

Former Eagle Brewery site,  
Brewery Hill  
Arundel  
West Sussex

Heritage Statement

**August 2013**

FORUM  
Heritage  
Services

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## Heritage Statement in relation to the former Eagle Brewery site, Brewery Hill, Arundel, West Sussex.

## 1.0 Background

- 1.1 Forum Heritage Services have been commissioned to undertake a Heritage Assessment of the former Eagle Brewery site in Arundel (see **Location Plan**) in order to ascertain the heritage significance of the site to be able to inform future development.
- 1.2 The site was inspected by James Webb on 28<sup>th</sup> November 2012.
- 1.3 This report was compiled by James Webb BSc (Hons) MSc Hist Con. Pg Dip UD IHBC, Director of Forum Heritage Services.



### Figure 1 Location Plan

## 2.0 Introduction

- 2.1 The former Eagle Brewery lies to the west of Brewery Lane and south of Tarrant Street, Arundel. There are a number of buildings on the site. The largest of these buildings is a three storey brick building with plain tile roof. This building is Grade II listed and was added to the list of buildings of special architectural or historic interest on 7<sup>th</sup> October 1974. A copy of the list description can be found in **Appendix A**. The entire site sits within the Arundel Conservation Area.

- 2.2 A number of these buildings were constructed prior to 1948 or are physically linked to the designated heritage asset and would therefore be considered as curtilage listed buildings. This would include the boundary walls which surround the site to the east, south and part west of the site.
- 2.3 The site is the subject of a proposed scheme of conversion and new build which has been developed in response to the conservation challenges of the site.
- 2.4 This report places the site and its setting within its historic context and highlights the significance of the site which will inform future development.

### 3.0 Historic Context of the site

- 3.1 The name *Arundel* relates to the area and predates the castle and settlement. The name derives from Old English *hār hūne dell*, meaning 'horehound-valley'. White horehound is a rare plant that has historically been recorded at Arundel.
- 3.2 The river is recorded c.725 and c.1270 as the *Tarente* (a name preserved in the town by Tarrant Street) immediately north of the brewery site. The Norman settlement adopted the name Arun for the river. The river is also known in the medieval period as the high stream of Arundel, the river of Arundel or Arundel river.
- 3.3 Domesday Book records payment of harbour and ship dues. Documentary evidence defines this as more than a wharf for landing building materials for the castle. The significance of the port and its proximity to the castle are reflected in its royal use on the route from the continent: William Rufus landed from Normandy in 1097. The port continued to provide a route to Normandy with passengers recorded in the early 13th century.
- 3.4 The presence of wine merchants in the town reflects one key import, while Wealden timber was the main export in the late medieval period.
- 3.5 Major fires were recorded in 1338 and 1344-5. The first of these was the most severe and resulted in Arundel's assessment in the 1340 tax being the lowest for Sussex towns outside the Cinque Ports. Although the longer term impact, if any, of the fires is unknown, the importance of Arundel appears to have declined in the later medieval period, so that by 1524 the town was ranked only 10th of the Sussex towns, excluding the Cinque Ports.
- 3.6 The population of Arundel increased modestly between the early 16th and late 17th centuries, rising from c.390 in 1524 to c.525 in 1676. Growth appears to have accelerated thereafter with 188 families recorded in 1724, suggesting a total population of c.850.<sup>92</sup> By 1801 the population for Arundel had more than doubled to 1,855. This trend continued in the early 19th century, with the population total rising rapidly and evenly to 2,803 in 1831, before falling to 2,624 in 1841.
- 3.7 There were shipwrights in the town in the 18th and early 19th centuries building ketches, hoys and barges. The port at Arundel was reflected in the presence of merchants throughout the period, especially those dealing in corn, timber, wine and coal. Other specialized trades and professions typical of towns at this period included shopkeepers, mercers, shoemakers, hatters, tailors, shoemakers, tanners, fellmongers, surgeons, attorneys, bankers, builders, a glazier, bookseller and clockmaker. The brewery, already called 'old' was established in Tarrant Street by 1733 (later becoming the Eagle brewery). The turnpiking of the London road was undertaken for the Arundel

- to Guildford section (via Pulborough) under an act of 1757, although works had not been completed by 1778.
- 3.8 Records of Arundel's inns go back to the 16<sup>th</sup> century, with at least four recorded in 1570. These included the George on the east side of the High Street, The Red Lion appears to have been in existence by 1658 and the Swan (earlier the Ship) by 1759. The George and the Crown, on the opposite side of the street, were the principal inns by the mid-18<sup>th</sup> century. The George closed in the early 19<sup>th</sup> century.
- 3.9 The medieval town comprised most of the southern side of Tarrant Street together with the minor streets leading off it (Brewery Hill, Arun Street, Surrey Wharf, and Surrey Street). Although Tarrant Street itself appears to have medieval origins (possibly nearer the river front in this period) there was only limited building west of the High Street plots until the 18<sup>th</sup> century.
- 3.10 Since the late 18<sup>th</sup> century, Tarrant Street has emerged as a significant street, and retains shops and businesses, concentrated on the south side of the street and towards eastern end. The western end of Tarrant Street and the minor streets leading north and south are predominantly residential.
- 4.0 History of the site**
- 4.1 The earliest reference to a brewery on the site comes in 1733. The site is then described as the Old Brewery and is being sold by a Phillip Newman to Henry Caplin. Mr Caplin retains the freehold until 1744.
- 4.2 From the 1770s to the 1840s two families were involved with the brewery site. These were the Puttocks and the Constables. In 1771 Edward Puttock was the tenant of a Brewhouse, vaults and coalpens and his main occupation was that of a brewer. Also in this year, George Constable received £750 from Richard Coote for a half capital share of the Old Brewhouse. This was later bought by a Stephen Wise in 1810.
- 4.3 In August of 1780 Edward Puttock purchased the leasehold of the Brewhouse and a building called Green Stall. A lease of 1794 describes the site thus:
- 'dwelling houses, malthouse vault or cellar, brewery yards'*
- 4.4 *A Plan of the Borough of Arundel 1785*. Scale: 40 inches to one mile (WRSO Add. MS 49,595) (**Figure B1 Appendix B**) shows a building marked Malt and Brew house to the corner of Tarrant Street and Brewery Hill. The plan shows a series of buildings on the site with Brewery Hill forming more of an access across the site rather than an established street or lane. It is not named on the map. It is possible that at least some of the buildings shown on this map are those shown on the later tithe map of 1841.
- 4.5 Freehold of the brewery eventually comes into Edward Puttock's ownership in 1798. On his death in 1811 his estate which was valued at around £5000 was divided into four portions. One portion went to George Puttock, one to his second son Edward, the third quarter went to Elizabeth and her husband Thomas Constable and the fourth to his widow Mary.

- 4.6 Through the period 1800 to 1820s George and Edward Puttock maintained a business with Thomas Constable. However, in 1828 Edward Puttock formed a partnership with a Robert Watkins (probably as a result of George's death). In this same year they bought the Old Brewhouse from Stephen Wise. Following this purchase, plans were prepared for a new brewery on the site 1830-2<sup>1</sup>.
- 4.7 In 1839 Edward Puttock and Robert Watkins decided to sell the Eagle Brewery. It was bought by William Duke and William Osborne. It is notable that William Duke was married to Robert Watkins daughter Mary Rebecca.
- 4.8 The tithe map of 1841 (**Figure B2 Appendix B**) shows a series of buildings on the site. These are described in the Apportionment as 'The Eagle Brewery' The site of the 'beer shop' shown on the map to deeds of 1861 (**see figure B3 Appendix B**) is described as 'house, outbuildings and yard'. There is a large area to the south of the brewery buildings (now within the site – **see Figure B3 Appendix B**) described as 'outbuilding, yard and garden'.
- 4.9 Both Duke and Osborn, singly and collectively built up considerable portfolios of properties to include a number of local public houses.
- 4.10 A copy of deeds for the conveyance of land from the Trust of Thomas Wilder to a John Peacock in 1861 contain a plan showing the brewery site to the north and annotated 'Brewhouse and premises of Messrs William Osborne and William Duke' (**Figure B3 Appendix B**) This shows a 'beer shop' to Brewery Hill (named Brewhouse Hill on the deed plan) and to the north of this a malt house. The area to the west of the site to be purchased is shown as tenements under various names with Steam Mill Yard further to the west. The site itself is described as 'parcel of land, stable and carthouse.'
- 4.11 In 1872 the brewery site was conveyed (along with a number of public houses) to a Mr Henry Harrison of Surbiton. He is not thought to have been involved in the day to day running of the company and probably bought it as an investment. In 1878 the Eagle Brewery and its tied estate (of 22 public houses) were sold again to the partnership Lambert and Norris. The conveyancing papers provide a plan of the brewery site the subject of the sale (**Figure B5 Appendix B**). This provides an indication of the functions within the various buildings and areas on the site. It is notable that there remains an 'Old Malt House' in separate ownership and an 'old tenement' (roughly in the position of the present entrance to the site). The area to the west of this (now within the site) is labelled as garden with a 'Coopers shop' to the southern edge of this garden area.
- 4.12 By 1876, the garden space described in the plan of 1878 (**see Figure B5 Appendix B**)
- 4.13 Despite the economic depressions of the Edwardian period, the company survived and continued brewing until 1910. In this year Friary, Holroyd and Healy Breweries Ltd of Guildford took control of the site from Lambert and Norris Ltd. Lambert and Norris Ltd was liquidated in 1935 and Friary, Holroyd and Healy Breweries retained the site as a depot until 1955.
- 4.14 The site has been used by the company Bevin, Bevin and Co over the last 50 years as a store for a Domestic Hardware Wholesaler. This use ceased in 2011 when the company ceased trading due to retirement. The buildings have been vacant since 2011.

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<sup>1</sup> P 47 Brewery History No.104 Summer 2001

## 5.0 Description, former use and significance of buildings

### Introduction

The following section provides a description for each of the main buildings (or defined areas) on the site. Please refer to **Figure 2** which provides a key for the buildings described. There are also further statements which place the buildings in their site context and provide an assessment of their significance.

In identifying the various levels of significance ascribed to the historic structures on site the following indicators, which are closely based on those contained in national guidance on the preparation of Conservation Plans, have been used to define the different levels of significance:

**Very High** - This is used to identify structures of historical and/or architectural interest, which make a fundamental and irreplaceable contribution to the significance and understanding of the site and/or the overall character and appearance of the conservation area.

**High** - This is used to identify structures of historical and/or architectural interest, which make an important but sometimes varied contribution to the significance and understanding of the site and/or the overall character and appearance of the conservation area.

**Moderate** - This is used to identify structures of historical or architectural interest, which make some contribution to the significance and understanding of the site and overall character and appearance of the Arundel Conservation Area but are tradable.

**Low** - This is used to identify buildings which are of only limited importance to the overall significance and understanding of the site and conservation area but may still require some form of recording before complete loss is accepted.

