

Heritage Statement - 63 High Street - Arundel

Listed Status

No: 63 is a grade 2 listed property, located towards the top of the south western side of the High Street in Arundel, dating back to the early 18th century, with a stuccoed main facade, facing the castle wall and castle grounds beyond. The property has a pitched tiled roof with projecting eaves. The rear of the property is faced in brick, with a 'catslide' roof, to the south of the main staircase, rising three storeys to an attic level within the roof space. The listing only makes reference to the front facade, providing individual comment along the following lines:

- There are two ranges of double-hung sash windows with glazing bars all of the late 18th century, except for the more northern window on first floor, which is from the early 18th century.
- A late 18 century projecting shop window with glazing bars, is located to the north of the six panelled, partly glazed, main entrance door.
- The door, which is at the head of four ashlar steps, has decorative wrought iron balustrades to both sides, replacing rendered side walls in 2002.
- There exists a dentilled pediment supported on consoles above the main door, with a frieze illustrating a chinoiserie basketwork motif.
- There exists a small bow fronted shop window onto the High Street at pavement level, to a dress shop that has occupied the original basement since the 1980s, although the style of the window has changed from a simple casement window, since photographs were taken in the 1950's.
- At a lower level (down the approximately 1 in 8 gradient of the High Street), there is a wooden planked access door to a basement, through a low, covered alley, providing access to the shop at lower ground level and continued access, through a metal gate, rising up steps to the back of the main property.

Early History

Although records are not available for the early history of this individual property, Tim Hudson's 'A History of Arundel' provides a good insight into the development of the town. There is mention, of a large medieval timber framed house on the corner (which corner is unknown) of the High Street and Old Market Street (more recently known as Maltravers Street since about 1830). It is more than likely that most of the properties, in the High Street were originally timber framed, perhaps of a scale bolstered by the prosperity of the town in the 13th and early 14th centuries, until two significant fires reduced the impact of trade in the port.

The town corporation, run by a mayor and burgesses, grew in strength during the 16th and 17th century, especially at a time when the Dukes of Norfolk only resided very occasionally, relinquishing control through their absence until about 1720, after which there was a gradual revival of the town's dependence on the castle. There is reference in 1735, in the Victorian County Records, of a Richard Holmes (early namesake of the owner of 63 High Street - a century later), the then 'Steward of the Courts Leet', a form of town magistrate, who was clearly an important figure within Arundel and who was instrumental in resisting, for a whole year, the re-election of a town Mayor and burgesses.

There was a considerable boom in trade in the town in the late 18th and early 19th centuries, at the same time that extensive work was carried out on the castle. The neighbouring property, now occupied by Prezzo's restaurant (formerly council offices) at No: 61 High Street, was the residence of a lawyer Edward Carleton in 1780 and along with the large yellow brick property of similar scale and date, owned by a local wealthy banker, two doors down the hill, they are representative of the scale and grandeur of buildings built in this part of the High Street, during this period. By the 1830's trade had slowed down, with the town's replacement by Littlehampton as the chief port on the River Arun.

Historical Maps

Historical Maps from the County Records office, show the development of the town from 1785, although the map of this date provides little insight into the property at that time. It does however show a High Street with properties on both sides of the road, which had changed significantly by 1875, by which time The Duke had purchased and demolished the properties directly opposite No: 63 and incorporated them into the castle grounds, within the bounds of a new high stone castle wall.

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The Tithe map of 1841 represents the first map that clearly shows the full extent of the property at that time and it is clear that, by that date, that it continued as far back as the current boundary with the Town Hall. The Tithe records at this time record that the house and garden was owned by a Richard Holmes. Records from the first national census of the same year, confirms that Richard Holmes was a lawyer and that he lived at the same property with his wife, two children and two servants. It is more than likely that the property was also used as his solicitors office, which would perhaps reinforce the assumption, that the properties, higher up on this side of the High Street, along with that owned by Edward Carleton, his neighbour, were occupied primarily by well established wealthy professionals in the town.

The firm of solicitors Holmes Campbell & Co., which still existed under that name in 1988, had its origins in the attorney James Holmes in the 1790's. From census records, it appears that Holmes is a well known family name in the town and it would seem more than likely that the Richard Holmes of the Tithe records, was the son of James Holmes and that perhaps, the family name goes back further to the Richard Holmes mentioned above in 1735. It is an assumption, but since the property was in the private ownership of the Holmes family in 1841, then it had possibly remained as a family home since its probable re-building in the early 18th century.

The property was occupied by Richard Holmes' widow until 1867, after which it was probably sold by her son, also named Richard Holmes, and also a solicitor, who by this time had married and moved to No: 22 Maltravers Street, where he was by that time, running the family law firm. This therefore represents the end of a long period of control of this property probably dating back to the building in its current form as far back as the early 18th century. The end of this period also represents a general trend of professionals moving away from the High Street into the more fashionable Maltravers Street at that time.

