the English Civil War Arundel Castle changed hands three times and at the end of the war it was severely damaged and reduced to a ruin. In 1787 its re-building was begun by Charles Howard 11th Duke of Norfolk and then re-structuring was again undertaken following a visit by Queen Victoria in 1846. This was masterminded by Henry Fitzalan Howard 14th Duke and completed by his son Henry Fitzalan Howard 15th Duke in 1900.

Between the Civil War and the late 18th century Arundel was in a relatively poor state. However it began to flourish again in the early 19th century - still as a busy market town and port with two breweries and a timber trade. Arundel Station was constructed in 1863. Gaslight was first seen in the town in 1838, the new Catholic Cathedral was commissioned in 1868. The town grew considerably throughout the 19th century until by 1901 it had a population of over 3000. Today the population is 3650.

1.02 Street Description

Tarrant Street lies within the Arundel Conservation Area which in total covers 500 buildings many of which are listed and many other of which are of historical or architectural interest.

A tithe map of c.1785 shows it known as Lower Lane and running parallel with Market Street which became Maltravers Street to the North and with the line of the River Arun to the South. The architectural characteristics of Tarrant are richly varied and range from the 16th century timber framed buildings, to the building on the corner of School Lane which is shown on the tithe map as Newburgh Arms Inn with stables, yard and garden owned by George Constable and occupied in the 1840s by James Holmes Hopkins.

In between there are many notable buildings including the Old Candle Factory in Tarrant Square; the 19th century printing works which housed the West Sussex Gazette and South of England Advertiser; the Victoria Institute a stuccoed classical building built in 1846 and the three storey furniture depository built by Charles Sparks in in the 1830s.

Listed dwellings include Walker House a three storey terraced house built in the late 18th century; Avola House an imposing detached house with a parapet roof and south facing terraced garden also of the late 18th century and Tarrant House at No 42 a red brick two storey house with noticeable ground floor porch with Tuscan pilasters and 6-panelled door which records show was owned and occupied by Robert Watkins who became the Duke of Norfolk's agent.

The terrace of three storied red brick houses are believed to have been built between 1785 and 1788 and are of significant quality compared with many of the more humble two storey cottages which were built in the town at this time largely of flint or beach cobbles with brick dressings. However the property at the west end known as 54 and 54A Tarrant Street are more recent, a 19th Century building listed in 1974.

1.03 No 54,Tarrant Street-Listing Status

Name: 54 Tarrant Street
List Entry Number: 1277912
Location: 54 Tarrant Street (North Side).
County: West Sussex
District: Arun
District Type: District Authority
Parish: Arundel
National Park: Not applicable to this List entry
Grade: II
Date first listed: 7th October 1974
Date of most recent amendment: Not applicable to this List entry

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS.
UID: 430088

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details: 1. 5401 TARRANT STREET (North Side) No 54 (South View) TQ0107 1/69

2. Early C19. Red brick with grey headers (Flemish bond). North and west elevations nodular flint with red brick dressings. Hipped slate roof. Red brick chimneys. 3 storeys. Brick modillion eaves cornice. 2 double-hung sash windows with glazing bars on 2nd floor, 1 on 1st floor. Canted bay to ground floor and 1st floor with cellar door below ground floor window, and planked wooden section between ground and 1st floor windows, 3 windows on each floor, all double-hung sashes with glazing bars; cornice above with scalloped bargeboard. Door with 4 moulded panels and oblong fanlight in plain reveals framed by pilasters with elongated, fluted capitals and cornice above. 1-storey extension to west with lean-to roof; red brick front and west elevation of nodular flint with red brick dressings. Ramping parapet with ashlar coping on south elevation. Brick modillion eaves cornice on west elevation. South elevation has 6-Panelled door in plain reveals surrounded by moulded frame, with cornice over and 2 wooden steps up. This and door in main block are connected by a balcony with brick retaining wall, ashlar coping and iron railings with 3 ball finials, approached by a curving flight of 6 limestone steps.

Nos 36 to 64 (even) and Nos 70 to 74 (even) form a group with Nos 83, 85 and 91 to 101 (odd).

Listing NGR: TQ0155806943.¹

1.05 Architectural Assets-External Features

The front Georgian brick built façade is largely unaltered and comprises three storeys together with a basement and iron railings along the front elevation. The front doorway is framed by pilasters supporting a simplified entablature, providing a tall threshold as you enter the property. The roof has a slate finish with a brick modillion cornice forming the eaves. The front bays are comprised of one large 12 over 12, and two 4 over 4 sliding sash windows which compete the bay. The roof above appears to be finished in lead with a small decorative fascia below. In the basement there is a casement window which can be seen on the front elevation at street level, with a further 6 over 6 sliding sash at the first floor level, and two 4 over 4 sliding sashes at the second floor level. It is assumed the rear elevation matches the other terraces faced in flint with red brick dressings.

¹ *Historic England*, South View, 54 Tarrant Street. <https://historicengland.org.uk/listing/the-list/list-entry/1277912> [Accessed 23.10.18]

2.00 Assessment of Impact

2.01 Statement of Impact of the Proposed Works

The proposed works include:

- Replacement of the front 2 bay windows with an identical 2 bay windows of the same design and scale.
- Replacement of damaged and worn PVC rainwater goods with Osma SuperLine half round commercial PVC, as to match the existing like for like.

The new bay windows will match the existing, constructed from timber (Deal or Pinewood) with an integrated seal on parting bead and staff bead. The glazing will be specified as 6.8mm acoustic glass, with the intention to reduce the noise pollution from Tarrant Street and its traffic. The new windows are to be finished in Little Greene Heritage colour eggshell Mid Led, and have lockable Brighton fasteners. The finishing colour of the bays is common in Arundel similar to The Arundel Emporium, Walker House, 88, 89, on Tarrant Street, and 103-105 on The Slupe, the majority of which are Grade II Listed.

The intention is to restore and enhance the existing elevation which includes the above works to be carried out. Over a period of time the existing bays and rainwater goods have been damage/degrading to the extent that warrants their replacement as opposed to renovation. The new replacements will not only protect the fabric of the building from further and inevitable degradation but also ensure its longevity for the benefit of future use and maintenance.

Victoria Holland RIBA
October 2018