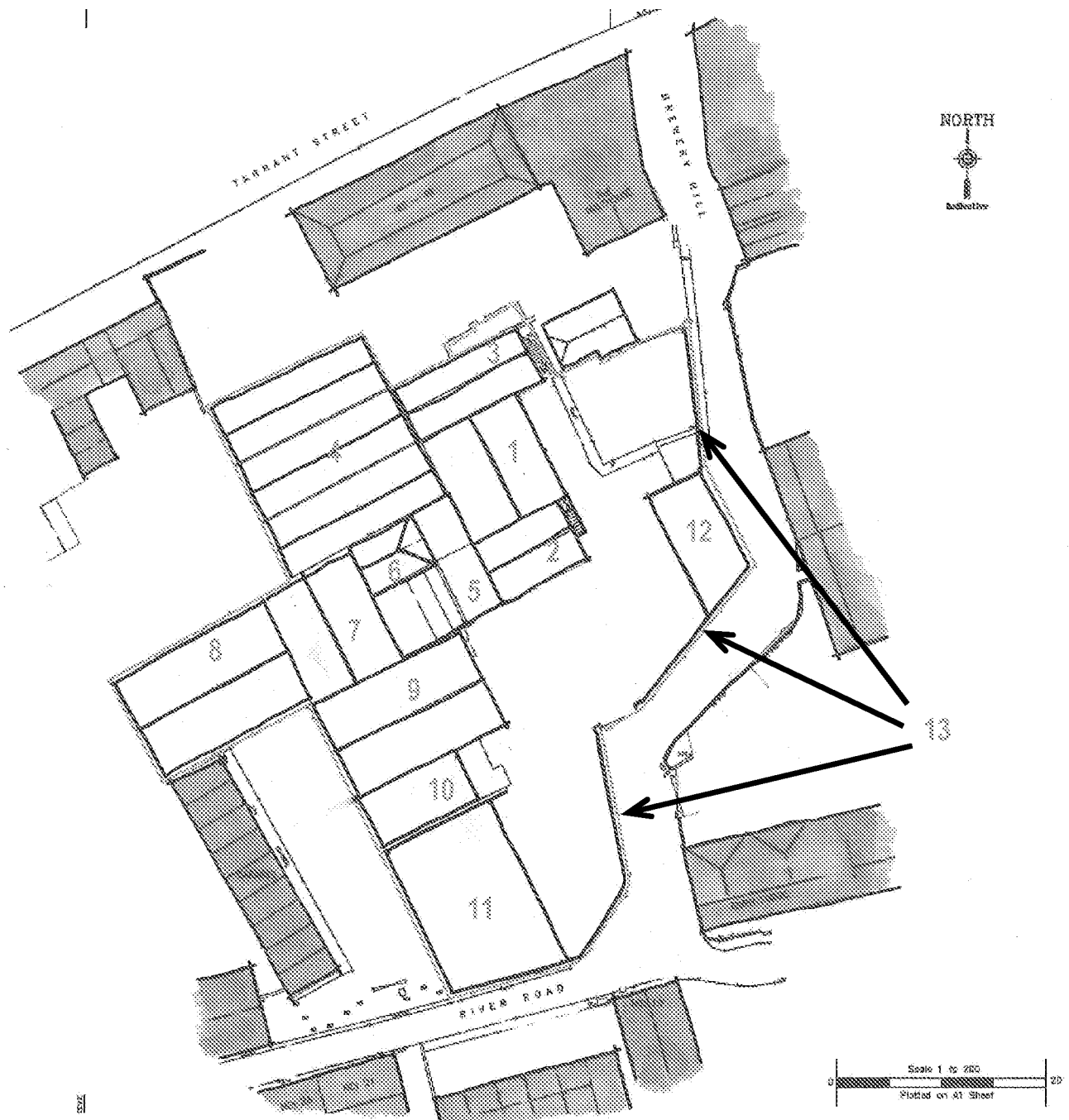


**Figure 2: Key to building descriptions**

## Building 1

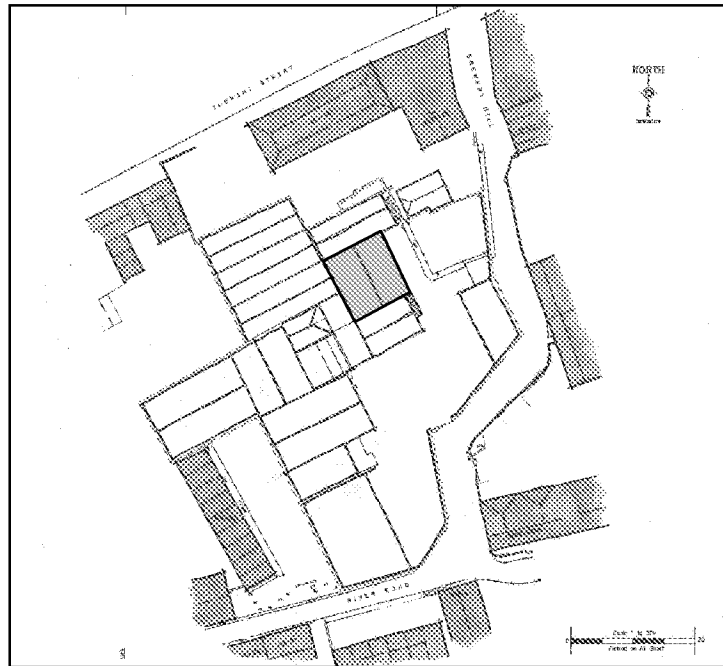


**Figure 3:** East elevation of Building 1

## Description

- 5.1 This building is three storeys and rectangular in plan. It is the building described on the list entry for the 'The Brewery', Brewery Hill and is listed at Grade II. The walls comprise roughly coursed cobble, beach or unknapped flints with brick bands (of three courses with alternating stretcher and header courses). Those to the upper floor have some flared headers. Windows have canted brick arches and brick dressings. The brick bands correspond to the head and cill level of the windows at each level. There is limited fenestration, with the east elevation having consistent small single light openings with windows of a fixed frame with glazing bars. There is a door opening with vertical boarded timber door and stone brackets set below the cill. There is a plain unpainted timber lintel above. The roof is pitched to gable ends and has a red/orange clay tile covering. To the east elevation there is a prominent louvered dormer with gable roof. There is a louvered square plan vent to the ridge with pyramidal roof. To the north elevation there are two shuttered openings. The gable to the north is in a Flemish garden wall bond. To the west at second floor are two further windows matching those seen to the east elevation and a further door opening blocked with rendered brickwork with a canted brick arch. There is a projecting brick chimney stack to the south wall with brick corbel and two clay pots.
- 5.2 The internal configuration of the building is generally open plan (with later modern partitions at first floor) with a series of cast iron columns supporting principal roof members. Between ground and first floor there is a notable double floor construction with the regular additional steel columns supporting substantial timber members which support the main floor structure of joists and floorboards. This has been limewashed.
- 5.3 At second floor level, there is an outline of a chimney stack which has been built into the south wall. A line of a former ridge can also be traced in internal finishes where a render system finishes and exposed brickwork (later painted) can be seen above.
- 5.4 The roof comprises three bays defined by principal kingpost trusses of sawn softwood with a single set of back purlins. The roof is underboarded with sawn softwood timbers. The trusses have a centrally placed cast iron column with collar from floor to tie beam.

## Former use

- 5.5 The building is one of the earliest structures on the site. Whilst a building is present in this position on the Borough map of 1785, the architectural and historic features of the building and the brickwork to the banding would point to a 19th century construction. There is evidence that this building underwent a series of possible rebuilding and remodelling with the roof in particular being of a mid to late 19th century date and no earlier than 1830s.
- 5.6 From the access doors to the upper storey, louvered vents to the roof and reinforced floor to the ground floor, it is suggested that this building was used for the milling of malt (having been transferred from the Malt house on the site) which was then ground into grist (probably on the second floor) and mixed with water (or liquor as it is known in the brewing process). This was held in the mash tun - a large, cylindrical vessel - or in a mashing

machine (masher) which opens out into the tun. This is probably the reason for the reinforced floors between ground and first floor level.

- 5.7 Towards later years of the brewery life, its use may have been adapted particularly the upper floors with the loss of the malt house on the site between 1841 and 1876. The upper floor may have been added or adapted to provide a malting floor - hence the requirement for vents and a louvered dormer at this level.

### **Significance**

- 5.8 Given the statutory listing of the building and its recognisable form as an industrial building which although altered and remodelled still retains a number of elements of special interest such as the fenestration, plan form, roof structure, functional openings and substantial floors structure between ground and first floor, this building is of very high significance and its special character must be maintained in any future planned changes to the complex.

## Building 2

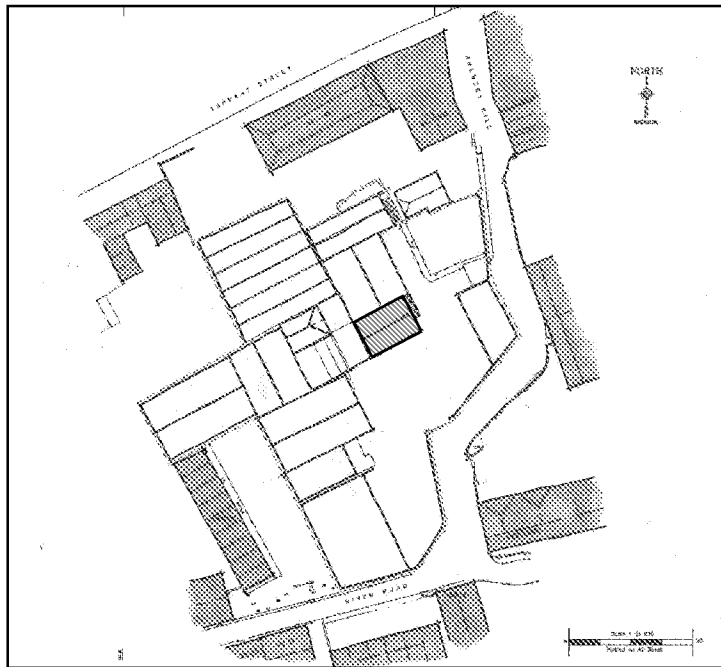


**Figure 4:** South elevation of Building 2

## Description

- 5.9 This building is physically connected to Building 1. It would therefore be considered to form part of the listed building despite being described (incorrectly) in the list description as being 'unlistable' (see **Appendix A**). It comprises a two and a half storey rectangular plan with pitched clay tile roof to gables. The walls are rendered with Roman cement incised to mimic ashlar stonework. The principal elevation faces south and is symmetrical with two semi basement openings with timber lintels and timber doors. Above this two arched tripartite timber framed vertical sliding sashes with one central window and two margin lights to each opening. The sashes are unbarred with horns and have exposed timber sash boxes between lights (forming mullions). Above the principal windows there is a large painted sign: **Bevin, Bevin & C<sup>o</sup> L<sup>td</sup>**. There is a further tripartite window matching those to the south elevation and a timber framed vertical sliding sash above this lighting the attic floor. Also to the east elevation, there is the main access reached via a concrete stair. This comprises a panelled door with bead mouldings to the lower panels and some alterations to the upper panels to form two horizontal panels, one of which is glazed. There is a rendered chimney stack with corbel and buff clay pot. to the ridge adjacent to the west elevation.
- 5.10 Internally there is the remnant of what appears to be a painted stone or marble chimney piece of the late 19th century with the mantel shelf removed. To the raised ground floor two chimney breasts are apparent in the plan although the original walls have been lost. To the attic storey the roof comprises three bays divided by king post trusses of sawn softwood timbers. The roof is lined with unpainted softwood boards above the line of the back purlins. The roof construction matches that of Building 1. There is some evidence for the presence of a roof light with the boarding having been cut away to form a rectangular opening. This has now been lined with felt.

## Former uses

- 5.11 There is a building shown in this position since 1785 and it may be that parts of the structure date from this period. The present configuration, given the roof, windows and material finish probably dates from the late 19th century. The architectural treatment of the building and the presence of chimney breasts to principal rooms would suggest an office or ancillary use to the industrial buildings. This is highlighted on plans attached to deeds dated 1878 (see **Figure B5 Appendix B**). This building was probably remodelled some time between 1841 and 1876 probably when the Old Malt House was demolished (between these dates).

## Significance

- 5.12 Despite the list description describing the building as 'unlisted' it enjoys protection by virtue of its physical connection with the listed building. It is a building of high significance reflecting a clearly defined use with the complex. This office use is reflected in the more architecturally resolved elevations and 'polite' architectural detailing and also the use of an incised render to mimic a more expensive material. The survival of the original windows, an early door, the chimney breast and elements of a former chimney piece along with the principal roof trusses are all significant elements which contribute to the special interest of this building and should be retained.

### Building 3

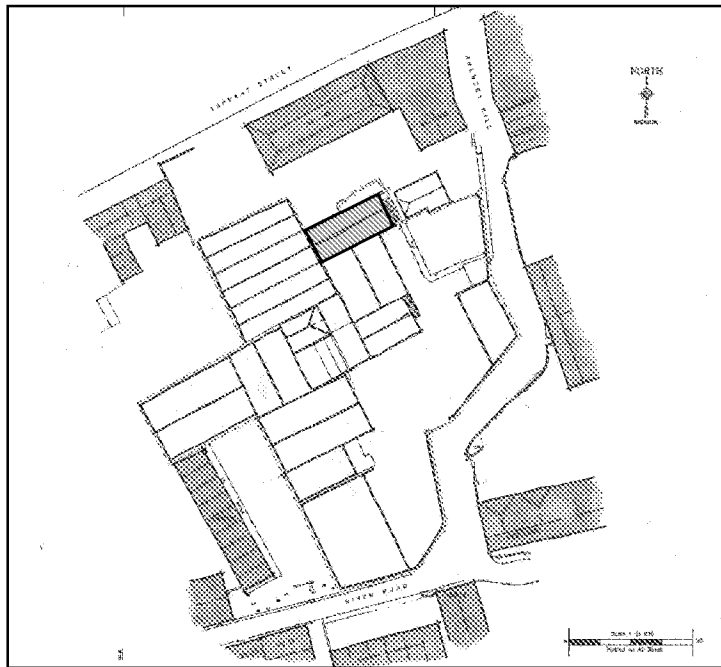


**Figure 5:** The roof of Building 3 (taken from the second floor of 47 Tarrant Street)

## Description

- 5.13 Building 3 is constructed of brick (with some flint and some stone) and sits to the north of the site and is physically connected to the Grade II listed Building 1. This physical relationship would provide statutory protection for this part of the site. The long rectangular plan building sits east-west across the site and is two storeys with a gabled steeply pitched roof of orange/red clay tile with decorative tiles in bands. The north wall of the building doubles as the boundary between the site and its neighbours (the Grade II listed Nos. 43-47 Tarrant Street) to the north. The east wall is in at least two phases and has seen some rebuilding to the first floor with the lower section of brickwork in header bond and appearing to date from the 18th century. The north wall has at least two phases with an upper section in later brick suggesting a raising of the eaves line or the entire roof. There are a number of redundant or much altered openings. The main opening to the north has modern glazed bricks to a widened earlier opening.
- 5.14 Internally, there is an arched opening between Buildings 1 and 3 at first floor level. The roof is divided into three bays with king post trusses of sawn softwood timbers (Figure 6). The ridge is concealed behind a suspended ceiling of sawn timber boarding at purlin level.



**Figure 6:** Roof to building 3 showing underboarding taken over on a suspended ceiling at purlin level

**Former uses**

- 5.15 The former uses of this part of the site are unclear. Parts of the building are described on the 1878 plan for conveyancing as 'passage' and this area is the location of a pump also shown on these plans (see **Figure B5 Appendix B**).

**Significance**

- 5.16 Whilst previous uses for this part of the complex are not clear, the lower sections probably date from the mid 18th century and therefore are some of the oldest surviving sections of built form on the site. As such the lower sections of this building are of very high significance with the upper sections and roof being of moderate to high significance.