The Ordnance Survey map of 1875, shows a cluster of separately defined structures, beyond the line of the rear most, two storey part of the existing property, but by the equivalent OS map dated 1897, these had been replaced by a hatched structure, separated from the main building and adjacent properties. The hatching of this structure, orientated in a southerly direction, is consistent with similar graphics of other greenhouses in the town as illustrated on the map, as well as a further greenhouse in the main garden.

The Ordnance Survey maps of 1911 and 1912, both show the same greenhouse separated from the main two storey building.

The Ordnance Survey maps of 1937, 1971 and 1979 all show no evidence of any structure beyond the existing two storey extension.

Apart from variations in the rear most part of the property, the maps since 1941 appear to be consistent.

Property Description

Of the three properties, in which no: 63 is in the middle, between the much larger no: 61 (Prezzos) and no: 65 (The Town House), it is likely that no: 63 was the first to be rebuilt in its present form. There is little remaining evidence of an early structure, apart from the presumably much older, brick infilled timber framing, of the party wall onto No: 63, ie: between this property and the Town House, which was probably much easier to retain, when the property was rebuilt from perhaps former timber framed construction.

In its current form, the original building is of simple brick, cross wall construction, with typical, simply supported timber floors and a raftered attic. The previous owners have confirmed knowledge of a steel structural framework, at the centre of the recent main wine bar area, providing support to the upper floors, presumably where walls have subsequently been removed.

The stuccoed front facade, is probably original, although only one sash window (W20) would appear to date back to the early 18th century, a view supported by the local conservation officers, who suggested that it was a fine example, at a recent visit.

The rear elevations and extensions (positioned at right angles to the primary alignment of the building), have perhaps evolved over the subsequent two centuries.

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The rear elevation in its current form, is broken down into three elements. The first being an extension, to the north, built at right angles to the main frontage, probably at a later date than the main building, extending as far back as Point B, (referenced on the existing floor plans), with a lower ridge than the primary roof. The second is the main staircase, which may originally, have only provided direct access between the ground and first floor levels, such that it was able to be contained under a continuation of the slope of the original main roof pitch. This is perhaps evidenced by the third element, being a 'Catslide' roof that exists to the south of the staircase and which represented perhaps, the original form of the whole of the rear building elevation, before the gabled extension and hipped staircase roof extension were built. Perhaps the front dormers at attic level, were introduced, at the same time that the staircase had been extended, up to that level. There are four stepped winders on the main staircase, between the ground and first floors, whereas this changes to wider three stepped winders between the first and second floors, which are perhaps of a later installation.

Subsequent extensions have been built, beyond the original extension to the northern edge of the site, witnessed by the slight change in alignment of the exposed brickwork, side wall facade; changes in window fenestration and as expressed at roof level, with a level drop in the exposed roof gables. As the ground rises gradually towards the rear of the site, the ground floor level of the furthest two storey extension, is at a level approximately one metre higher than the rest of the property. The original house, which as suggested above, could well have had a catslide roof to the full width of the property, before any extension had been built and so, as a dwelling, did not dominate the full width of the rear external space, to the same extent that exists at present. The current form of the front part of the house would however appear to have been established well before the 19th century.

The rear linear extensions to the property, judging by their change in style beyond Point 'B', were constructed, at a later date, perhaps during the period of town prosperity at the beginning of the 19th century.

The windows, as far back as Point 'B' on the existing floor plans are generally timber sash windows (W11, W20, W21, W23 and W24, which appear to be original, apart from W23 in the main staircase, which is a poor recently manufactured and now partially rotten replacement (which will at some stage be replaced). As indicated above, W20 remains the only example, in this property, of an early 18th century sash window and is in generally good condition with many old glass panes. The remaining examples are probably late 18th century sash windows, described as having 'Lamb's Tongue' mouldings by the conservation officers. The brickwork beyond Point B (existing floorplans) is clearly of a later extension and the windows are modern casements that have been added in recent decades.

The more recent sash windows on the front facade probably replaced earlier examples to enhance status and levels of internal lighting, as architectural styles and glass technology developed in the 18th century, whereas the shop window probably dates back to a much later period after 1867, and gives an indication of how the property changed use from a lawyers office and residence to a commercial property selling goods, once Richard Holmes' widow had died at that time.

Internally, the front room at ground floor level is panelled in timber, dating probably back to the time it was used as a solicitors main office, with the larger room at the front, forming the main outer office. Apart from the original main staircase, an original stone doorway threshold and the panelled room at ground floor level, there is little evidence of any heritage value internally within the rest of the ground floor, apart from within the recent wine bar kitchen, which has an original limestone floor, which probably indicates its earlier use also as a kitchen.

