



14 Fitzalan Road, Arundel

Built Heritage Statement



On behalf of Renaissance Retirement Ltd

A102646

March 2018

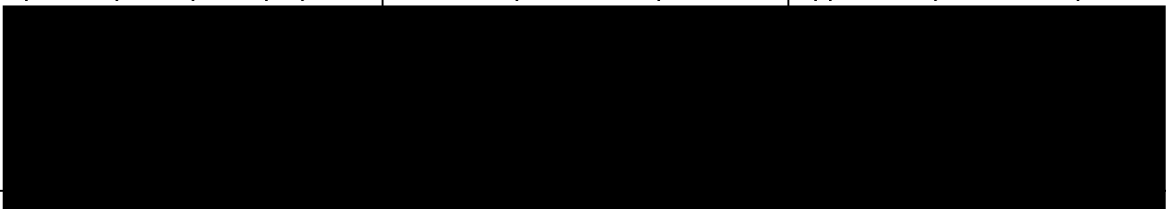
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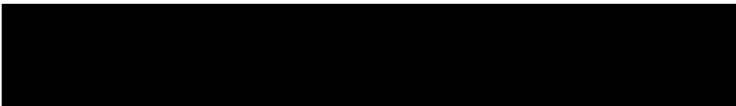
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Prepared by: Holly Sharpley	Checked by: Simon Roper-	Approved By: Simon Roper-
		

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1.0 Introduction

1.1 Background

- 1.1.1. This Heritage Statement has been prepared by WYG, on behalf of Renaissance Retirement. This report assesses the potential impacts on the historic built environment arising from proposals to develop sheltered housing within the site, at No. 14 Fitzalan Road, Arundel. It should be read in conjunction with accompanying Planning Application Documents.
- 1.1.2. The site is located to the south of the River Arun, south west of the built-up core of the town. It is bounded to the north and east by Fitzalan Road, with the rear boundaries of properties along Queens Lane to the south. It contains a number of former industrial buildings, most recently housing Blastreat (Arundel) Ltd., who undertake architectural blast cleaning and finishing service.
- 1.1.3. In March 2017 WYG assessed the historic and architectural interest of this small remnant of part of the larger former complex of the Swallow Brewery against the 'Principles of Selection for Listing Buildings' (Department for Culture, Media, and Sport (DCMS)). This document found that this remnant building did not meet the criteria. This building was assessed independently by Historic England, who also concluded that it did not meet the criteria for inclusion on the National Heritage List for England (NHLE), and recommended that the application for its listing was rejected, to which the Secretary of State agreed.
- 1.1.4. The following Heritage Statement, therefore, provides an assessment of this small remnant of the former Swallow Brewery against the Local Listing criteria set out by Arun District Council within their 'Buildings and Structures of Character' document. Crucially, in accordance with Paragraph 128 of the NPPF, it provides an assessment of the impact that the proposed scheme will have upon the built historic environment. The purpose of this document is to provide a clear evaluation which will inform and assist decision makers.

1.2 Aims and Objectives

- 1.2.1 The aim of this Heritage Statement is to describe the significance of built heritage assets affected by proposals and assess the impacts of the proposal upon their significance, including their setting, as required by the NPPF and Arun District Council. The objectives of this Heritage Statement are:

- Set out the legislative and policy context;

- Identify and describe the significance of designated and non-designated built heritage assets potentially affected by the proposed development, including the contribution of their settings to their significance;
- Assess the impacts of the proposed development upon their significance, including their settings; and
- Assess the proposed mitigation measures and make further recommendations where appropriate.

1.3 Scope

1.3.1 The NPPF definition of heritage assets has been used in preparing this Heritage Statement:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

1.3.2 Although this Heritage Statement considers the historic background to the application site, it focuses on built heritage and is not an Archaeological Desk-Based Assessment.

1.3.3 This also does not provide the justification for the proposed development nor does it assess the impacts of the proposal on the functioning, operational requirements and viability of the site, which can be found in other planning application documents. This report provides an assessment which will assist decision makers in achieving a balanced decision.