## Building 4

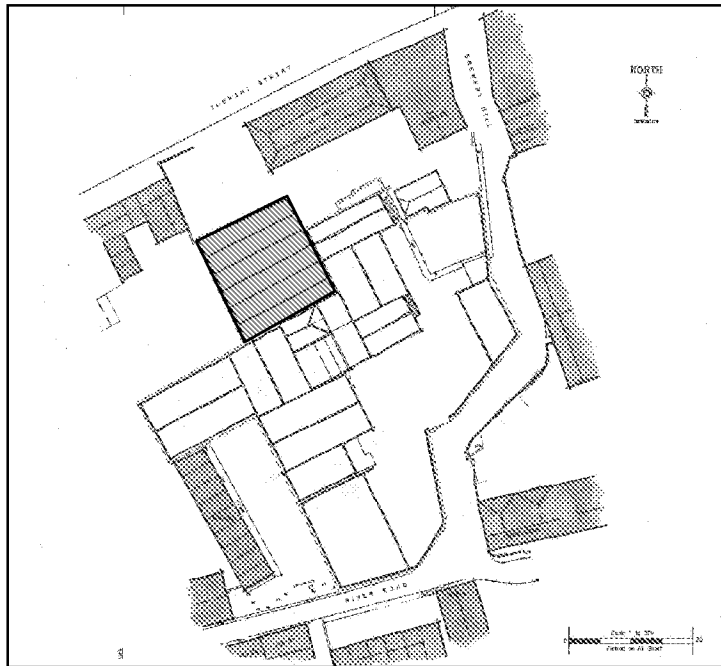


**Figure 7:** Roofs of the three ranges forming Building 4 (taken from 47 Tarrant Street)

## Description

- 5.17 This building comprises three open ranges running east-west under clay tile pitch gabled roofs. Each range is equivalent to a two storey structure and walkways and a mezzanine floor to part of the building provide an upper and lower level which is connected at various points to Buildings 1, 3, 5, 6 and 7 at varying levels taking into account the different periods of construction and the topography of the site. The roof is supported on large cast iron columns and comprises a series of principal rafters with king posts and back purlins set to an eaves/wall plate which is supported by the columns set at regular intervals. There is a mezzanine floor and modern timber straight flight stairs connecting this floor to the ground floor. The ground floor has a remnant survival of a stone floor and other areas defined by floor surfaces of worn stonework or clay setts. This continues into the lower ground floor of Building 3 with what appears to be a roadway with gulleys either side of a central stone section. The west wall is brick with a series of louvered brick openings at high level. To the south, a series of brick and flint walls, mostly painted form a part enclosed, part open elevation with adjacent structures 5, 6 and 7.

## Former uses

- 5.18 The area presently enclosed by the structure forming Building 4 is not shown on the town map of 1785, the area being defined as an orchard. It is present on 1841 tithe map and remains largely unchanged to the present day in terms of its plan. The area is described on the conveyance plan of 1878 (**see Figure B5 Appendix B**) as 'Leasehold Tun Room'. This area would have held large tanks of 'liquor' which would have formed part of the fermentation process after passing through the boiling of the wort (see also **Appendix C**) which took place in the building now lost which sat immediately to the west of Brewery Lane (see to the 1912 map but not to the 1937 edition – see **Appendix B ( Figure B8)** – although it may have been remodelled to form the Public House shown on this map).

## Significance

- 5.19 Despite its apparent shed like structure, this building formed part of the important brewing process and its use is defined in the 1878 conveyancing plan as a 'Tun Room'. The stone and brick floors to sections of the building may reveal more detail of how these buildings were used within the process on the site. The open character, the roof and column structure, the louvered windows and the traditional floor treatments are significant features of this building and should be retained and repaired in any future proposals for reuse. As one of the earlier buildings on the site with a defined use, at least, for part of its life, this building is of high significance on the site.

## Building 5

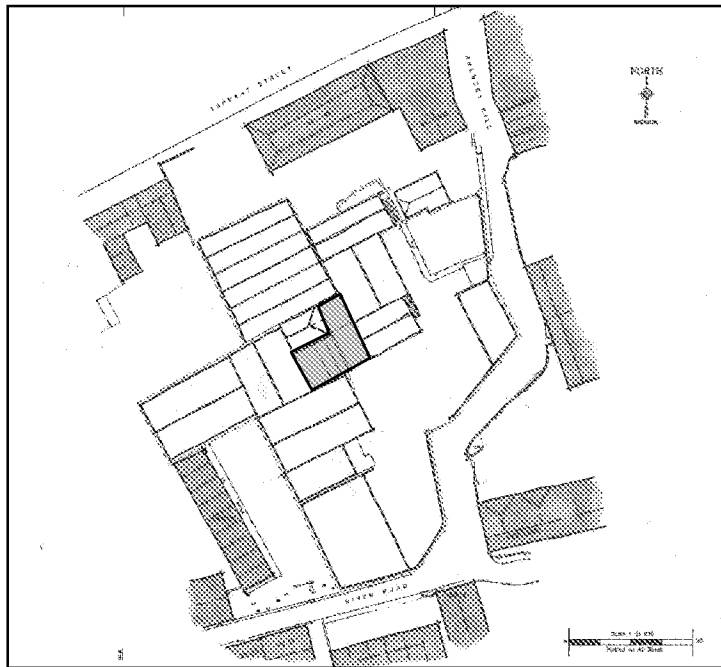


**Figure 8:** Entrance doors and temporary roof of Building 5

### **Description**

- 5.20 This building is largely a space which has been defined by the presence of other buildings most notably Buildings 1 and 2 and its pent roof which runs down from Building 2 to meet the structures to building 6. The building is better described, along with Building 6 as an area rather than a separate easily defined built form. The walls are mostly rendered brick. The roof is painted corrugated metal on a crude sawn softwood frame. There are unpainted vertical timber doors to the south elevation opening to the yard.

### **Former uses**

- 5.21 This area is shown on the 1897 Ordnance Survey map as open yard. By 1912 it is enclosed. This roof structure may date from the as early as the turn of the last century but it is very crude and in a poor condition and is likely to have been a temporary structure repaired and renewed on a regular basis. It appears to have been a corridor initially allowing access to the Tun Room (Building 4) although this has been partitioned to allow only access to the ground floor of Building 1.

### **Significance**

- 5.22 The original use of this area is not immediately apparent and prior to 1897 and possibly up to 1912 it was open yard. The roof structure is crude and in a very poor condition. This building/ area is considered to have very limited significance in relation to the site as a brewery.

## Building 6

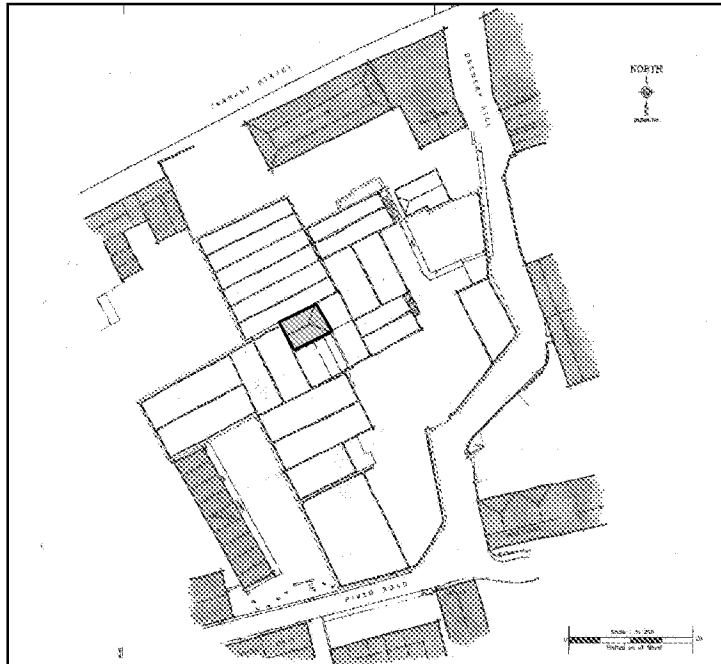


**Figure 9:** (left) Ramp which runs north-south through Building 6 (right) roof to Building 6

### Description

- 5.23 This building sits immediately to the south of Building 4 and is open to this building. Walls are a mix of rendered brick and some panels of flintwork. There is a window to the south wall. This is a twelve pane fixed light timber casement window in a timber frame. The glazing bars have ovolo mouldings but this window is probably early 20<sup>th</sup> century in date. It is in a poor condition. The floor is concrete. There is a long ramp up from Building 4 across this space into Building 5. The roof is red/orange clay tiles. The roof has a hip to the east and gable to the west.

### Former uses

- 5.24 This building is not shown on the 1897 Ordnance Survey map (see **Appendix B**) but is present as part of the complex forming the brewery buildings by 1912 (see **Appendix B**). It is likely to have been built prior to the enclosure of the remaining sections of yard which make up Building 5. It is of a more solid construction and has an external window to the south elevation suggesting this was once an external elevation. Its former use is not clear. It probably formed part of the process which was undertaken in the Tun room (Building 4). It may have been a store, workshop or other ancillary building.

### Significance

- 5.25 This building is an ancillary building to the Building 4 and is a late addition to the Brewery complex. Its use is not clear and it does not contain fabric which clearly defines its former uses. It is crudely constructed and in a very poor condition. The significance of this building is considered to be low.

## Building 7

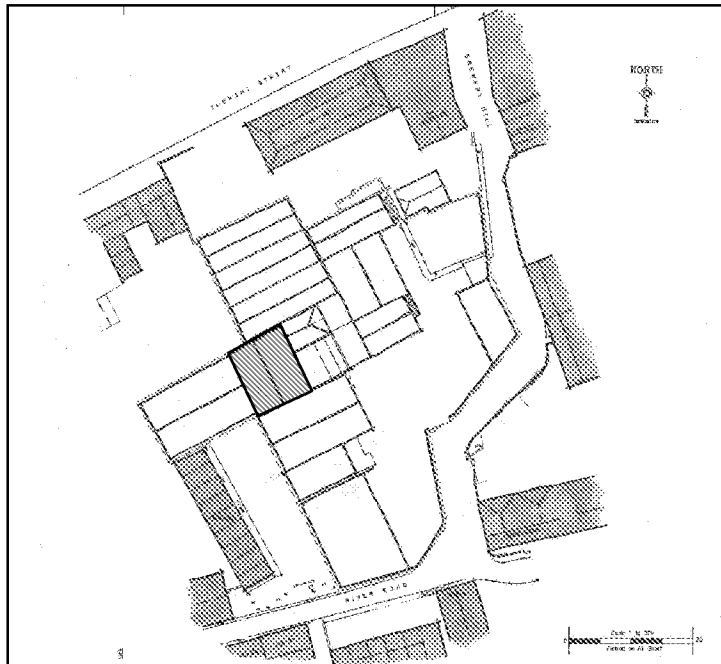


**Figure 10:** Flint with brick banding to walls of Building 7 (looking north towards Building 4)

## Description

- 5.26 This building lies to the south of Building 4 and to the west of buildings 5 and 6 and east of Building 8. It is completely enclosed by development and along with buildings 5 and 6 is more accurately described as an area rather than a clearly defined building. The walls are a mix of brick and flint with brick bands, some painted and some unpainted. There is a large retaining arch of brick at low level in the east wall (Figure 11). There is also a short section of rubble stone walling. The ridge of the roof runs north-south and runs into the roofs of Building 4 to the north and Building 9 to the south. The structure of the roof comprises rafters with boards above. The covering is natural slate.

## Former uses

- 5.27 On the 1841 tithe map dwellings are shown in the place where the present area is defined. To the immediate east is garden space in separate ownership. There is some question over at what point this building is either constructed in the place of dwelling houses (this appears to be the case by 1897 – see **Appendix B** – 1897 Ordnance Survey map but not in 1861 where conveyancing plans (**Figure B3 Appendix B**) shows a row of tenements down the western flank of the garden space which is subsequently subsumed into the brewery site. From this we can assume that the building is likely to have been constructed some time between 1861 and 1897. Its original use is not clear. It may have been an extension to the Tun room immediately to the north. Its form and detailing does not reveal any significant clues as to its former use. However, it is clearly a building which has adapted and altered previous buildings and structures to its present form.

## Significance

- 5.28 Whilst its historic use cannot be clearly defined, although it is likely to have been an extension to the Tun room, perhaps to reflect an increase in demand for beer towards the end of the last century. However, the significance of this area lies in the survival of a number of earlier structures which have been adapted and altered to accommodate the present building. This would include the low brick retaining arch to the east wall and the sections of stone walling also to the east elevation. The roof is in a very poor condition and is not considered to be particularly significant to the historic importance of the complex although its presence does form part of the attractive roofscape which characterises these buildings in their wider context. The survival of remnant archaeological features of previous buildings on the site would give the walls in particular the east wall high significance.