At second floor level, judging by the larger scale of the sash window and the quality of the original fireplace in the larger of the two existing bedrooms, facing directly onto the high street, this front room was probably used as the main family reception room. Again, apart from the main staircase and a few original panelled timber doors, there is little heritage value, at this level, other than some areas of original plaster and one panelled timber door (W212) in particular, which was highlighted by the conservation officers as being a good example of a Chichester 'One over One' door and should be retained.

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The main staircase rises up to the second floor and again much of the original staircase and balustrade appears to still be in place. There has been a wc added in very recent times, although its removal, would not affect the original features at that level, including the balustrade detail, noted by the conservation officers.

Two MDF steps (3 risers) have been added at this level, in recent times, which draws one much closer to the edge of the balustrade at a much higher than safe acceptable level relative to the top of the handrail. The door into the bedroom suite is a modern introduction.

Recent uses and changes at the back of the property

Although significant changes have been made over the first 150 years, to the fenestration of the main entrance facade and its outlook onto the High Street, the most significant impact on the character of the property has probably been due to changes in the adjacent buildings and changes in the use and amendments to the rear of the property over the last 150 years.

The addition of the large bay window inevitably marked a change from a professional use to one of trade or as a store, but there is little documented knowledge of the use of the property between 1867 and 1957, by which time a record does exist, of its use as a museum (The Totem Museum). Since that time, the lower ground floor was also converted into a shop in 1987, when a new low level window was added to the front facade and the main, ground floor accommodation, used as a restaurant since the 1960's and then as a wine bar, from the year 2000. Much of the current layout and internal alterations to the building were recorded as being approved, conditionally, under a listed building application at that time

Although consent had been given fairly recently for the removal of rendered masonry walls, to each side of the steps up to the front door and replacement with simple iron balustrades & handrails to the main entrance plus other fittings, perhaps the most significant event in this properties' recent history was the demolition of an existing single storey lean-to extension set immediately behind the main staircase and its subsequent replacement, with a glazed conservatory of the same dimensions on plan.

The unusual imbalance of width of plot of the two neighbouring properties, even allowing for the wider facade of no: 61, coupled with the presence of such a large garden wrapped around the back of No 61, suggests that some evolution of boundary alignment took place sometime in its early history, probably with the mutual agreement of the two neighbouring lawyers.

However, the scale and form of the neighbouring property (No: 61) when first built and then subsequently extended over 200 years ago, must have had a significant impact on the quality of light entering the accommodation and limited external space at the back of No: 63. High walls and tall chimneys constructed within 1.5m of the rear extended facade have left the legacy of a dark and overshadowed micro environment. It is perhaps no wonder that at some time in its history a new extensive south facing 'studio' window was created to take advantage of the only part of the building, not overshadowed by the next door property. To rub salt in the wounds, proposals were approved more recently for three dormer windows on top of the property to the north, that look down into the space at the back of No: 63, thereby limiting any future potential practical use of chimneys that had already been there for many years, prior to these changes.

The erection of a new conservatory in 2000 was intended to resolve this problem, but it was introduced at a time when the quality and character of the space gradually became further eroded, resulting in a more industrial outlook, due to the nature of the use and proximity of the commercial kitchen, with extensive debris, darkened brick walls and large steel external extract duct that dominated the view from this proposed amenity space.

The style and quality of the proprietary glazed conservatory, did not raise the standard of the space, or resolve the dominance of its surroundings. Its appearance did not contribute positively to its environment, nor did the glazed roof provide greater transmittance of light into deeper ground floor areas, due also to their dark interior and solid doors that restricted the light that was available. The dark coloured glazing mullions in the roof and walls of the new conservatory resulted only in an uncomfortable space, affected significantly by

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glare, as one looks upwards towards the sky, dominated by the mass and scale of the buildings that surround the space at a much higher level.

A further impact of the recent wine bar use was to establish a restrictive and haphazard arrangement of fire precautionary measures, on the residential accommodation above, with the addition of solid fire doors within the staircase and corridors formed by lightweight partitions, that resulted in internal bedrooms, destroying the quality of the spaces defined by the original interiors.

Rear Brick Outhouse (subject to proposed demolition)

Externally, at the rear of the property, there exists at present, a single storey brick and tiled outhouse building, which is attached to the rear two storey accommodation, containing a bar store and external wc. There also exists a rear modern brick external storage area, which is covered with a contemporary corrugated plastic sheet roof. The majority of these external storage enclosures have been erected within the last probably 20 years, with varying levels of quality of construction.

Looking at the historical maps over two centuries, this area at the rear of the property, would appear to have changed a number of times, with the 1841 and 1975 maps showing it almost completely built over, whereas the 1897, 1911 and 1912 maps show a green house at the centre of the space. Since that time, the 1937, 1971 and 1979 maps show it completely devoid of buildings.