1.3.4 The site is situated within proximity to a number of built heritage assets, the following list, however, includes those which are most likely to be impacted upon:

- Arundel Conservation Area (March 1975);
- Arundel Castle (Grade I, 1027926); and
- Arundel Castle Registered Garden (Grade II*, 1000170).

Listed Buildings along Queen Street:

- Nos 1-5 Queen Street (Grade II, 1278001);
- The Cottage (Grade II, 1277934);
- Maltings in the Garden of No. 2 (Grade II, 1248274);
- No. 20 Queen Street (Grade II, 1248355); and

- No. 10 Queen Street (Grade II, 1250259).

1.3.5 The site itself holds a number of historic structures and their heritage value is currently under dispute. As such, the following report provides an assessment of those assets listed above, as well as those structures within the site.

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2.0 Legislation and National Planning Policy and Guidance

2.1 Overview of the decision-making process

- 2.1.1 The decision-making process of planning applications is within the role of the Local Planning Authority (LPA), and in certain cases the Secretary of State, which will have consideration of relevant legislation and planning policy at both national and local level. As such, this section will examine the relevant built heritage legislation and planning policies and guidance, in relation to the Site. A comprehensive assessment of these is outlined in Appendix D.
- 2.1.2 The current regime recognises that planning applications should consider the potential impact of development proposals upon 'heritage assets'. This term includes: designated heritage assets, which have a statutory designation (e.g. Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled into a Local List by LPAs.

2.2 Legislation

- 2.2.1 Legislation regarding Listed Buildings and Conservation Areas is set out in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the 1990 Act), with specific reference to Sections 66 and 72, concerning the statutory duty to have regard to the conservation of significance of listed buildings and the character and appearance of conservation areas.

2.3 National Planning Policy Framework

- 2.3.1. In Section 7 *Requiring good design*, NPPF Paragraph 58 states that local planning policies should aim to ensure that development proposals: function well respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- 2.3.2. NPPF Paragraphs 126-141 of the National Planning Policy Framework (the NPPF) relate to the conservation of the historic environment. These paragraphs set out an approach for decision-making, taking into account the harm to a heritage asset's significance, the extent of such harm, and, in the case of designated heritage assets, the need to weigh harm against public benefit. NPPF Paragraph 128 outlines the requirement for applicants to proportionately describe the significance of an identified heritage asset, including any contribution made by their setting, to understand the potential impact that development proposals will have upon that significance.
- 2.3.3. The NPPF therefore requires a thorough assessment of any impact that proposals may have



upon the significance and setting, which needs to be proportionate to both the heritage asset's significance, and the degree to which the proposals will enhance or detract from that significance and the ability to appreciate it.

2.3.4. The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal decision relating to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA civ 137. The Court agreed with the High Court's judgment that Parliament's intention in enacting Section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings.

2.3.5. The Court of Appeal Judgment of *Mordue v South Northamptonshire Council* [2015] EWBC 539 in examining the compliance of the approach for decision-making set out in the NPPF with the requirements set out in the 1990 Act, found that:

"a decision-maker who works through those paragraphs [NPPF Paragraphs 131-134] in accordance with their terms will have complied with the Section 66(1) duty".

2.3.6. Thus, the approach set out in the NPPF for assessment and decision-making relating to heritage assets complies with the special regard for the desirability of preserving a statutorily listed building or its setting.

2.3.7. In the judgement for *Palmer v Herefordshire Council* [2016] ECWA Civ 106, a discussion on the balance between harm and benefit to a listed building was undertaken. It was accepted that *"where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision-maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting"*. In essence, where there is some harm and some benefit, these should be given the same weight, and where they are equal in measure, the effect on the listed building would be neutral, and thus its significance would be preserved.

2.3.8. The Court of Appeal Judgement of *Williams v Powys County Council* [2017] EWCA Civ 427 provides further clarification regarding the setting of listed buildings, and in particular on the issues of both intervisibility and of co-visibility, and the potential relevance of visual relationships of heritage assets and their setting. Lindblom L.J. recognised that, if a proposed development is to affect the setting of a listed building, there must be a distinct visual relationship of some kind between the two. However, the judgement goes on to state that *this does not mean that the mere possibility of seeing both the listed building and the development at the same time*



establishes that the development will affect the setting of the listed building.

