



**Listed Building Consent for retention of Television Aerial and new
Satellite Dish Antenna.**

at

**16 Tarrant Street • Arundel
West Sussex • BN18 9DJ**

Heritage Statement

November 2020 – Revision B

Introduction

No. 16 Tarrant Street is a late 18th Century Grade II Listed Building located in the historic centre of Arundel, in West Sussex. The property is a semi-detached four-storey house on the North side of Tarrant Street - at the apex of Bakers Arms Hill. Evidence suggests that it fell into a state of disrepair in the 1960s and was significantly overhauled in the 1970s when it lost many of its original internal features. It was subsequently purchased in 1984 and change of use later granted for Architects' offices. In 1996 it was sold and planning permission granted for reversion to domestic occupation. Much of the earlier office layout however has been retained as well as the doors, partitions etc from when it was in commercial use. The new owners Mr and Mrs Hunt who have started works at the property so with the intention of carefully restoring its historic fabric and reinstating the interior in a manner sympathetic to its status as a Grade II Listed dwelling. This application seeks for a television satellite dish and retention of a neighbours digital aerial, whilst removing the previous analogue aerial from the property.

1.00 An Assessment of the Heritage Significance

1.01 The Formation of the Town of Arundel

There are traces of early Roman development in Arundel, however it developed mainly as a Saxon town referred to in the Domesday Book in 1086, by which time it had become a thriving market town and port, with a population of a few hundred. In 1243 Arundel Castle came to be owned by the Fitzalan Family and then at the end of the 16th century the castle and Earldom was passed to the Duke of Norfolk.

The Norfolk Estate was a prominent employer for many centuries not just within the town but the surrounding villages as well. During this time the town developed as a busy port with docks and wharves built along the river bank as well as a key market centre for the Arun valley.

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

Between the Civil War and the mid 18th century Arundel was in a relatively poor state however it began to flourish again in the late 18th and early 19th century still as a busy market town and port with two breweries and a timber trade. Arundel Station was constructed in 1863. Gaslight was first seen in the town in 1838 and the new Catholic Cathedral was commissioned in 1868.

The town grew considerably throughout the 19th century until by 1901 it had a population of over 3000. Today the population is 3650.

1.02 Street Description

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

A tithe map of c.1785 shows it known as Lower Lane and running parallel with Market Street which became Maltravers Street to the North and with the line of the River Arun to the South.

The architectural characteristics of Tarrant Street are richly varied and range from the 16th century timber framed building which turns the corner from the High Street to the building on the corner of School Lane which is shown on the tithe map as Newburgh Arms Inn with stables, yard and garden owned by George Constable and occupied in the 1840s by James Holmes Hopkins.

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

Listed dwellings include Walker House a three-storey terraced house built in the late 18th century and Tarrant House at No 42 a red brick two storey house with a noticeable ground floor porch with Tuscan pilasters and a 6-panelled door which records show was owned and occupied by Robert Watkins who became the Duke of Norfolk's agent. Adjoining No 42 is a terrace of three storied red brick houses Nos 44;46 and 48 which are believed to have been built between 1785 and 1788.

No. 16 Tarrant Street is flanked to the West by Sparks Yard which was constructed in the 1830's as an imposing brick built three-storey building with arcaded ground floor and established by Charles Sparks who was recorded in 1839's Kelly's Directory as a carpenter and furniture broker. At some stage Frederick Sparks entered into a partnership with Edward Gill and this lasted until 1930. By the mid 1950's advertising emphasized the business activities of Sparks and Sons as House Agents, Auctioneers, Surveyors and Valuers right up until 1963 when trading would appear to have ceased.

No 16a would appear to have been built as the coach house to No. 16 , to the South-West and faces straight onto the street to Tarrant Street. This building is constructed in flintwork with brick coursing and large ground floor arched openings. The first-floor accommodation is set under a slate roof.

To the East -on the opposite side of Bakers Arms Hill is Walker House a three-storey terraced house also built in the late 18th century and to the North is No 6 Bakers Arms Hill a timber framed cottage.

1.03 16 Tarrant Street-Listing Status

Listing Text

1.
5401 TARRANT STREET
(North Side)

No 16
(Avola House)
TQ 0107 1/61 26.3.49.

II

2.

Late C18 [not marked on 1785 map]. Red brick. South elevation rendered. Hipped tile roof. Red and grey brick chimneys.

2 storeys and attics. Plain stringcourse at eaves level, with parapet masking roof. South elevation has 3 double-hung sash windows with glazing bars on 1st floor, and 2 on ground floor, flanking porch with ogival lead roof taken on 3-centred arch with wooden keystone to front, and straight entablatures to sides, supported by Tuscan columns and pilasters.

Attic dormers have casements with glazing bars.

East elevation has eaves cornice with cyma reversa modillions, 1 range of blocked windows, 2 double-hung sash windows with glazing bars on 1st floor, 1 triple-hung sash window with no glazing bars on ground floor, and 1 6-panelled door, partly glazed, in moulded frame with 5 brick steps (3 treads of Bognor Rock, 1 of limestone) arched over gutter. 1 planked cellar door with segmental head framed by semi-circular relieving arch of grey headers. Terraced garden to south, flanked by brick retaining wall with ramping top. Planked door in east wall, leading to vaulted cellar underneath terrace.