The existing brick outhouse, which is attached to the main building, is the oldest of the group of single storey structures. It is in the same orientation, but not in the same position as the Greenhouse indicated on the 1897, 1911 and 1912 maps, however these maps indicate a clear gap between the Greenhouse and the main building (refer to attached overlay of 1911 map). It is likely that this outhouse was built to provide some subsequent support facility, for whatever business was occupying the property at that time and it is also clear that it was attached to the main building at a much later date and not erected by craftsmen.

The materials, apart from the roof timbers, do appear to have been reclaimed from earlier structures, whether on site or from other properties. The brickwork joining the main building has not been tooled in well and whoever started laying the brickwork, had to adjust the coursing very quickly, by tapering the bricks so as to meet the brick coursing of the existing building, after only 2 or 3 courses of construction. The internal door access D118 appears to have been formed at a later date than all other door openings and it would seem likely that the positioning of two doorways so close to a corner of a brick building should have been a questionable decision at that time. There appears to be evidence of the original external brick pavements within the outhouse, that existed between the assumed position of the original greenhouse and the rear gabled wall of the main building.

External door nos: D117 and D119 to the main building have a traditional double coursed low arched brick lintel, whereas the external door onto the WC in the outhouse is a single course and the construction of the brick surround to the yard gate D121, follows no recognised construction technique or detail. The brick coursing of the gable, where it meets the roof verge is of poor quality and whilst the original construction might have been of lime mortar, the outer facing wall has been repointed crudely in cement mortar. The orientation of the building, has probably mimicked that of the earlier greenhouse as well as avoiding any disruption of access to and from external door D117. This arrangement limits the practical use of the space at the back of the building.

The outhouse has been recently re-roofed, with modern roof timbers and felt, and is generally of poor design and construction, having probably been built sometime around or during the first world war. Subsequent records did not show any evidence of this outhouse, so it was probably constructed without any regulatory approval.

In summary, it would seem difficult to justify a need to preserve this existing structure, since it does not appear to have any heritage value, in terms of architectural design merit, siting, quality of construction, or character.

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Secondary Rear Internal Timber Staircase (subject to proposed removal)

A site survey has identified that an earlier staircase existed, positioned beyond the brick partition, within the utility room at ground floor level. There is evidence on the inside face of the end gable wall that another staircase existed and its removal, was probably due to a later, probably 20th century proposal, to maximise the useable floor area of the first floor sitting room, so as to take full advantage of its southern aspect with the installation, perhaps at that same time, of the new full height and width glazed screen, facing onto clear southerly aspect views across the town. The arrangement of the first floor sitting room floor boards back up this assumption. There would have been no reason to install the current existing secondary internal staircase, if the other staircase had still been in place. Therefore the internal staircase was probably built in the period between when the first floor sitting room window was installed and the outhouse was erected, since the original staircase would have compromised the creation of a new doorway in to the then new outhouse extension. This dates the existing staircase at sometime loosely, between 1912 and the second world war.

This existing staircase was clearly a compromise solution at the time, as decisions on the utility nature of the space at ground floor level, were considered very much of secondary importance to the creation of a new studio space above.

The existing internal staircase in the lobby adjacent to the 'existing office' has a clear internal width of only 580mm, the result of which is that most adults have insufficient room to walk up or down the staircase with straight shoulders. The average tread is only 175mm deep and the average riser is 191mm high. The corresponding pitch of the staircase is therefore 47 degrees to the horizontal, which means that the staircase is 5 degrees steeper than the maximum current requirements under building regulations. The means of escape from the sitting room and bedroom adjacent to this staircase rely primarily on this staircase and so it is not considered a safe means of access or egress, whether under normal, or emergency conditions. Its position in relation to ground floor escape through the utility room, is also not considered a safe existing arrangement, nor has it ever been.

The rear existing internal staircase is at best of utilitarian installation, with no specific identifiable character or heritage value.