2.4 Local Planning Policy

- 2.4.1. Arun District Council are currently in the process of updating their local plan. The draft 'Arun Local Plan 2011 – 2031' is currently undergoing Main Modifications. Until its adoption, the Arun District Local Plan (2003) forms the principal local planning policy documents, accompanied by a number of SPDs. The following provides an overview of policies which are relevant to the proposed scheme and historic environment:

Policy Area 1: Areas of Special Character:

Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:

- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;*
- (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;*
- (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.*

Policy Area 1: Conservation Areas:

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Policy Area 4: Historic Parks and Gardens

Permission will not be granted for development which adversely affects the character or setting of registered historic parks and gardens.

Policy DEV11: Setting of Listed Buildings:

Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed



Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.

Policy GEN22: Buildings or Structures of Character:

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.

- 2.4.2 In 2005 Arun District Council adopted its 'Buildings and Structures of Character' SPD which provides the district-wide 'local list'.as well as additional information regarding the buildings and structures considered of character. While this SPD forms a non-statutory document, it is a material consideration that the Local Planning Authority takes into account when considering planning applications.



3.0 Methodology

3.1 Heritage Statement Methodology

- 3.1.1. The following assessment is in accordance with Historic England's Good Practice Advice Note 3 (GPA3): The Setting of Heritage Assets (2017). The 5-step process set out in GPA 3 requires an analysis of a heritage asset's 'setting', and the degree to which the setting contributes to that heritage asset's 'significance'. It also requires an assessment of how such a contribution, if any, may be altered by development proposals. The contribution can be positive, negative or neutral. In order to inform the Setting Assessment, a proportionately-detailed assessment has been undertaken to fully understand the significance of the identified heritage assets.
- 3.1.2. Identifying the elements that constitute a heritage asset's significance is outlined in English Heritage's (now Historic England's) Conservation Principles, Policies and Guidance (2008): Evidential, Historic (illustrative or associative), Aesthetic and Communal. Since its adoption, this document has been widely used by heritage professionals to establish the significance of heritage assets, connecting between their physical fabric and respective settings.
- 3.1.3. The Conservation Principles, Policies and Guidance document is currently being updated to set out Historic England's approach to conservation in a format that is more concise, and aligns with the language of the NPPF and relevant legislation. This is to be achieved by recasting the understanding of significance to focus on the 'Heritage Interest' (Historical, Architectural, Archaeological and Artistic), whilst retaining reference to the four heritage values presented in the original document. The public consultation for this update will end in February 2018. Once adopted, the new document will form the primary guidance for assessing what constitutes a heritage asset's significance.
- 3.1.4. Both the NPPF Glossary and the British Standard Guide to the Conservation of Historic Buildings (BS 7913:2013) separately describe the term 'significance'. The former states that the 'heritage interest' of a heritage asset derives from its archaeological, architectural, artistic or historic interests, with the latter citing a wide variety of attributes that may contribute to heritage interest. However, these are largely in accordance with, albeit more prescriptive, than those set out in Historic England's established heritage values.
- 3.1.5. Therefore, for the sake of clarity, these documents each provide their own description of what constitutes significance, but as they are all in accordance with each other, the established heritage values set out in Conservation Principles, Policies and Guidance are used herein until an update of the Historic England guidance document has been adopted.



3.1.6. In terms of potential non-designated built heritage assets, these will be assessed against the criteria set out within Arun District Council's 'Buildings or Structures of Character' SPD (September 2005). This document includes the following criteria, against which the buildings will be assessed:

1. *Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.*
2. *Buildings which are extremely good examples of traditional or established style, or unusual type.*
3. *In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.*
4. *All buildings must be largely intact and not adversely affected by later extensions or alterations.*
5. *Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*