**Figure 11:** Arch to east wall  
Building 7

## Building 8

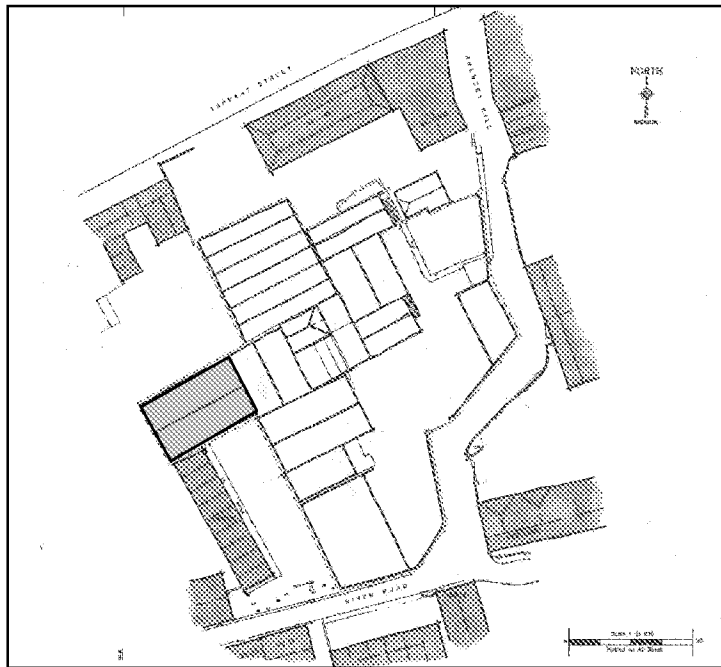


**Figure 12:** South elevation of Building 8

## Description

- 5.29 This building lies to the western edge of the site and is linked to Building 7 to the east. It comprises a long wide rectangular plan with a pitched gabled clay red/orange clay tile roof with its ridge running east-west. The walls are a mix of brick (in English Bond), rubble stone, some flint panels and brick set in a crude herringbone fashion to the south elevation. Internally there is the survival of a brick fireplace with canted arch and chimney breast. The ground level has been raised so as to partially bury this feature. The floor is concrete screed. The roof is a series of tie beams with raking struts to principal rafters supporting purlins with softwood battens and no underfelt with a plain machine cut clay tile covering.

## Former uses

- 5.30 This building does not appear on the 1897 Ordnance Survey (**Appendix B**) map extract but is on the 1912 Ordnance Survey map extract (**Appendix B**). It is a late arrival to a site which sees expansion in the late 19<sup>th</sup> century but is short lived with the site ceasing to produce beer after 1910 would suggest a relatively short period of use. The intermediate floor allow light into the lower section. This is probably due to the inability to provide light from any other source as the building is set to the boundary of the site to all sides but the east. A former use is not obvious but its fairly crude and simple construction would suggest storage use, probably of raw materials for the brewery process.
- 5.31 The rebuilding of the brickwork to the south elevation suggests the crude bricking-up of former openings leading to further suggestions that this was a store which was serviced from the yard to the south (although this is not in the ownership of the brewery). There is further evidence in the brickwork to the western end of the south elevation to suggest that the building was originally constructed abutting a structure to the south (which has now been replaced with garaging). Tenements are shown on the 1897 Ordnance Survey map in the place of Building 8.

## Significance

- 5.32 This building is a late addition to the site and is crudely constructed. However it has some important archaeological fragments of former buildings and structures which have been subsumed into Building 8. The former fireplace and varied brickwork including straight joints and possible former openings all form part of the significance of this building. This building is considered to be of moderate to high significance principally because of the survival of early structures within the walls.

## Building 9

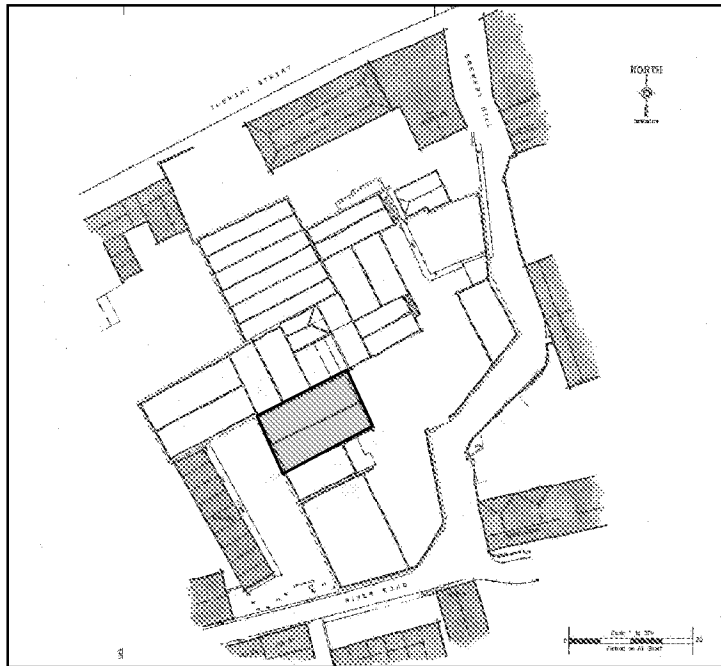


**Figure 13:** East elevation of Building 9

## Description

- 5.33 Building 9 lies to the south of Building 8 and forms part of the south-western boundary of the site. Large rectangular plan two storey building with a pitched gabled natural slate roof. The north slope has two different gauges of slate which would suggest a partial re-roofing since construction. The principal elevation is facing east into the yard and comprises red/purple brick in English bond with orange brick dressings to windows, doors and quoins. To the principal elevation, there are two windows to the ground floor and two to the first floor. There is also a vertical boarded double door to the ground floor and a single vertical boarded door to the first floor. The fenestration is irregular. To the west elevation which also forms the boundary to the site there are four symmetrically placed windows set within a brick and flint wall. The wall appears to be constructed of at least three phases of building.
- 5.34 Internally the floor is brick lined and there are a series of cast iron columns with collars supporting the first floor. The upper floor is open to the roof which comprises sawn softwood timbers of four principal trusses with raking struts and two sets of back purlins and plain rafters. The roof is unfelted. Both ground and first floor spaces are open plan.

## Former uses

- 5.35 There are buildings on this site from 1841 although a building of this scale does not appear until the Ordnance Survey map of 1912 (**Appendix B**). This would put the date of the building between 1897 and 1912. This building, similar to Building 8 is a late addition to the site. Its original use is not immediately clear from the form of the building although the presence of the access door to the upper level and the cast iron supporting columns for the floor would imply delivery or distribution and possible storage of heavy items. It may have been a barrel store for full barrels of beer which were ready to be loaded onto carts (later lorries).

## Significance

- 5.36 Despite the relatively late date of this building it is in an almost, as built condition and therefore its historic value is more significant than other buildings which have either been heavily altered or created through the presence of other structures. The intact nature of this building and its industrial character contribute to its significance. Of particular note is the west wall of the building which appears to comprise at least three building phases and may have started as a boundary wall which has been built upon. The presence of varied band widths of flint and some use of stone all contribute to the significance of this part of the building as an archaeological record of change on the site. This should be considered with buildings 10 and 11 which share this boundary as their western walls. This building is of moderate to high significance.
- 5.37 It should be noted that there is a very significant floor to eaves crack in the south wall of this building which will require investigation, stitching and probably underpinning.

## Building 10

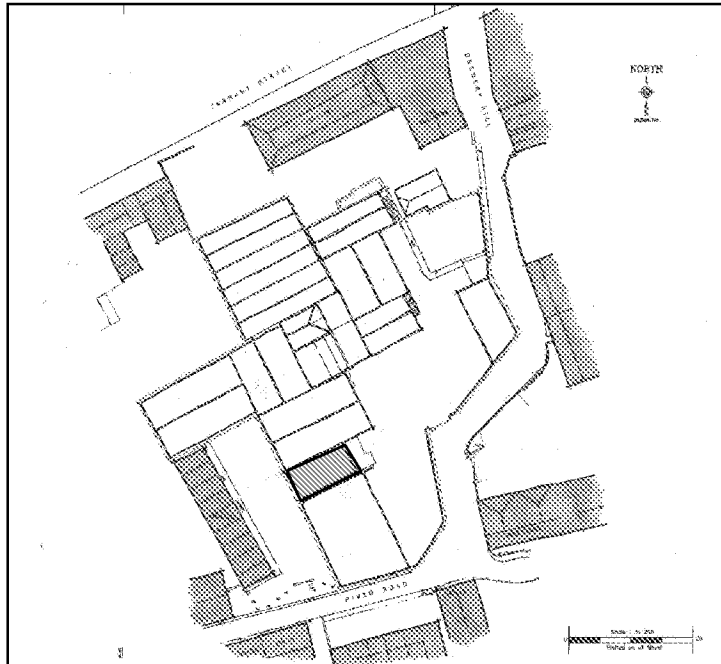


**Figure 14:** West elevation of Building 10

### Description

- 5.38 Building 10 is a lean-to structure to Building 9 and forms part of the northern end of Building 11. The walls comprise a mix of brick with flint panels interspersed with brick headers and pieces of rubble stone. The west wall has some brick banding and a projecting brick pier. There is a high level louvered opening adjacent to the corner of Building 9. There is a straight joint in the west wall between the quoins forming the corner of Building 9 and the abutting brickwork of Building 10. The south wall is brick banding with flint panels and the north is the south wall of Building 9 which is also brick banding with flint panels (these are of a smaller size to those seen to the south side). There is a straight joint between two sets of brickwork seen to the internal elevation of the west wall. The roof is rafters with tie beams with raking struts defining four bays. The elevation to the yard (east) is modern blockwork.

### Former uses

- 5.39 This structure appears to be on the 1912 Ordnance Survey map but from the straight joint in the west wall with Building 9 it is probably a later addition to this building. Its former use is not clear and there is no historic fabric to provide a clear indication of its use. The crudely constructed roof and poor finish to the brickwork to the west elevation (around the louvered opening) would suggest a temporary structure probably originally open to the yard. This may have been for the storage of a cart or vehicle.

### Significance

- 5.40 The west wall of this building which is shared with the adjacent buildings; 9 and 11 is of high significance as it is an archaeological record of change on the site which has been complex to this part of the site. The roof is of low significance.

## Building 11

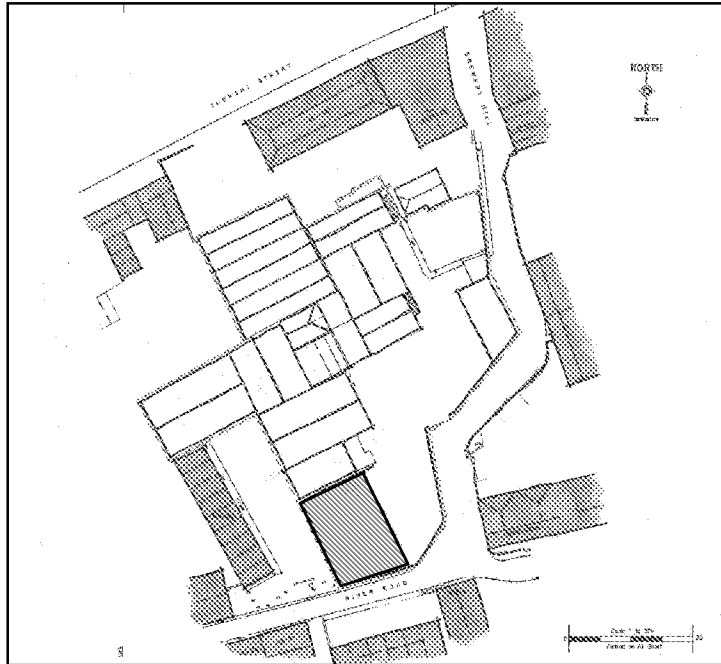


**Figure 15:** East and south elevation of Building 11

**Description**

- 5.41 This building lies to the southern and western edge of the site. It is bounded to the south by River Road. The north wall of this building forms the south wall of Building 10. The west wall is a continuation of the wall forming part of Building 9 and 10 to the north. Building 11 is a large open shed with barrel vault roof. It is open to the yard (east) side and enclosed to the three remaining elevations with red brick bands and flint panels. To the south, the gable to the barrel vault is continued up in brick only. The roof is carried on a lightweight steel frame of trusses set onto steel columns which divide the space into unequal bays. The floor level is raised from roadside by approximately 700mm. The west and south walls have blocked openings, the former, what appears to be a door or a dropped window is filled with blockwork and has a timber lintel. The latter has a series of square plan openings set into a flint panel at the same height above a horizontal brick band. These can be seen internally as five square plan recesses in the wall.

**Former uses**

- 5.42 This building is first seen on the 1912 Ordnance Survey map (**Appendix B**). This shows an open sided building of the same scale as seen presently. There have been buildings on the site since at least the 1840s, however unlike Buildings 9 and 10 there appears to be limited survival of earlier structures built into the rear and south wall of Building 11. This building was probably used as an empty barrel store or for the storing of brewery carts and later vehicles.

**Significance**

- 5.43 This building appears to have largely replaced earlier structures on the site and so evidence for earlier built form appears limited. The use is ancillary to the site and although it has some significance as demonstrating the changing character and nature of the scale of production in the brewery, it is a structure which in itself is of limited architectural or historic interest and is functionally industrial in character. It is of low to moderate significance.

## Building 12

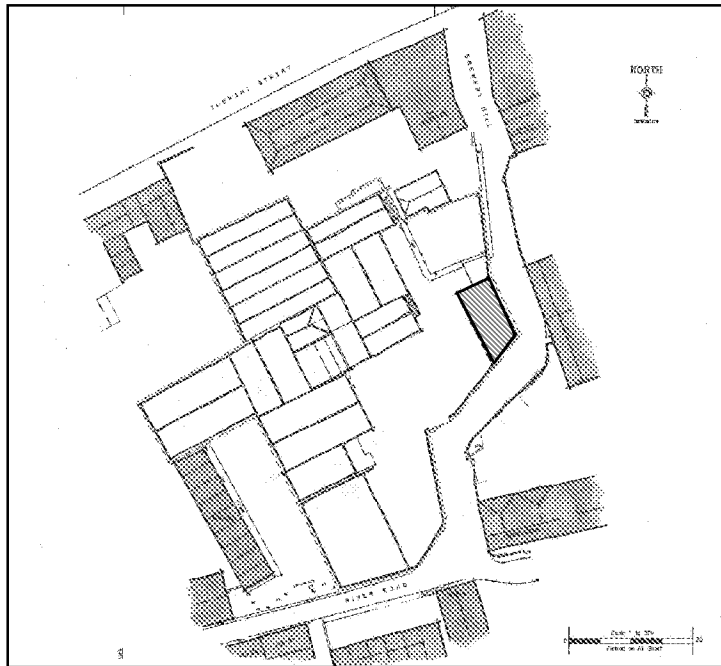


**Figure 16:** West and north elevation of Building 12

### Description

- 5.44 This building lies to the east of the site and its east wall forms part of the boundary wall to the site. It is a small rectangular plan single storey building with a pent roof. The building is semi-derelict and partially collapsed in places. There are some sections of brickwork in an English bond with flared headers. These form partitions to a series of open and closed bays. The roof comprises corrugated metal sheeting and is missing in places.