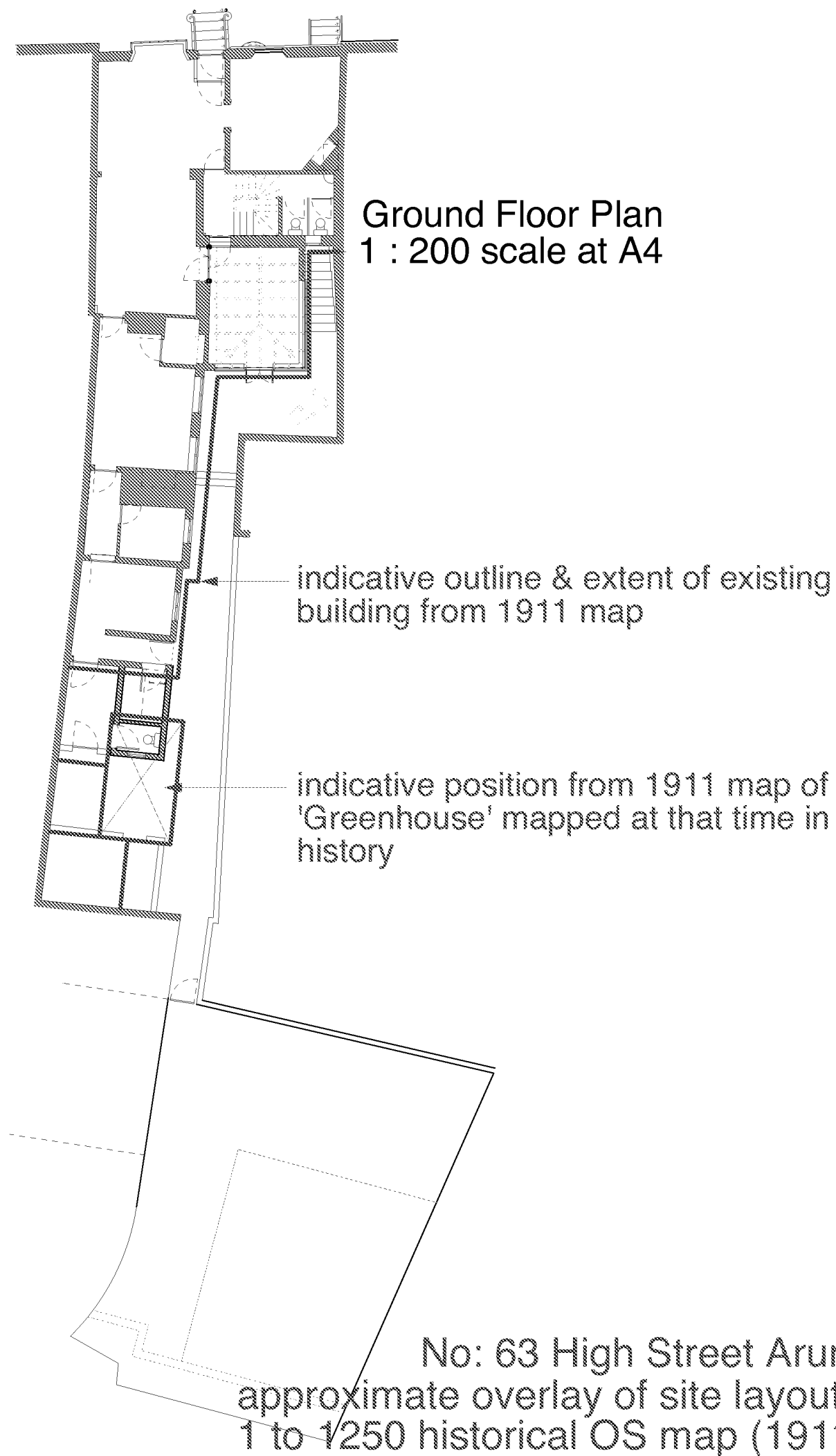
Existing External Fabric

The existing external fabric of the building has had little maintenance or quality repair work carried out for a number of years and as such the condition of the building, at what has become the 'service end' of the property, has become tired and has dropped considerably in standard.