4.0 Assessment of Significance

4.1 Historic Background

- 4.1.1 A settlement at Arundel can be traced from the early Roman Period, forming a wide estuary which is likely to have regularly flooded. It grew rapidly during the Saxon era, appearing in the Domesday Book in 1086, by which time it was described as an established market town and port. The name 'Arundel' was first recorded during the sixteenth century. It was granted an annual fair in 1285. By the sixteenth century Arundel had become a busy international port.
- 4.1.2 Arundel Castle was built during the eleventh century by Roger de Montgomery, Earl of Arundel. It forms a motte and bailey castle, which was expanded over time before being partially destroyed during the English Civil War, following this the town survived in a very poor state. During the nineteenth century it was significantly renovated by Henry, 15th Duke of Norfolk (1847-1917). The castle forms a key feature within the townscape.
- 4.1.3 Maltravers and Tarrant Streets, running westward from High Street are likely to have formed secondary streets to the Norman town, the former providing a route to Chichester and the latter giving access to the riverside. A further historic road sits to the north, forming a principal route to London. Houses had been built along this route by the twelfth century (Victoria County History, London, 1997).
- 4.1.4 By the early eighteenth century the town was described to be 'variously as poor, paltry, and decayed' (Victoria County History, London, 1997). By the late eighteenth century, however, trade boomed resulting in the construction of a number of grand buildings during this period. Tourism had also begun to grow during this period, with visitors to Brighton and Bognor making summer excursions to Arundel. By 1832 the landscape surrounding the town was said to provide many pleasant walks (Victoria County History, London, 1997).
- 4.1.5 During the early nineteenth century Duke Bernard Edward had opposed the construction of a railway station within the town, as such the first two stations used by inhabitants were situated over a mile away. A direct line specifically for the town arrived during the 1860s, however it remained a distance from the centre, which is considered to have contributed to its economic decline. In 1847 Arundel was described to be a particularly quiet town, except for market and fair days (Victoria County History, London, 1997). As such, the towns expansion continued to take



place in a slow-paced piecemeal fashion, unlike other Sussex towns large-scale villa settlement did not take place during the late nineteenth century.

4.1.6 The town expanded rapidly throughout the late eighteenth and nineteenth century, between 1801 and 1831 house numbers grew from 355 to 537. During this period Maltravers Street became relatively built up as a sought-after area for wealthy professionals, and its character reflects this growth today. River houses were built between Tarrant Street and the river during the mid-nineteenth and early twentieth centuries. These were primarily occupied by labourers, mariners and artisans. Industry continued to be prevalent within this area. It remained characterised by yards relating to builders, stonemasons and bargebuilders, as well as other warehouses, including the Eagle brewery.

4.1.7 The opening of the railway station had brought a number of villas which were scattered between the station and the bridge, just beyond Arundel. Further villas were built in 1910, accompanied by six co-operative cottages south of Queen Street. This area was known as the South Marshes, and by the 1870s a single terrace had been built, with further construction taking place along Fitzalan Road, including six council houses constructed in 1935.

The Brewery Context

4.1.8 The brewing process began as an everyday domestic activity which produced households with their staple drink. During the medieval period the largest scale of brewing took place within monasteries, followed by great country houses and colleges. Commercial brewing began to take place during the sixteenth century when inns, taverns and alehouses undertook the process within the constraints of new licences. Industrial-scale breweries were first found in London, reflecting the mass demand in the city, during the eighteenth century. These comprised large-scale buildings which soon became forerunners in the use of steam power (Historic England, February 2010).

4.1.9 Outside of London large breweries began to appear from the 1790s onwards, save for the brewhouse at the naval victualling yard, Gosport, which had arrived earlier in the century. The Beer Act of 1830 encouraged the growth of beer houses. Essentially this was an Act which allowed householders to apply for a license to brew and sell beer from their residential dwellings. However, the rise of large industrial brewery complexes continued and by 1834 the number brewers in England producing over 10,000 barrels per year was at 134. This figure doubled by the 1850s and trebled by 1871 (Historic England, February 2010).

4.1.10 The late-nineteenth century expansion of breweries was followed by a period of industry decline and UK beer output reduced to almost half during the interwar years. The industry struggled to recover through the first half of the century, increasing finally during the 1960s peaking during the 1970s before declining once again by the close of the century by 1986.

Swallow Brewery Development

4.1.11 Swallow Brewery was first referenced within a 1783 Trade Directory. The company was owned by G. S. Constable and Sons from 1845, who also owned the Anchor Brewery on Littlehampton. In 1863 a fire destroyed much of the complex. The brewery had, however, been rebuilt by the 1870s. The map progression below indicates that the brewery grew from a large site located between Fitzalan Road where it is likely that principal buildings were located, fronting on to Queen Street.