### Former uses

- 5.45 The present building is probably that shown on the 1937 Ordnance Survey map (**Appendix B**). There were buildings previously on this site but the present structure does not appear to be an agglomeration of buildings. Its former use was probably a store, possibly a coal store.

### Significance

- 5.46 Whilst it is possible that small sections of this building could form part of earlier buildings, their condition and context and integrity have been severely compromised so as to make them almost unreadable and of limited value. This building is therefore of low significance.

### Building 13 (sections of boundary wall)

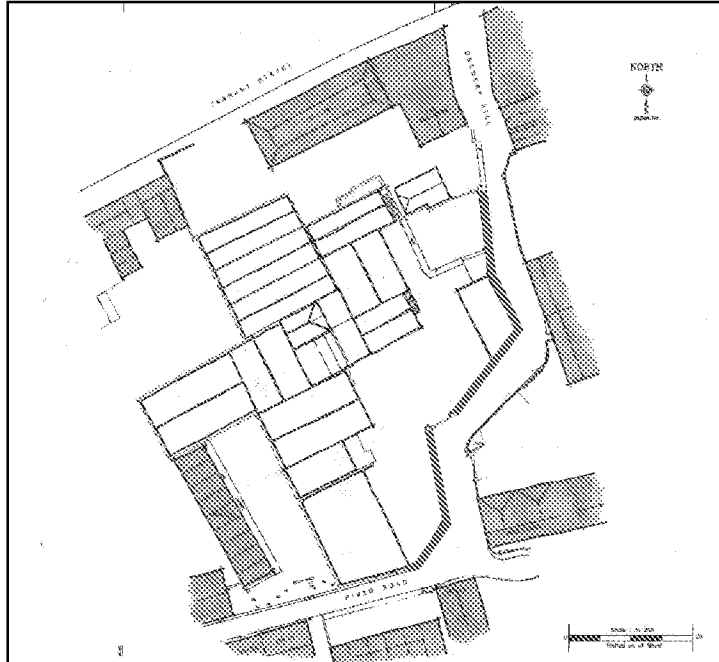




**Figure 17a and b:** Sections of boundary wall –south (above) and south-east boundary (below) - collectively described as Building 13



**Figure 17c and 15d:** Boundary walls (Building 13) south-eastern to east of entrance (above) and eastern boundary of the site (below)

### **Description**

- 5.47 Building 13 is a combination of the boundary walls to the east and part south of the site boundary. They are generally a mix of brick and flint with large rectangular flint panels dressed with red brick. Sections to the north-east corner of the site have some blocked window and door openings with canted brick arches and a further section to the south of this are rendered. To the east of the rendered gate piers flanking the site entrance, the flint beach cobbles have been ribbon pointed. There is a rounded cement capping to the wall.

### **Former uses**

- 5.48 Some sections of the boundary wall have formed part of now lost buildings particularly to the north-east corner of the site. Much of this boundary wall was probably constructed either in the late 19<sup>th</sup> century or around the turn of the last century.

### **Significance**

- 5.49 Whilst some of these sections of boundary wall may not be considered to be particularly historic, they do form a very important part of the setting of the site and the listed building and make a very positive contribution towards the character and appearance of the Arundel Conservation Area. There is also the potential for the survival of earlier structures of significance to the site embedded within the walls particularly to the north-east corner of the site. These walls are therefore of high significance.



**Figure 18:** Summary of significance

## 6.0 Discussion of the site, its setting and significance

- 6.1 This section seeks to put the present site in the context of the regional representation of surviving brewery building groups and looks at the survival at the Eagle Brewery and its relative importance as a group both from an historic perspective and in terms of the character and appearance of the Arundel Conservation Area and the setting of a Grade II listed building.

### The regional context

- 6.2 West Sussex has no operating pre-1940 breweries, and almost all its remaining brewing-related buildings have been converted to residential or other use. Even so, several sites are still impressive and recognisable as former breweries. There is some good survival of brewery complexes of which the Eagle Brewery in Arundel, with its notable office building is one of the best groups. Other examples include Couchman's brewery in Hurstpierpoint, later the Maxim Lamp Works; and the Tower Brewery in Worthing, converted to flats around 2006 and now known as The Old Brewery. The best of the surviving pub brew houses is at the rear of the Stand Up Inn on Lindfield's High Street. It was occupied by Edward Durrant's Lindfield Brewery, which was founded around 1828.

Brewing ceased about 1906 and the building, which retains its brewing copper and original rooms, is now used as a store. There is no record of surviving brewery buildings on the scale of the Eagle Brewery with fixtures and fittings appertaining to the process intact. This is also the case with the Eagle Brewery which has, save for some structural and architectural elements and floor surface treatments lost all of the fixtures which went with the process of brewing.

### **Survival at the Eagle Brewery site**

- 6.3 The statutory listing of the main building to the Eagle Brewery site is recognition of its significance and special interest. It is notable that the list description provides two interesting comments on the consideration given by the inspector at the time of listing. The first is that the list description describes the offices building as 'unlistable' (see **Appendix A**). This is both practically and intellectually incorrect. The building is deemed listed by virtue of its connection with the principal listed structure and is the only example of its type in West Sussex. It is also a building which may have been adapted and altered to its present form incorporating earlier structures. In this respect it has evidential value as well as clear aesthetic value.
- 6.4 It is worth noting the buildings which formed part of the complex which have been lost. There was the main brewery building which stood to the immediate west of Brewery Hill and behind the Brewers Arms (now The Eagle). This building is likely to have housed the facilities for heating the liquor to enable fermentation to take place. This building appears to have been completely removed although remnants of the structure may be present in the rear extensions to the present public house to the corner of Tarrant Street and Brewery Hill. To the south of this was a malt house and a beer shop. These have both been completely removed from the site. To the north of the site No.47 Tarrant Street was at one time used as the offices for the brewery probably after 1841 (when the building is described as house and garden on the tithe apportionment) and 1876 when the malt house is definitely known to have been removed (Ordnance Survey map of 1876) and there is opportunity to build an office presence within the site where there was once a land-locked building. The fascia for the signage still remains to the frontage of No.47.
- 6.5 It is notable that the brewery appears historically to have grown through the gradual acquiring of land holdings around an early brew house and malt house. There has not been a clear plan for development but rather this has happened organically and informally through the extension of the site, adaption of existing buildings and towards the end of the life of the brewery, ironically with the addition of new purpose built buildings. Buildings 8, 9 and 11 being good examples of this.
- 6.6 The strong aesthetic value of these later buildings and the survival of the early Tun room (building 4) with its distinctive highly functional but visually attractive series of ranges under pitch roofs in addition to the main buildings forming part of the functional character of the site; Building 1 (the Grade II listed building) form a group of some considerable quality. This group is cohesive as it shares common building materials – brick, flint and clay tile and has an industrial aesthetic the spirit of which must not be lost from the site by development which is overly domestic in scale, form or detailing. This site demands a robust response to infill buildings and a retention and conversion of as much of the industrial buildings on the site as possible.

### **The character and appearance of the Arundel Conservation Area**

- 6.7 One of the key features of this part of the Arundel Conservation Area is the topography of the town. It tumbles down towards the river in a series of terraces with each one carrying a thoroughfare lined with buildings (often with no gaps between) and with gardens falling steeply away. Buildings often cleverly take advantage of the level change and have accommodation set down from the

roadside. There are important views (although these are mostly private) over and across the site from higher level and to the west of the site.

- 6.8 Because the site is set down the slope from Tarrant Street views down onto the site and across the roofscape are particularly apparent. The jumble of roofs and the juxtaposition of slate with tile are a strong characteristic of the site and indeed much of Arundel Conservation Area. The traditional roof form – pitched roof to gable is an important part of the form of the buildings to the brewery site. Any proposed development must seek to maintain where possible and replicate this jumble and juxtaposition of roofs and the forms of roofs seen presently to the site.

### **The setting of a listed building**

- 6.9 When considering further change on this site one must consider the degree of change that has taken place across the site over a period of at least 250 years. During this time, a characteristic of the site has always been its organic evolution, largely due to the purchase and sale of land in the proximity of the site and the need to create and adapt buildings to the process of ever larger capacity and production in order to achieve economies of scale and profitability. The site has enormous potential to recreate some of the nature of a tight urban, industrial site whilst acknowledging and accepting the limitations of the planning system and other constraints. The listed building has always been seen as part of a group of semi-industrial and industrial, highly functional buildings. The essence and character of the present site should be reflected and reinforced by potential development on the site, particularly in relation to new buildings. This would also point to a higher density of development given the nature and characteristic of this tight urban site.

## **7.0 impact of the proposed changes and mitigation**

- 7.1 The following table (Table 1) sets out the proposed changes to each building and suggests mitigation for those changes where necessary.

| Building Number | Summary of significance | Proposed changes                                         | Impact of proposed changes                                                                                                                                                                                                                                                                                                     | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|-------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building 1      | VERY HIGH               | Conversion of building to 2 1 bed and 1 2 bed apartments | <ul style="list-style-type: none"> <li>• Conversion will impact on the plan form of the building with the need to compartmentalize at least some of the domestic uses (bathrooms/ toilets and stairs) into spaces created by sub-division with partitions</li> <li>• Introduction of new openings to west elevation</li> </ul> | <p>Care should be taken to retain a percentage of the internal wall finishes as painted flint or exposed brickwork. This obviously cannot be achieved throughout but should be an aspiration for the internal finishes of the building</p> <p>Partitions to the top floor with the exception of the stair compartment should not extend to full height in order to retain a sense of the open character of the existing spaces in this building.</p> <p>All structural timber relating to the existing reinforced floor between ground and first floor should be retained and exposed if necessary as part of the character of this space.</p> <p>All historic floor finishes should be retained and reused or covered insitu.</p> <p>Where floor surfaces have</p> |

| Building Number | Summary of significance | Proposed changes                  | Impact of proposed changes           | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------|-----------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                         |                                   |                                      | <p>to be removed a full photographic survey should be undertaken. The stone floors in particular should be reused elsewhere on the site.</p> <p>The introduction of windows to the west elevation is considered acceptable as this is the least public of the elevations and will maintain the overarching industrial character of the site and preserve the character and appearance of this part of the conservation area.</p> |
| Building 2      | HIGH                    | Convert to a 3 bedroom house      | Potential loss of plan form.         | The chimney breasts should be retained in any proposed conversion. Windows should be repaired rather than replaced.                                                                                                                                                                                                                                                                                                              |
| Building 3      | VERY HIGH               | Conversion to 3 bedroom apartment | Loss/ covering up of historic fabric | Care needs to be taken in the conversion of this building in order to retain some elements of its historic character – most notably its exposed wall surfaces, large section timber floor members, roof structure and 18 <sup>th</sup> century brickwork to the lower levels of the east wall.                                                                                                                                   |

| Building Number | Summary of significance | Proposed changes                                                                                                                                                                    | Impact of proposed changes                                                                                                                                                                                                                       | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                         |                                                                                                                                                                                     |                                                                                                                                                                                                                                                  | A schedule of repairs and surface finishes should be prepared for the conversion of Building 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Building 4      | HIGH                    | Proposed conversion of two of three ranges to residential use, demolition of the southern-most range and creation of two courtyard gardens utilizing existing walls to these areas. | <ul style="list-style-type: none"> <li>• Loss of historic fabric due to conversion to residential use</li> <li>• Loss of open spatial character</li> <li>• Loss of floor finishes</li> <li>Loss of one range of the three range group</li> </ul> | <p>The loss of one of the three bays is regrettable but necessary to enable the remaining two to be successfully converted to residential accommodation. The plan of the building would otherwise be too deep with insufficient light available for habitable rooms. The bay to be removed should be fully recorded – with a drawn and photographic record of the fabric.</p> <p>The only sub-division provided in the proposals is to the first floor southern range to provide bedrooms and bathrooms thus retaining much of the open spatial character of the building.</p> <p>A full schedule of works for the repair of the existing</p> |

| Building Number | Summary of significance | Proposed changes                                                                          | Impact of proposed changes                                                                                     | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                 |
|-----------------|-------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                         |                                                                                           |                                                                                                                | sub-structure and framing should form part of a condition of approval                                                                                                                                                                                                                                                                    |
| Building 5      | LOW                     | Demolition and reinstatement of open yard                                                 | This will be an enhancement to the site                                                                        | None proposed                                                                                                                                                                                                                                                                                                                            |
| Building 6      | LOW                     | Demolition and reinstatement of open yard                                                 | This will be an enhancement to the site                                                                        | None proposed                                                                                                                                                                                                                                                                                                                            |
| Building 7      | LOW/HIGH                | Removal of the roof structure and creation of a courtyard garden to proposed new building | Loss of 19 <sup>th</sup> century roof and covering<br><br>Loss of structural stability of walls to be retained | Walls to be retained should be consolidated and protected (particularly the wall heads) as part of the development proposals. Consideration to be given to the type of wall capping so as to maintain an industrial aesthetic rather than a domestic wall character.                                                                     |
| Building 8      | MODERATE/HIGH           | Part demolition of existing building and conversion to residential use.                   | Loss of historic fabric<br><br>Loss of structural integrity of surviving walls                                 | Notable archaeological remnants within the built fabric of the walls should be retained and where possible exposed. Where they are to be lost a photographic record should be made.<br><br>A method statement relating to how the existing walls will be consolidated and stabilized should form the subject of a condition of approval. |