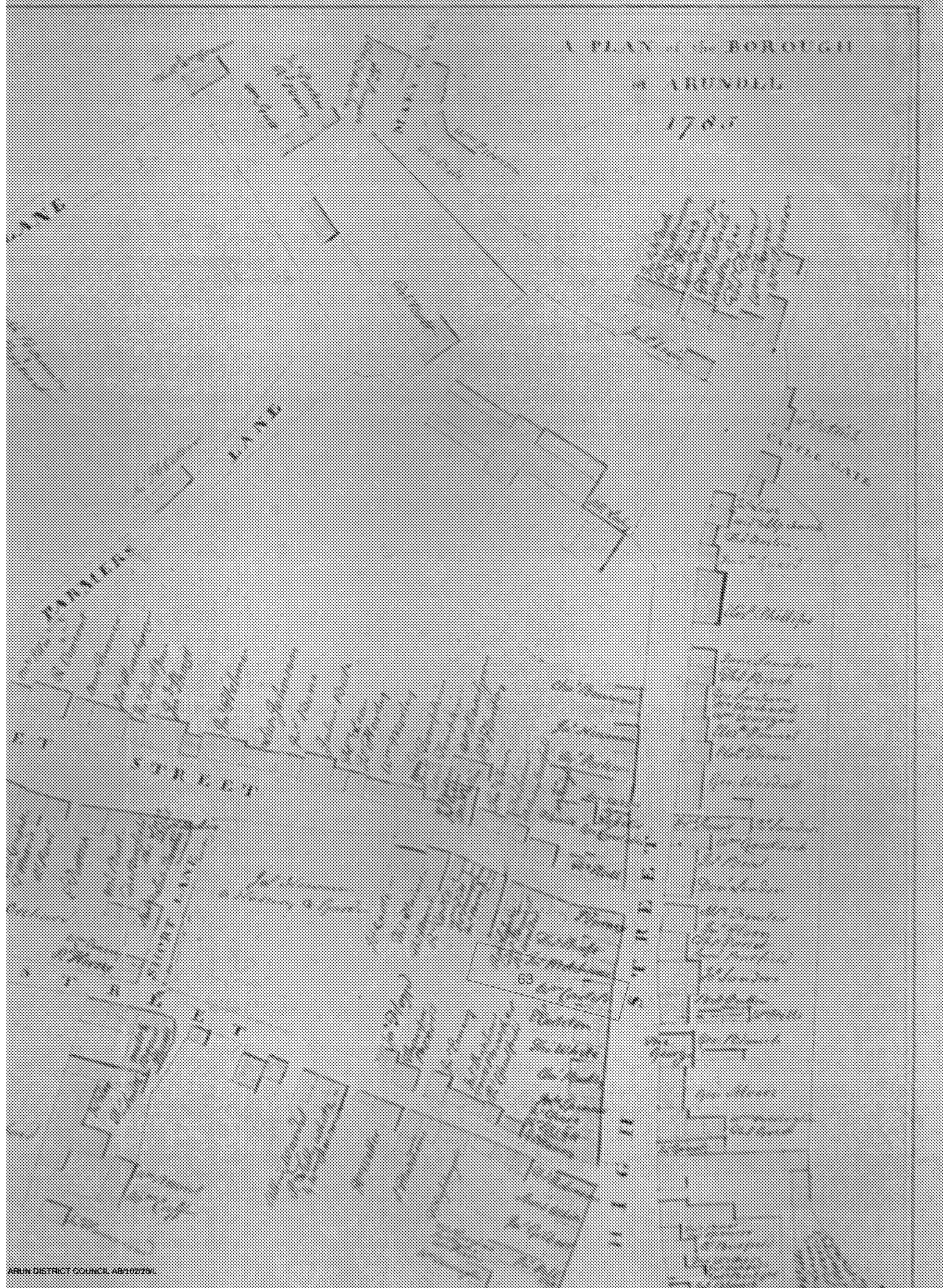
There are localised areas where the brickwork has been repaired with cement mortar and there are larger areas where the mortar joints have been fully repointed with cement mortar. Perhaps the most obvious concern is adjacent to the ground floor window W15, which appears to have been a new installation in the recent decades.

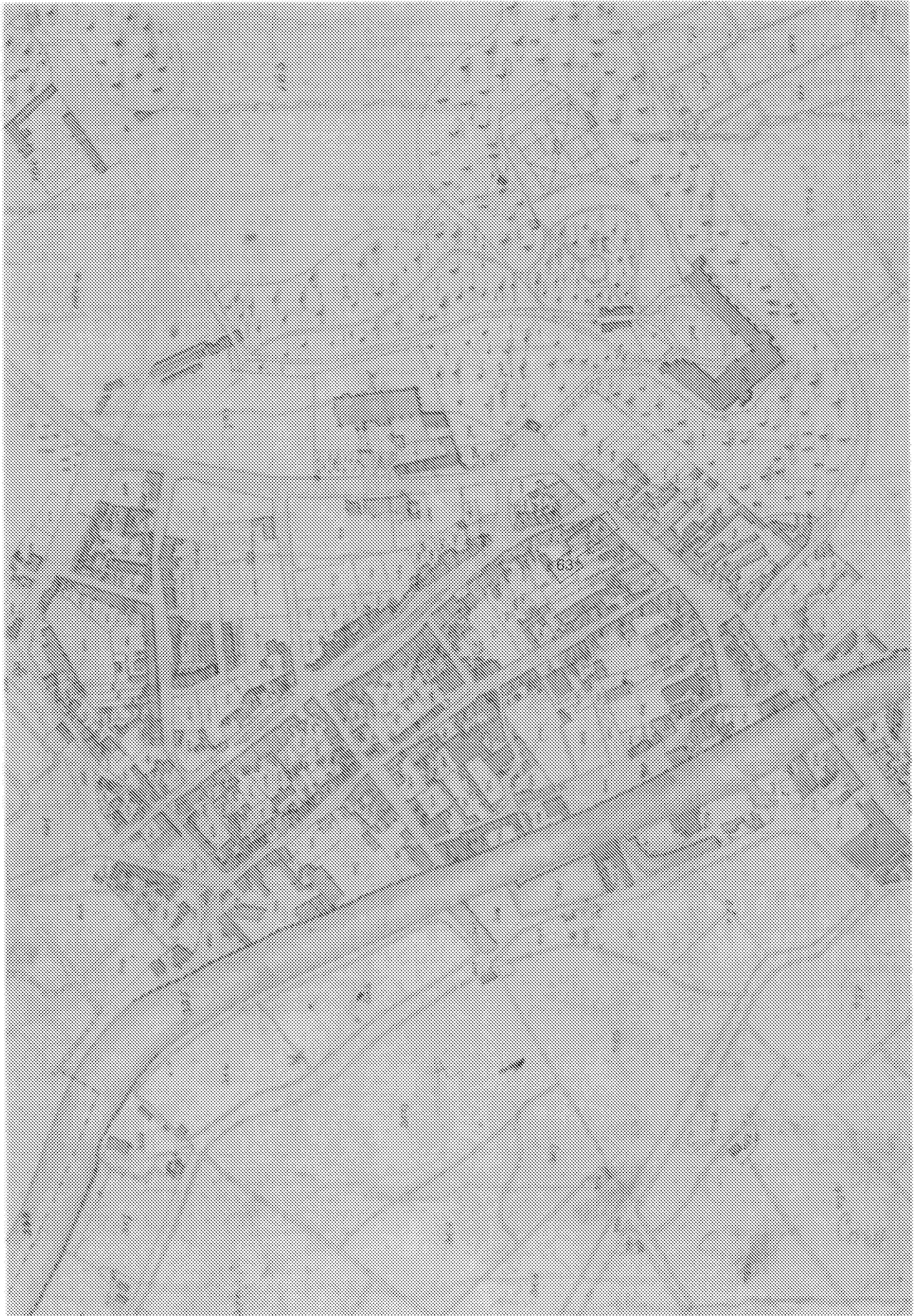
Whilst the sash windows are referred to individually above, as a further general point, the existing timber windows are in need of maintenance and re decoration.