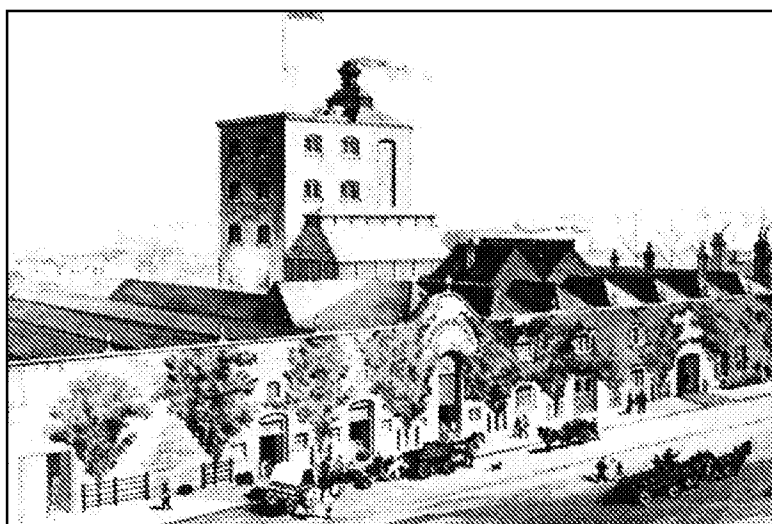


Figure 1: The Swallow Brewery in Queen Street, c. 1880, prior to the building of the larger chimney. (Source: Philips, M., Littlehampton Gazette, 19 February 2017, The Constable family and the history of Swallow Brewery, www.littlehamptongazette.co.uk Accessed 13 March 2017).

4.1.12 No. 14 Fitzalan Road comprises a former ancillary building to the Brewery, the front portion of which was built around 1897, while the rear was added between 1912 and 1937. An c. 1880 image of the brewery, taken from Queen Street (Figure 1) shows a brick frontage which stretches along the road, forming a human scale street frontage, concealing a number of warehouses and industrial buildings, with a central focal tower of around 6 storeys; by the 1900s a taller chimney had been built which towered above surrounding development.

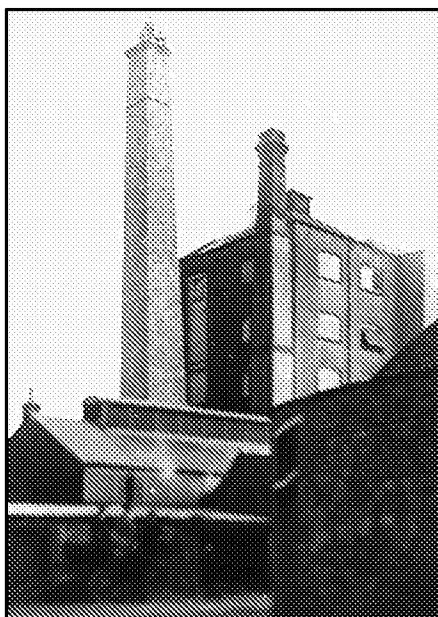


Figure 2: Swallow Brewery, c. 1900. Note the chimney. (Source: Philips, M., Littlehampton Gazette, 19 February 2017, The Constable family and the history of Swallow Brewery, www.littlehamptongazette.co.uk Accessed 13 March 2017).



Figure 3: Workers at the Swallow Brewery posing in front of the Fitzalan Road buildings, c. 1900 (Source: Philips, M., Littlehampton Gazette, 19 February 2017, The Constable family and the history of Swallow Brewery, www.littlehamptongazette.co.uk Accessed 13 March 2017).