| Building Number | Summary of significance | Proposed changes                                                 | Impact of proposed changes                                                                                     | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|-------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building 9      | MODERATE to HIGH        | Conversion to residential accommodation                          | Loss of historic fabric                                                                                        | The present internal structure of substantial floor framing and cast iron columns should be retained. The brick floors should be photographically recorded.                                                                                                                                                                                                                                                                |
| Building 10     | LOW                     | Demolition                                                       | This will be an enhancement to the site                                                                        | The west wall should be consolidated and carefully protected during works of demolition on the site. A method statement relating to stabilising and capping of existing walls should form the subject of a condition of approval.                                                                                                                                                                                          |
| Building 11     | MODERATE to HIGH        | Demolition and replacement with new buildings – 2 x 3 bed houses | Potential impact upon the stability of the existing walls to Building 11 (which form the boundary to the site) | <p>A method statement should form part of a condition of approval relating to the proposed method of demolition and stabilization of the existing boundary walls.</p> <p>The proposed houses are intended to reflect the industrial aesthetic of the site and make reference to the curving roof structure which presently forms a distinctive element of the roofscape of this part of the Arundel Conservation Area.</p> |

| Building Number                            | Summary of significance | Proposed changes                                                                                                                          | Impact of proposed changes                      | Mitigation for changes (where necessary)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building 12                                | LOW                     | Demolition and replacement with new buildings                                                                                             | Changing the character of Brewery Lane          | <p>The proposed development is intended to perform four tasks:</p> <ol style="list-style-type: none"> <li>1. Provide some enclosure to the site and in particular frame the listed building</li> <li>2. Mask, in part the unrelieved blank façade of a neighbouring property which presently has an adverse impact on the setting of a Grade II listed building</li> <li>3. Provide additional parking for the site whilst also providing additional accommodation</li> <li>4. Reinstating a physical presence to Brewery Hill where once the main brewery building stood, whilst at the same time maintaining the now established cottage scale of the lane.</li> </ol> |
| Building 13<br>(sections of boundary wall) | HIGH                    | Repair and consolidation and some rebuilding where deemed necessary for health and safety reasons (to be agreed with the Local Authority) | Over-repair and/or mis-specification of repairs | Condition the preparation of a schedule of works for repairs to the boundary walls to be approved prior to works taking place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## **8.0 Conclusion**

- 8.1 The Eagle Brewery site is one of the most important former brewery sites in West Sussex and has a remarkable and fascinating survival of buildings directly or indirectly related to the brewing process. However this must be put into the context of a site which has seen much change over its two hundred and fifty plus years and is presently a redundant with no established use and no prospect of return to original uses.
- 8.2 The site has a number of buildings which are considered to be of very high and high significance both in terms of their historic and evidential value to the site and its former use and in their aesthetic value as buildings which are industrial in character and easily identifiable as such but make use of the local vernacular materials and have a very clear presence in terms of the character and appearance of this part of the Arundel Conservation Area. The retention of much of the historic roofscape on the site, including the variation between clay tile and natural slate along with the reuse of existing openings and only the very limited introduction of new openings will preserve and enhance the site and the conservation area.
- 8.3 The approach to the site has been to carefully consider and define the value of all buildings on the site in terms of their significance. Where this is low, there is a great opportunity for benefit and enhancement to the site and to the setting of a Grade II listed building. The approach and the mitigation of the potential loss of designated and undesignated heritage assets is considered to be outweighed by the public benefit to be gained of seeing an important site in an important town be brought back to life and back into the tight, urban, high density fabric of Arundel. It is considered that this is the right approach to the site rather than a domestication and artificial cleansing of the site leaving the listed building in splendid isolation without context.
- 8.4 This report suggests mitigation which takes the form of mostly either the provision (through condition) of the method statements to achieve the degree of retention of historic fabric deserving of the buildings on the site and/or recording of the existing resource through a combination of drawn and photographic records. This is considered to be the appropriate course of action in most cases where buildings are proposed for demolition.

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Records for Eagle Brewery (West Sussex Record Office reference numbers):

Add Mss 44855-44908

Add Mss 25802-25951

Add Mss 24665-24685

Add Mss 25816-25853

Add Mss 44879-44905

Add Mss 45122

Add Mss 49595

Add Mss 13825

SP 79

Add Mss 44906

Add Mss 13811-13829

Add Mss 13826

Add Mss 16744

Add Mss 37299

Lib 17499

RD/HO/16/1

## **Appendix A: List description for the site**

### List Description

List Entry Number: 1263856

Location: The Brewery, Brewery Hill, Arundel

County: West Sussex

District: Arundel

District Type: District Authority

Parish: Arundel

Grade: II

Date First Listed: 07 October 1974

**BREWERY HILL (West Side)** The Brewery TQ 01071/110 II. Mid 19<sup>th</sup> Century. Main block beach Flint with red brick dressings and stringcourses. Pitched tiled roof. Three Storey and Maltings in Attics. East elevation has two ranges of casements with glazed bars and Planked loading door on the Second floor. South Range Completely obscured by unlistable rendered addition. West elevation largely obscured by outbuildings, but two segment-headed windows are visible on the second floor. Louvered clerestory with hipped tile roof on crest of roof. Gabled dormers to East and West, with pitched tiled roofs, tile hung sides and partly louvered, partly glazed fronts (Although this block is not strictly part of an identifiable group its roof, with its louvered gables and clerestory, plays a very striking part in the roof scape of the town).