The existing tiled roof appears generally to be of sound condition.



A PLAN of the BOROUGH
of ARUNDEL
1785

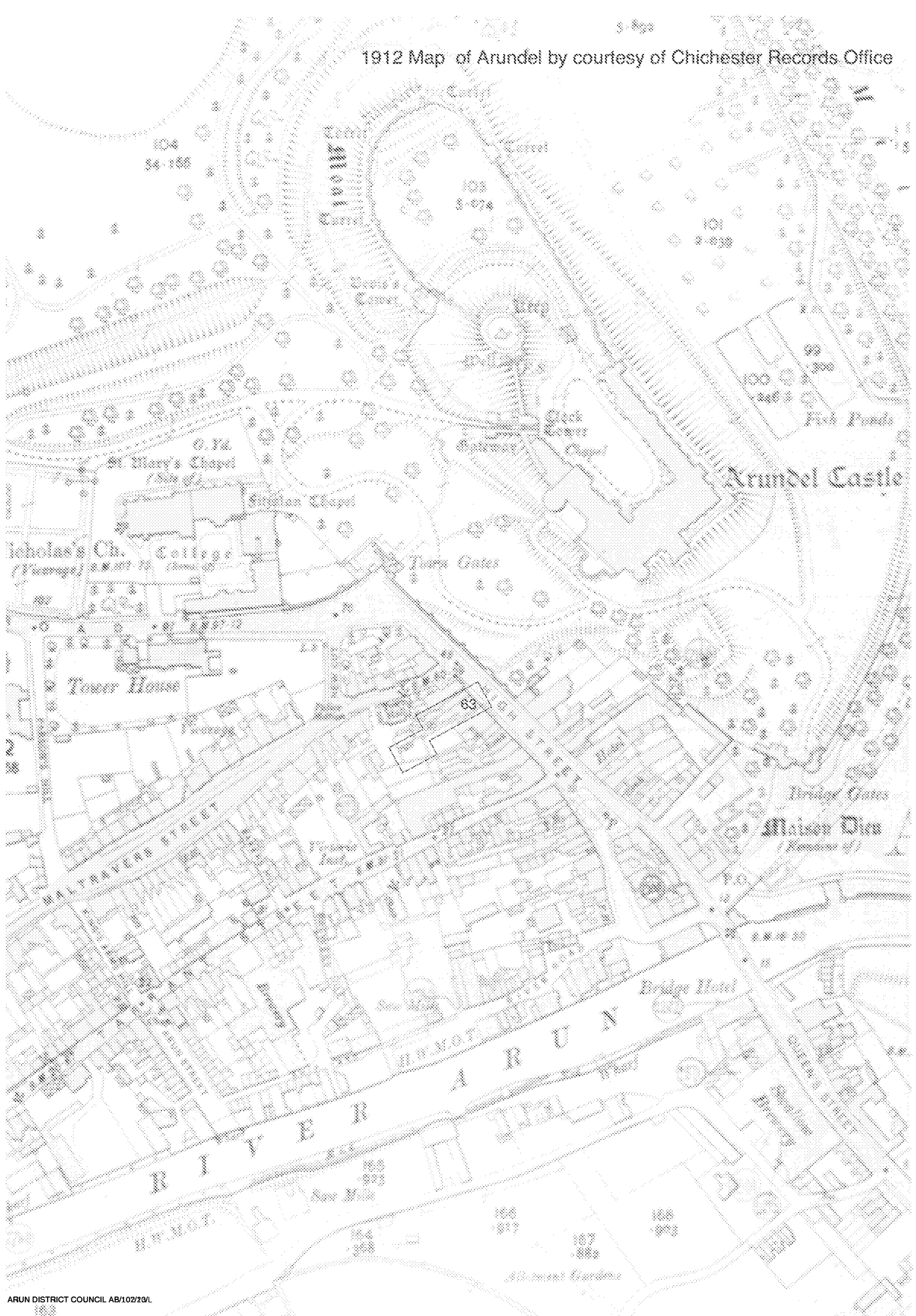


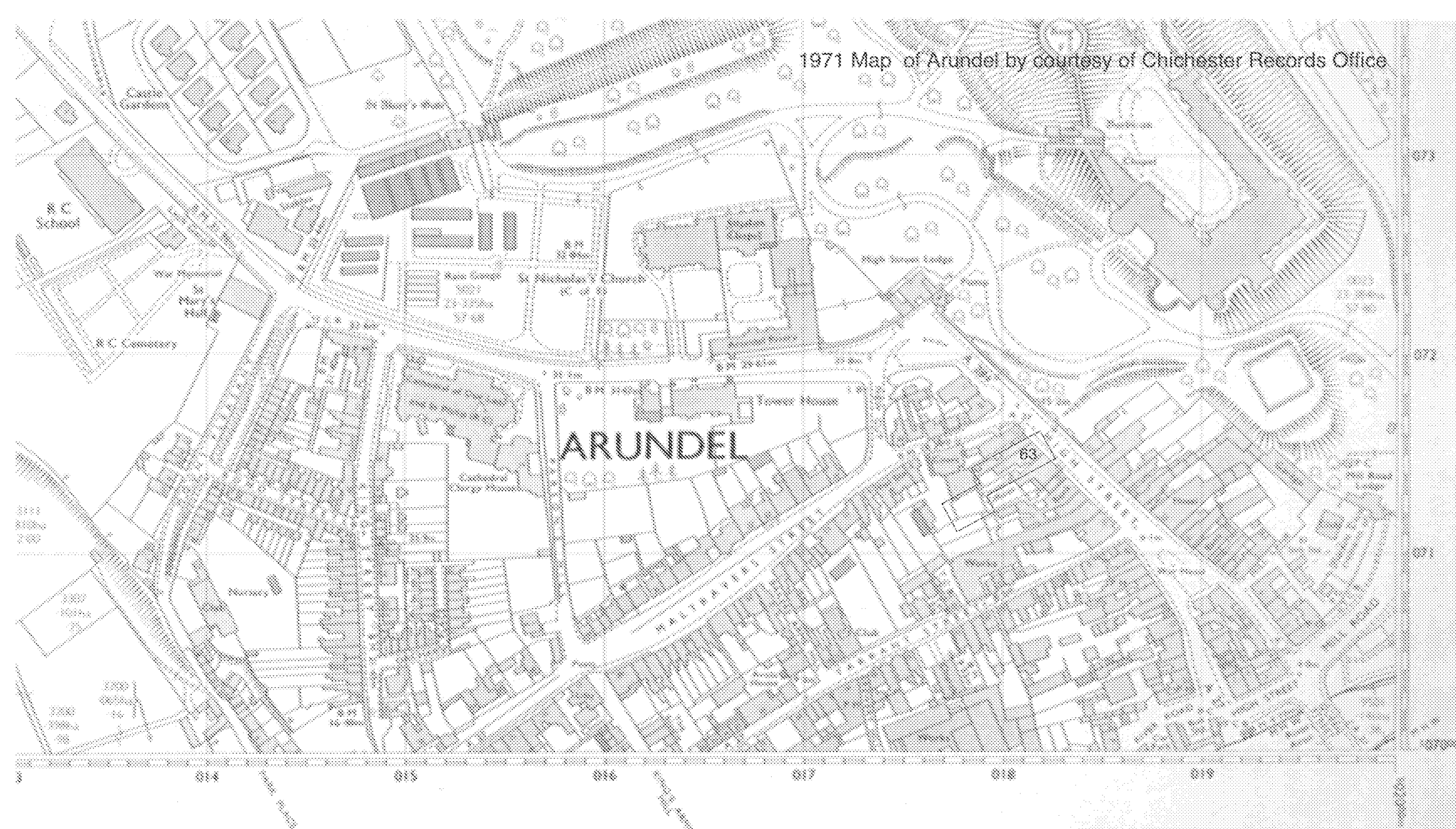












BOUNDARIES

Scored

County Boundary (geographical)

Made and published by the Director General of the Ordnance Survey, Southampton

AREAS

Area measurement is in plan only.

The number and area, in hectares that are acres, is shown within each parcel of land.

EXAMPLE: 0143 parcel number
1 000ha area in hectares
2 47 area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.

Enclosures or features joined for measurement of area

Units of area within which individual parcels are not shown