4.1.13 In 1922 the company merged with Henty Ltd from Chichester and formed Henty & Constable Brewers Ltd and all brewing moved to the Henty brewery at Chichester. The Arundel site, however, remained used for storage. The majority of the buildings had been demolished by



1937. Historic England's 'Initial Assessment Report' (October 2017) describes the following surviving structures:

- *Chimney Base: Shown in documents as an operational part of the nineteenth century brewery and probably relate to this phase. The ruins of the brick built chimney stands about 8m tall, but it was clearly once very tall, taller than the brewing tower, and has been truncated;*
- *No 2a Brewery Buildings: Brick built with some timber horizontal and vertical weatherboard cladding, of one storey with an attic and central louvred lantern along the ridge. Twentieth Century entrance and window openings inserted at the south-east gable end. The lantern had internal cross-bracing and there are queen-post trusses to the roof;*
- *Vernacular storage buildings: known as Nass Interiors. Possible late eighteenth or early nineteenth century with elevation of beach flint with brick dressings, single storey with gable roofs and twentieth century openings at the south-east gable ends. The roof has queen-post struts and the central lantern is removed. The flagstone floor coverings are said to predate the late-eighteenth century buildings and it is suggested that they may be Medieval. Pavement floor coverings are also present;*
- *Frontage Range: The northernmost section of the rendered brick former frontage buildings remains, but the original ground-floor openings have been widened or replaced with modern shop fronts. Above are smaller window openings which may be original. The hipped roof structures of the gables ranges leading off the front is apparent, but no interior photographs have been supplied and given this is now a parade of shops it is reasonable to assume that at least some of the interiors are significantly remodelled for modern commercial purposes.*
- *No. 14 Fitzalan Road: A long rectangular range of the late eighteenth century, with a louvred extension to the north, all in red-purple brick, with casement windows and taking-in doors. Internally, part of a pulley system, wall panelling and the roof structure remain.*

4.1.14 The traditional brewing process which would have been implemented at Swallow Brewery comprised the following:

Malting: Traditionally barley was screened and impurities removed, then steeped in water for up to 70 hours. The grains are spread on the malting floor and turned. The part-germinated grains are then moved to a kiln and dried. By the 1870s this process took place in pneumatic maltings, where grains entered a controlled temperature formed of a drum or box.

Mashing: the malt is milled and ground ready to mix with water. This is mixed in a large cylindrical vessel, a process known as 'mash turning', or a mashing machine. The mixture is then left to sit for three hours.



Boiling the Wort: The mixture, known as the 'wort' is run off through a slotted floor. The wort is then boiled with hops in a large metal vessel, known as a 'copper'. The copper was historically heated through the use of direct firing with wood or coal, or steam coils which took heat from an external gas fire. After boiling, the hopped wort was then sent through a metal vessel with a perforated base which sieves the spent hops.

Fermentation: The hot wort is then cooled. Originally this was used open shallow tanks, situated near the tip of the brewery tower, where good ventilation was possible. After it was cooled, the wort is ran through fermenting vessels, which historically formed open wooden rounds, copper, stone, or slate squares or wooden caskets. Yeast was then added and later, the foam skimmed off.

Racking: The beer is then ran from the fermenting vessels directly into casks and then conditioning tanks, where yeast is cleared using finings. It is then bottled or transferred to wooden or metal casks. (Brewery History Society, February 2011).

4.1.15 The above briefly outlines the brewing process and provides an insight into the complexities that had to be considered by brewery designers. The problems stemmed from the need to heat, cool, move and store substantial volumes of liquid in an environment where ventilation and temperature could be controlled. This eventually led to the traditional Victorian tower-shaped brewhouse becoming familiar across England. This structure enabled power to be supplied by hand, waterwheel, horse or steam engine, the latter resulting in the construction of a boiler house and chimney stack, as well as a water tower. The former Swallow Brewery complex very much reflects this typology.

4.1.16 It is not known for what purpose the range at No.14 Fitzalan Road was built. By the time of its construction, however, the principal brewery process is likely to have been catered for on the main site, as seen in Figures 1 and 2 where the tower and chimneys have been constructed. The location of No. 14 and excessive ventilation suggest that they may have been used as a racking and bottling plant. Steam cleaning of casks could result in excess steam, so this process was often located as far as possible from the brewhouse and close to transport links, such as the road, with a loading crane, as found at No. 14. (Pearson, L., 1999).