## Appendix B: Historic maps and documents



**Figure B1:** Extract from the Plan of the Borough of Arundel 1785 (WRSO Add. MS 49,595)

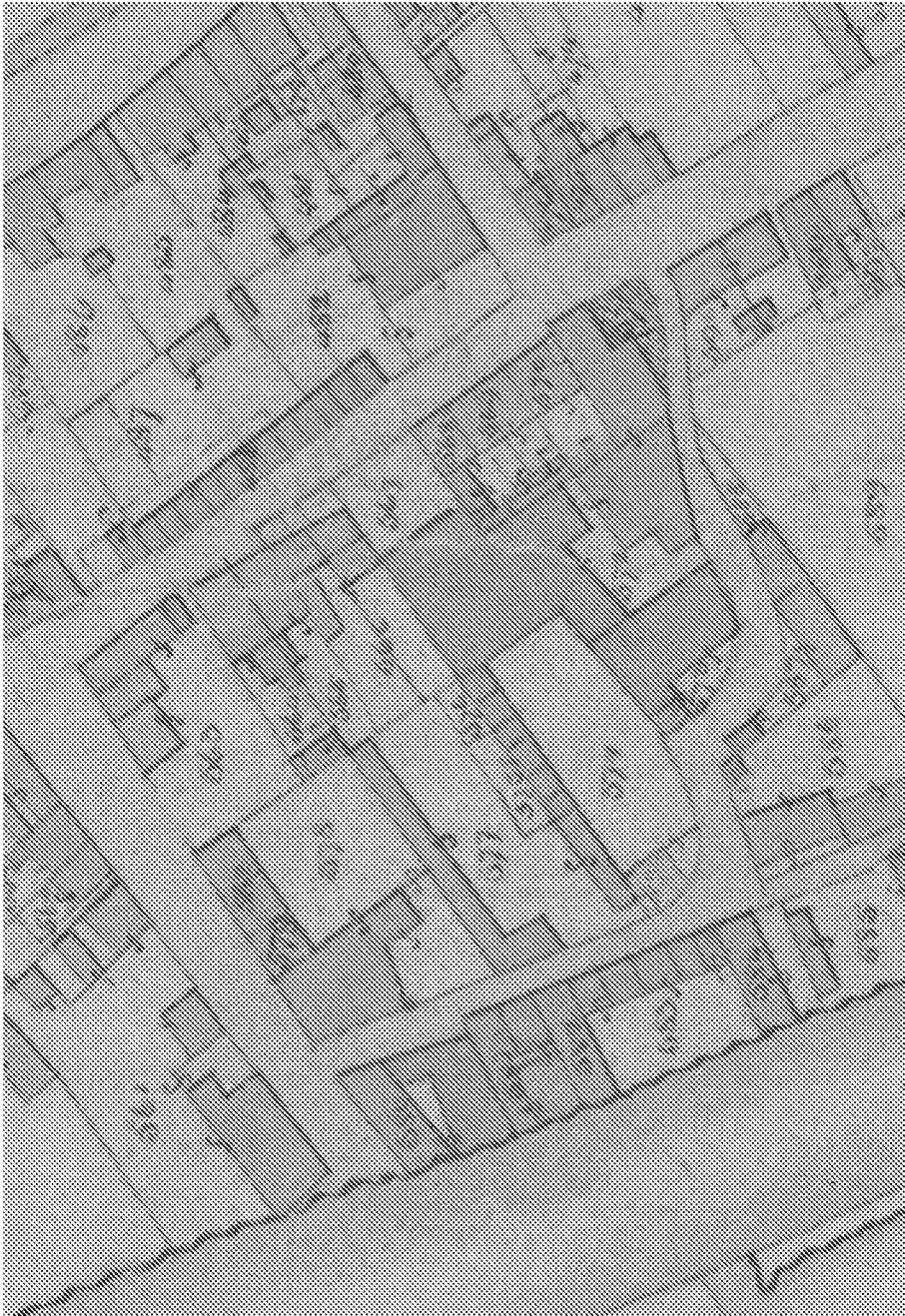


**Figure B2:** Arundel Tithe Map 1841

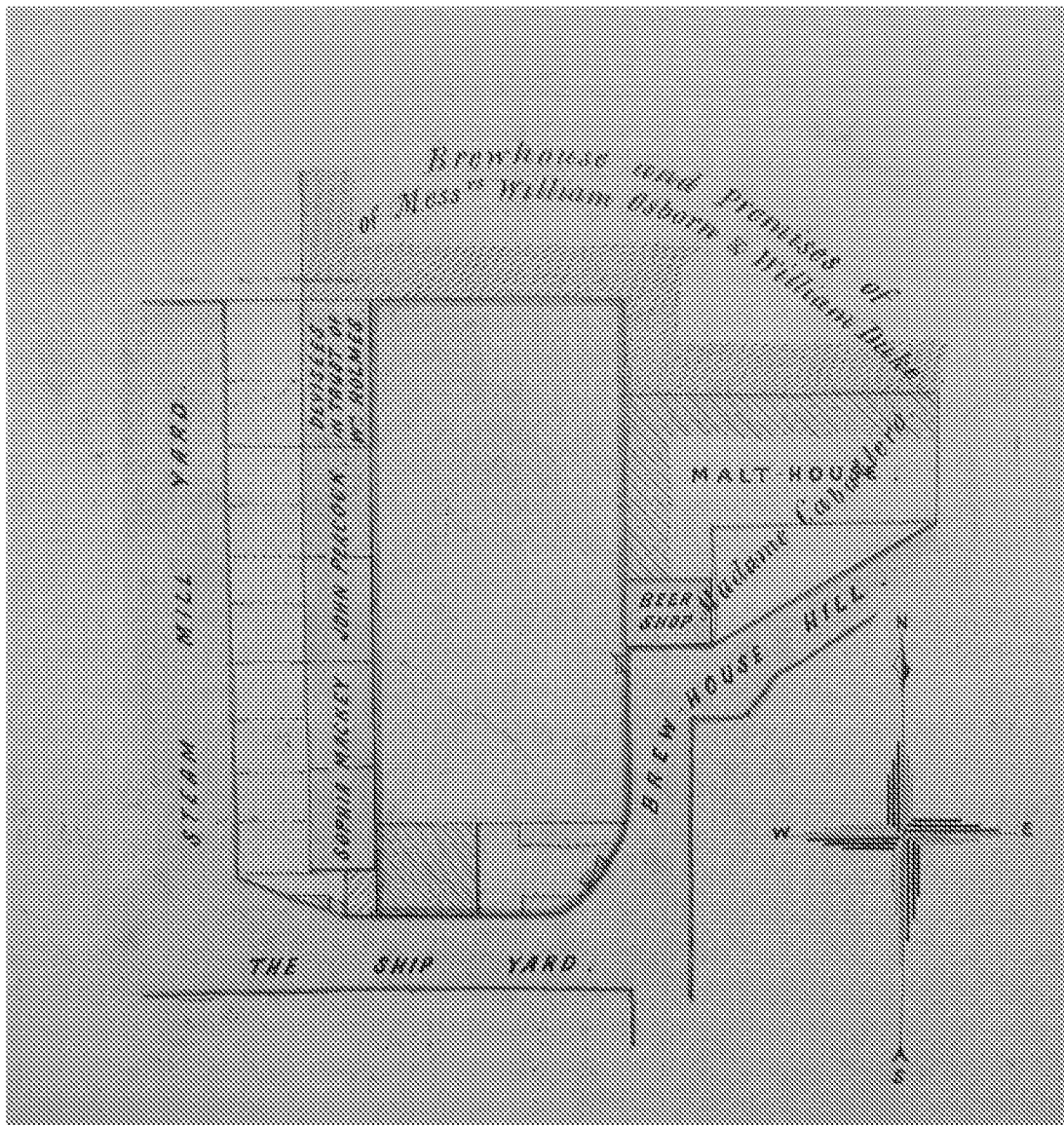


**Figure B3:** Conveyance Plan 1861



Figure B4: 1876 Ordnance Survey 1 to 25 inch

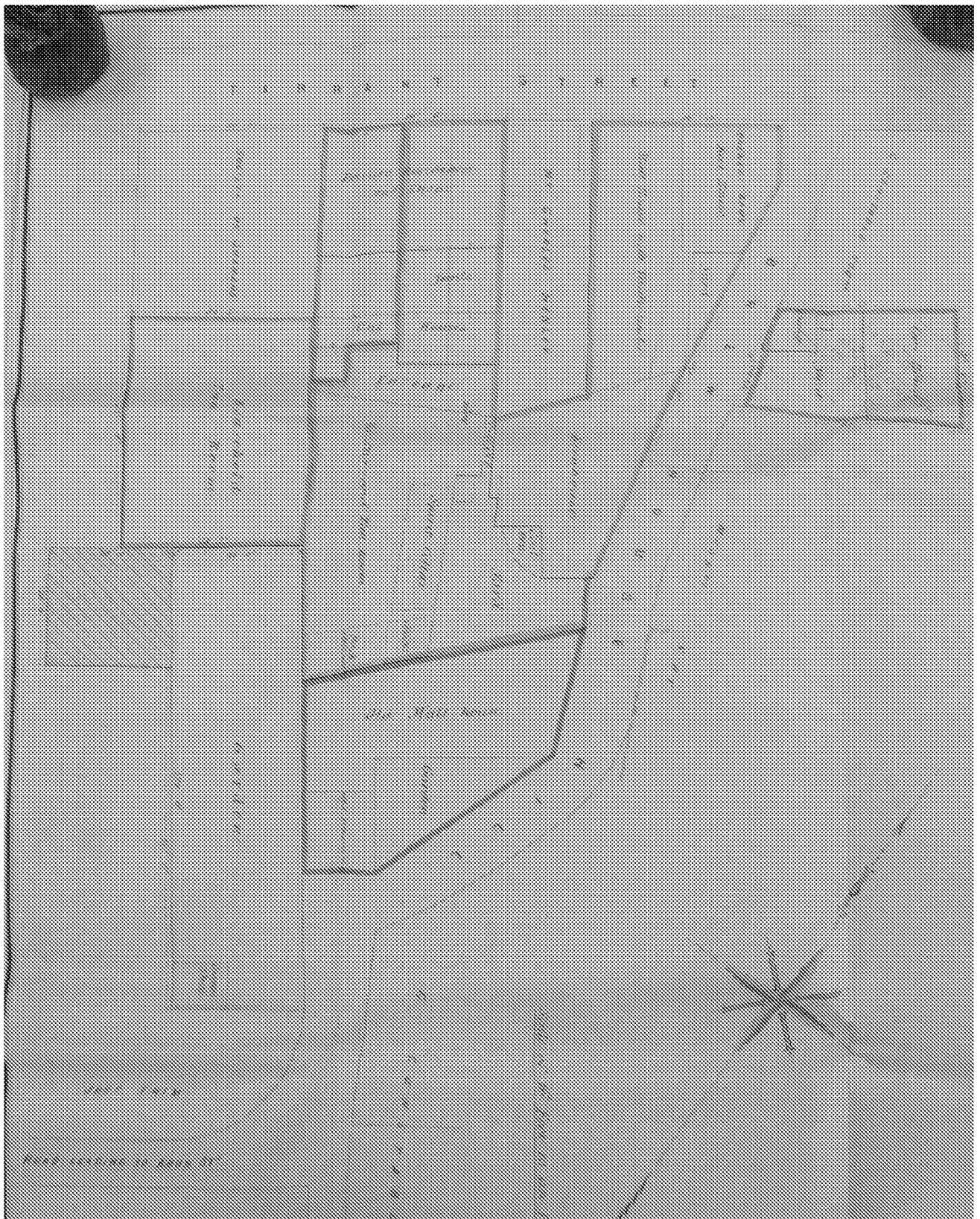


Figure B5: Conveyance Plan 1878

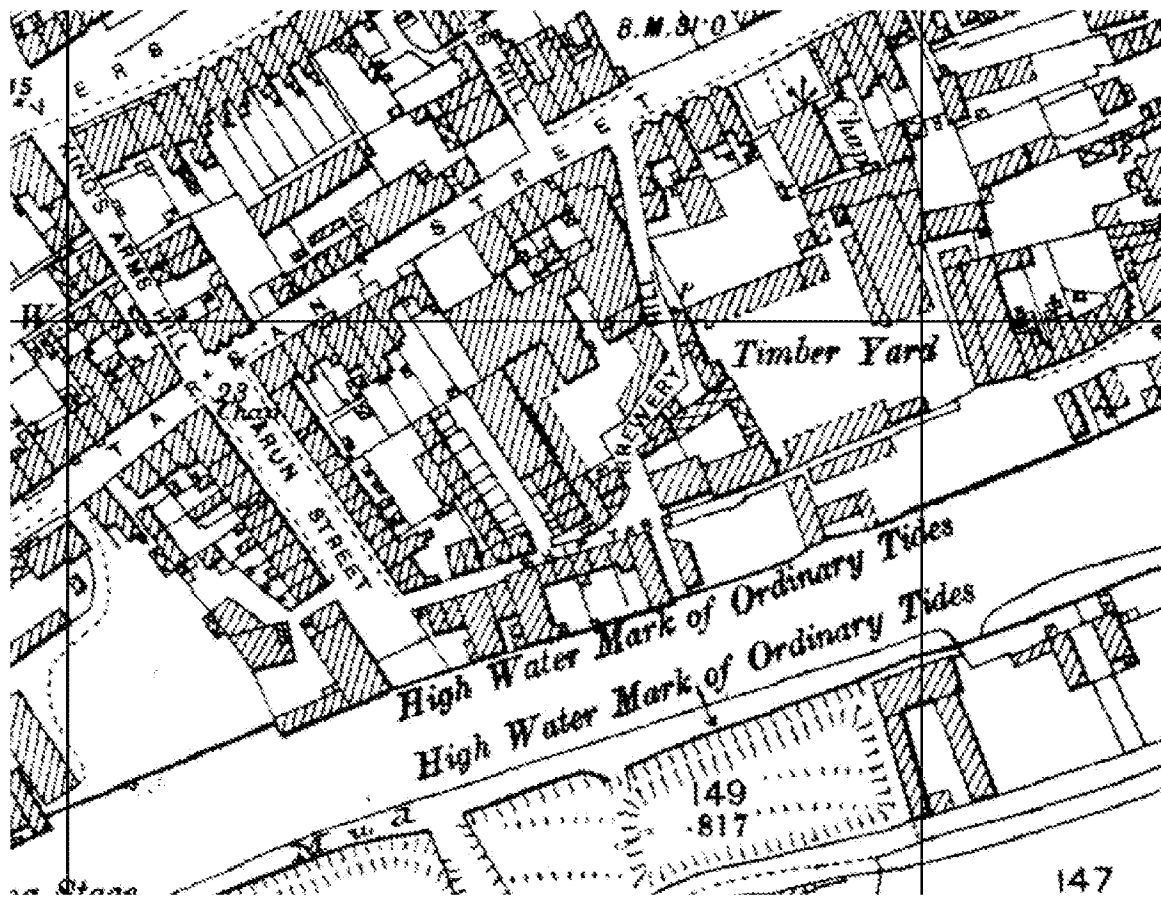


Figure B6: 1897 Ordnance Survey 1 to 25 inch

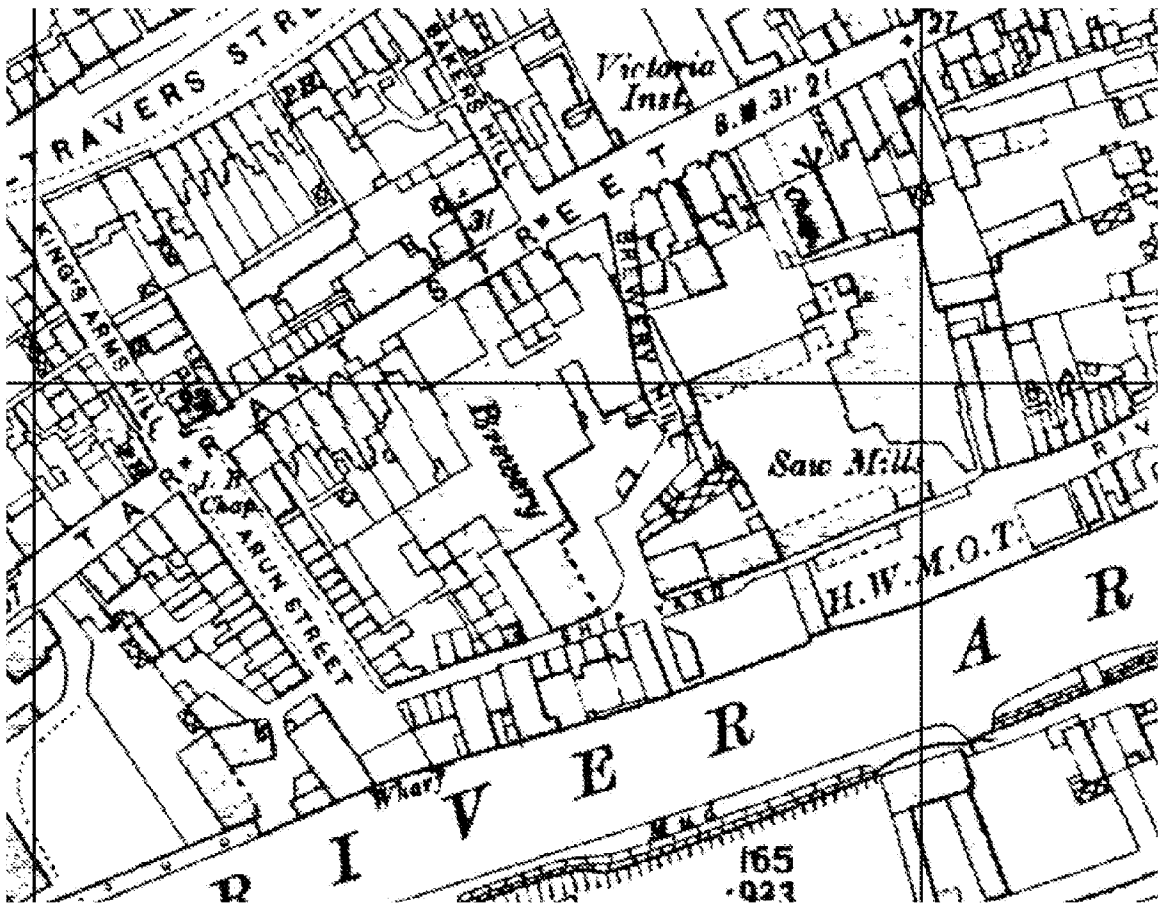


Figure B7: 1912 Ordnance Survey 1 to 25 inch

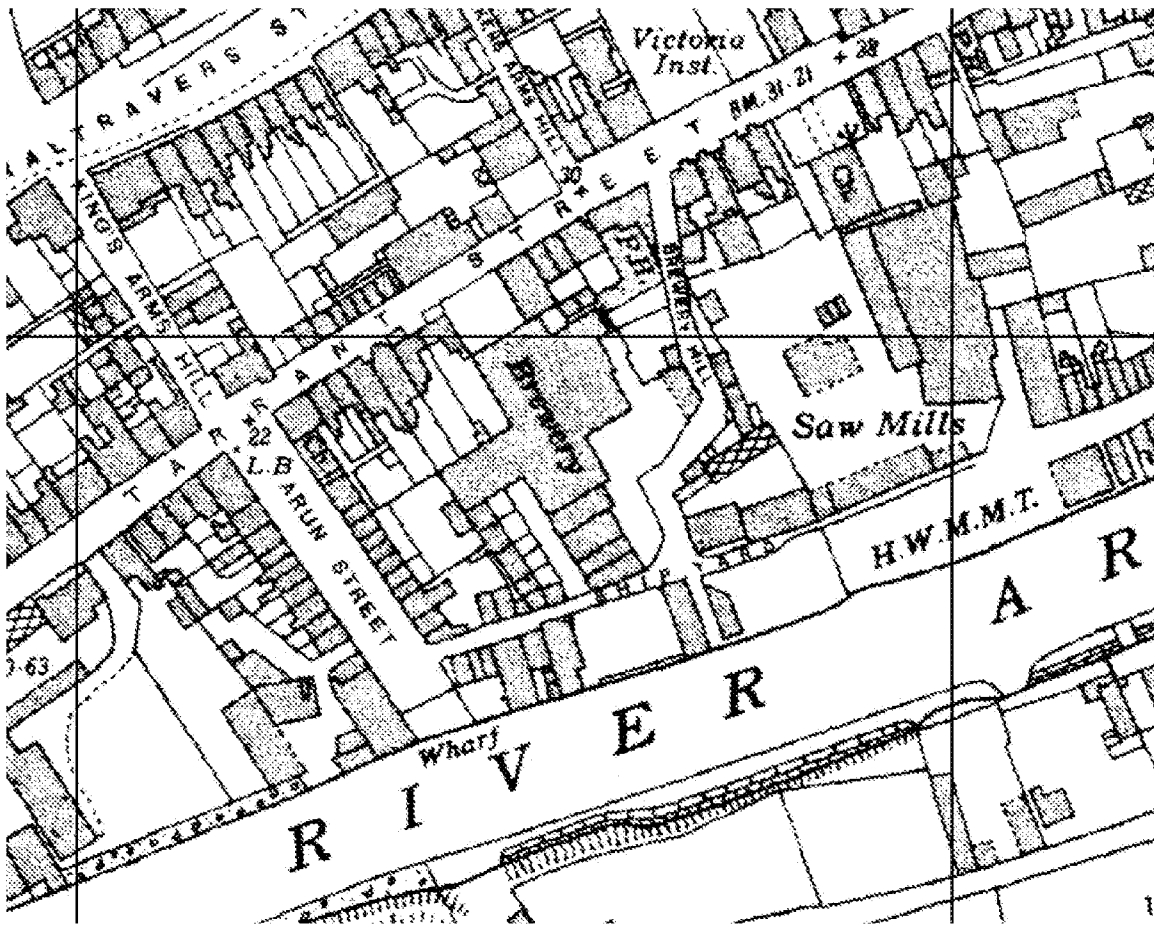
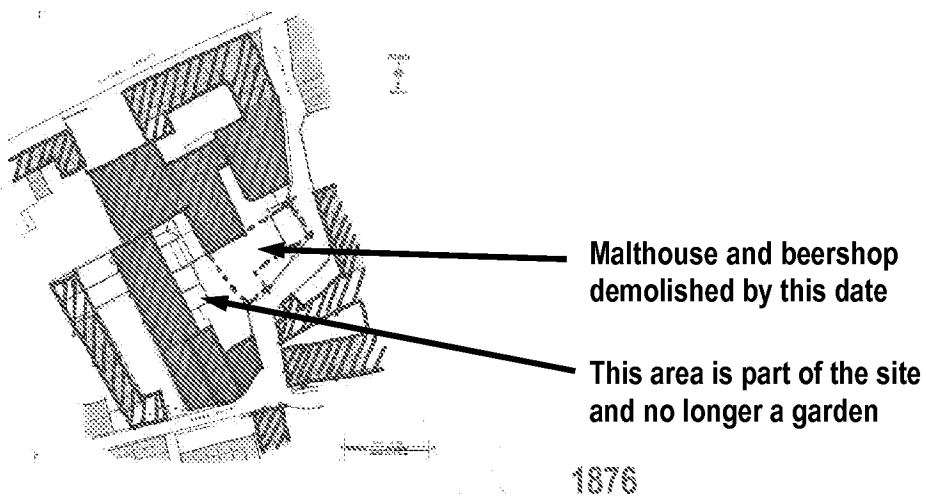
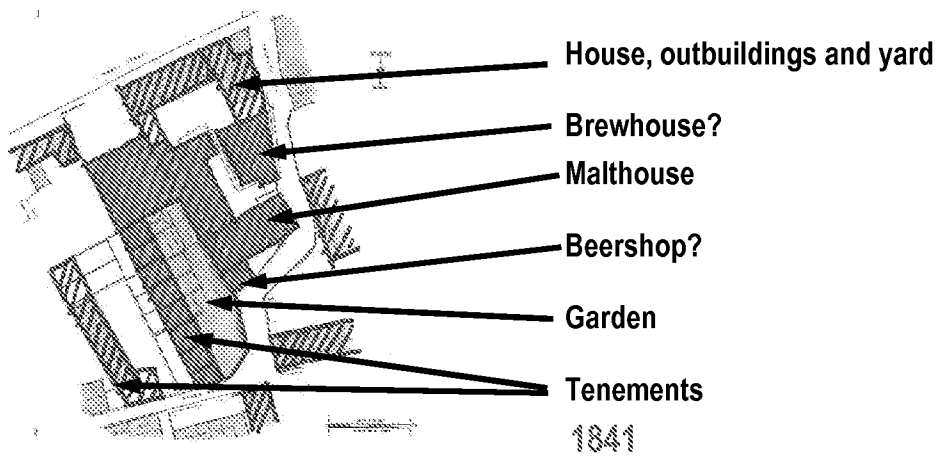
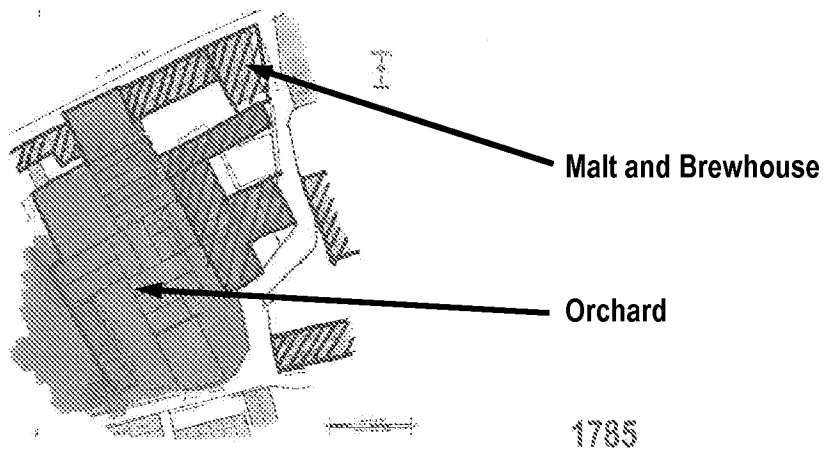


Figure B8: 1937 Ordnance Survey 1 to 25 inch



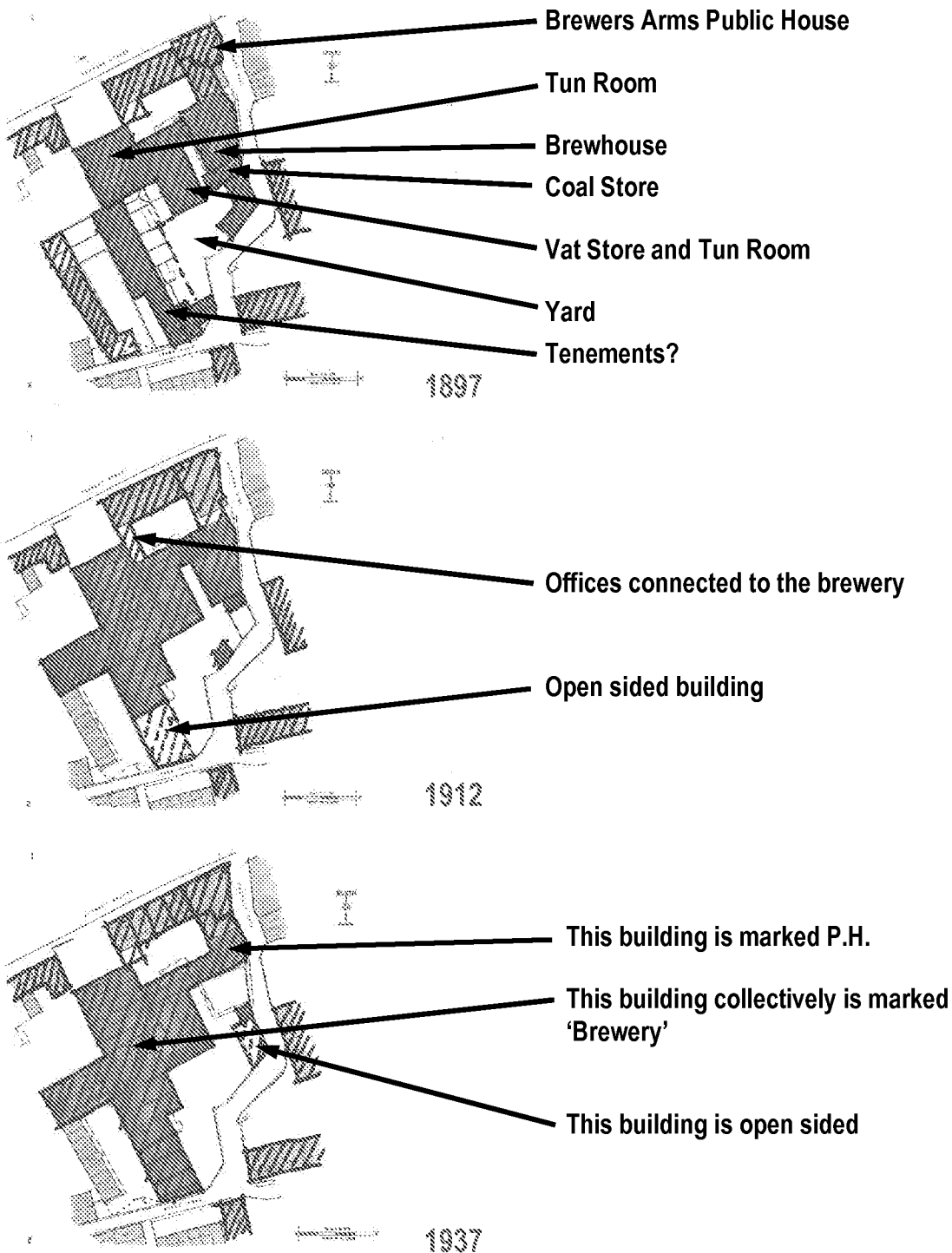


**Figure B9:** Summary of the changes to the site over time based on map regression and documentary evidence

## **Appendix C: Overview of the brewing process**

Extracted and summarized from *The Brewing Industry; A report by the Brewery History Society for English Heritage 2010*

### **The characteristics of a Victorian Brewery**

The Victorian brewery designer had to take into consideration the need for heating, cooling, moving and storing large volumes of liquids in an environment where, ideally, ventilation and temperature could be controlled. Numerous large wooden or metal vessels, quantities of pipework, elevators and pumping equipment had to be arranged to take as much advantage of gravity as possible. The eventual result was the traditional Victorian tower brewhouse, although there were many variations on this design, which was really only suitable for smaller breweries due to the space required for cooling and fermentation.

Power could be supplied by hand, waterwheel, horse, or by steam engine, necessitating a boiler house and chimney stack. A water tower was often a significant feature of the brewery site. After brewing came packaging: racking and bottling plants, a cooperage and storage areas. Distribution required drays - now trucks and tankers - with either stabling or garages. Stables could be immense. There were also the brewery offices, perhaps a house for the head brewer, usually a brewery tap and possibly some housing for brewery workers. These buildings were often arranged around a courtyard, with easy road and often rail or waterway access. The brewhouse, whether or not a tower, was certainly the most distinctive building in terms of structure and function.

### **Significant features of brewing plant**

Summary of the brewing process: malt arrives and is hoisted up (within the lucam) to a malt hopper. The malt is fed through a malt screen to a malt mill, where it is ground, producing grist. Gravity or an elevator, depending on which floor the mill is located, carries the grist to a grist case sited above the mash tuns. Hot and cold liquor (water) tanks are nearby. The grist may pass through a masher, where it is mixed with hot liquor, before entering the mash tun; if there is no masher, mixing is carried out in the tun. The mixture (wort) is run off to an underback and then enters the copper, where it is boiled with hops and eventually passes to the hop back, which sieves out spent hops. The hot wort is then cooled and passes to fermenting tuns, where yeast is added; after fermentation is complete, the beer may be sent to conditioning tanks before bottling or transfer to casks. Power for these processes was often provided by a steam engine.