Listing NGR: TQ0169407043

1.04 The Historical Development of the Dwelling

Although No. 16 does not appear on the 1785 Map of Arundel -the land at this stage is designated as orchard-it is generally believed to have been constructed in the late 1780s or early 1790s. There is little left internally to assist with dating although the two shutters on the ground floor are clearly historic and similar to those hanging in No 44 Tarrant Street. The security bar on one has a release mechanism very similar to the hardware at No 44-a property believed to have been constructed as one of a terrace of three between 1785 and 1788. Likewise, the staircase has similarities both with No 44 and No 34 High Street -the latter a 17th century property which was believed to have been “Georgianized” in the late 18th century.

There is evidence in the Basement of a medieval beam but as often happened these timbers were frequently reused from older properties or ships so not necessarily contemporaneous with the building.

The measured survey reveals that the central wall separating the two front rooms from those to the rear is as thick as the external walls thus suggesting that that the building began as a one-room deep plan. This could mean that the Garden Room was constructed later as an infill within what could have been a back yard a theory reinforced by the fact that a well originally formed an internal feature in this room until it was capped and covered over during the works undertaken in the 1980s. This arrangement would have meant that a North facing window could have featured in the opening now occupied by the bi-fold doors.

A rather puzzling feature are the two infill panels of brick on the front face of the property. The location would suggest that at some time there were two bay windows in place of the current ground and first floor sliding sash windows. Bay windows were often fashionable

features added by the Victorians and Edwardians. That being the case though it is evident that they must have been taken out again relatively soon after they were formed. A photo taken in 1969-1970 shows the building derelict with an aged rendered façade.

Another possibility is that when the render was removed in the 1970s it could have resulted in damaged brickwork which led to the more recent infill bricks. Either way the change in brickwork is quite pronounced.

On the East elevation there are a further three window openings which have been infilled -2 being ground and first floor windows and the third a smaller window adjacent to the side door which could have been a pantry. On first impression these would appear to have been features of the window tax which was raised at intervals throughout the 18th and 19th century until it was finally repealed on health grounds in 1851 however on closer inspection the brickwork would appear to have stained by smoke from the flue of the fireplaces rising up on the inside of wall behind and therefore the recesses were possibly introduced as a decorative feature.

1.05 Architectural Assets-External Features

The house continues to undergo a programme of refurbishment and repair but generally, the format of the front façade would appear to be intact in its symmetrical arrangement with 2 dormer windows at attic level; 3 double hung sash windows at second floor level and 2 at ground floor level-albeit all with replacement joinery.

The front door features as an elegant flanking porch supported upon Tuscan columns and pilasters similar to that at No 42 Tarrant Street. The ogival lead roof is taken from a 3-centred arch with a wooden keystone to the front and straight entablatures to the sides. The imposing frontage is enhanced by the manner in which it is situated at an elevated level and approached via a flight of 20 stone steps with terraced gardens on either side which leads up from Tarrant Street.

The West elevation -which although greatly altered faces onto an elegant walled garden which benefits from its sunny, sheltered situation.

The East elevation -which has less significant alterations although again none of the originally joinery features an eaves cornice in brickwork and cyma reversa modillions. An arched opening to the basement has a semi-circular relieving arch of grey headers.

1.06 Architectural Assets-Internal Features –

The internal features remain unaffected by this proposal.

2.00 Assessment of Impact

2.01 Statement of Impact of the Proposed Works

The house has been undergoing substantial renovation and reinstatement works, which are at time of writing still ongoing. The works currently underway were approved under Listed Building Consent reference AB/69/19/L & accompanying Discharge of Conditions reference AB/115/19/DOC.

This application applies to the installation of Television aerials at the property.

This particular position in Tarrant Street has a mixed signal strength, evidenced by intermittent receiver signal. It is clear looking around Arundel generally that a number of other properties make use of digital and Sky Television by use of Satellite dish, presumably to benefit from better signals than the standard digital aerial format. A previous dish transmitter was in evidence on the flat roof section of the house but has since been removed and previously, an analogue Television Aerial was attached to the east chimney, with another Digital TV aerial affixed to the west Chimney, serving the adjacent neighbour's property to the front of 16 Tarrant Street.

This application is seeking permission to retain a neighbour's TV aerial to the west chimney, removal of the existing tv aerial to the west chimney and the installation of a new centralised satellite dish antennae within the rear valley to serve the newly refurbished property.

2.02 Proposed Mitigation Strategy

The proposal to locate a new satellite within the rear valley of 16 Tarrant Street, positioned to remove the visual clutter from both Tarrant Street and Bakers Arms Hill of the old aerial on the east chimney, whilst allowing the future occupants better television reception in what is currently a mixed transmission area. The applicants have inherited an ongoing informal arrangement with the adjacent neighbour of the picture restoration studios who have an existing aerial affixed to the west chimney of 16 Tarrant Street, presumably in order make use of the height to receive adequate signal. It is proposed to retain this ongoing arrangement on an informal arrangement so as to negate the need for any aerial on pole situation that may result as an alternative, this application therefore also seeks consent to maintain this position for an aerial.

3.00 Justification and Heritage Benefits

3.01 Observations and Records

The recent works to the property have been extensive in undertaking a repair and restoration of an important property in the centre of Arundel. The building has been progressively re-ordered over the years with many unsympathetic alterations, the current applicants have undertaken a large task to put back some of the former character to this well loved house. With a key focus to appropriate materials and restoration, there will always inevitably come a need to accept some degree of modern intervention and unfortunately Television aerials are one such item. Where possible, it is sought to minimise their impact by careful positioning.

3.02 Minimised Intervention and Mitigation

It should be noted that although modern life demands installation of the new and replacement aerials it is concluded that the new satellite has been located in a discreet location, not visible from streets outside, minimising its impact. The fittings and attachments are all fitted to the chimneys and their implementation and their impacts on the historic fabric are all reversible.

Victoria Holland Architecture
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