### **Malting**

Traditionally in England beer has been based on barley, which is screened to remove impurities, then steeped (soaked) in water for up to 70 hours, allowing germination to begin. The grains are then spread on the malting floor, and turned occasionally to maintain an even temperature and stop the shoots knitting together as germination takes place. After 8 to 15 days, depending on the type of malt required, the part-germinated grains are moved to a kiln and then dried for 3 to 5 days, stopping growth whilst adding flavour and colour. These processes take place in traditional floor maltings or (from the 1870s) pneumatic maltings, where the grains enter a controlled environment, usually a drum or box, after steeping.

### **Mashing**

At the brewery the malt is milled and ground down into grist, ready for mixing with water, which is known throughout the brewing process as liquor. Hot liquor and grist mix either in the mash tun - a large, cylindrical

vessel - or in a mashing machine (masher) which opens out into the tun. The resulting mix is allowed to stand for two or three hours at a controlled temperature.

### **Boiling the wort**

The sweet liquid mix (wort) is run off through the slotted floor of the tun, which collects the spent grains; these grains are then sprayed (sparged) with hot liquor from a revolving device within the tun, in order to flush out any remaining wort. The wort is then boiled with hops - more often now hop pellets or extract - for an hour or two in a large metal vessel known as a copper. Coppers, as the name suggests, used to be made of copper (now stainless steel), are now normally closed, and may be flat-topped or domed. A variety of heating methods have been used to boil the wort, from external direct firing with wood or coal, through steam coils to external gas firing. After boiling, the hopped wort is sent through a metal vessel with a perforated base, the hop back, which sieves out the spent hops.

### **Fermentation**

The hot wort is then cooled before fermentation. Originally large, open shallow tanks (coolships) were used for this purpose, sited near the top of the brewery tower where good ventilation was available. Many improved forms of heat exchanger were later devised, particularly towards the end of the 19th century. After cooling, the wort is run into fermenting vessels, which used to be open wooden rounds, copper, stone or slate squares, or wooden casks. Yeast is added (pitched), and within 24 hours the surface is covered with a foam, which is later skimmed off. Some is reused, while the excess is compressed in a yeast press and sold to food processors. Fermentation time is typically 3 days.

### **Racking**

The beer can then be run from the fermenting vessels directly into casks, but is usually sent to conditioning tanks, where the remaining yeast is cleared from the beer using finings. Finally, the beer is either bottled, transferred to wooden or metal casks (racked), or packaged into metal kegs or even road tankers.

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