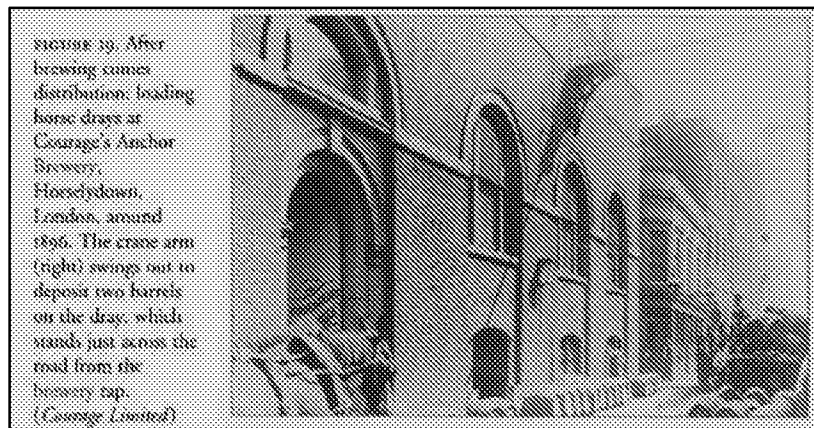


Figure 4: Image of storehouse and loading at Courage's Anchor Brewery. Source: Lynn F. Pearson (1999)

Map Progression

4.1.17 The following provides an overview of development which took place during the twentieth century, with particular focus upon the development of the site.

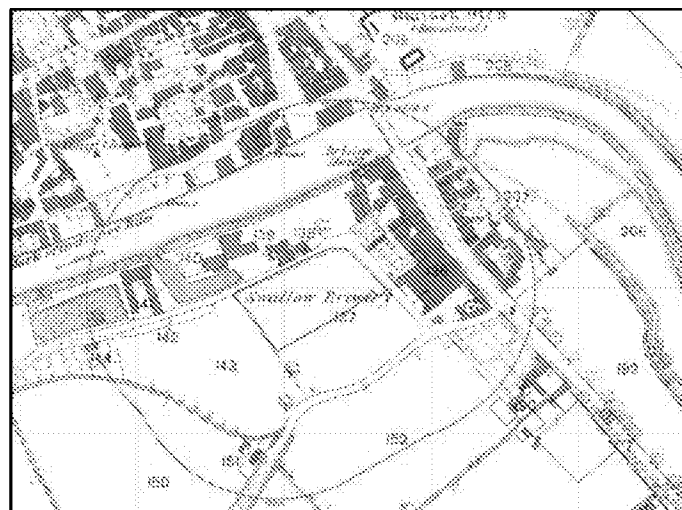


Figure 5: 1878 OS Map.

4.1.18 The 1878 OS map shows that the site remained undeveloped at this time, however, buildings within apportionment No. 136 form Swallow Brewery. These appear to comprise a large building abutted with smaller ancillary structures. The south side of Fitzalan Road remained undeveloped.

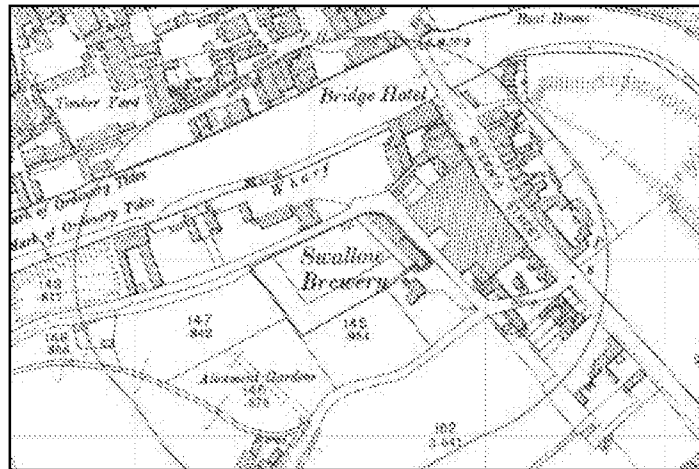


Figure 6: 1897 OS Map.

4.1.19 By 1897 two linear structures had been constructed within the site, fronting Fitzalan Road. Two small structures had been built to the north and west. These buildings formed an extension to the Swallow Brewery to the east side of the road, which fronted on to Queen Street.

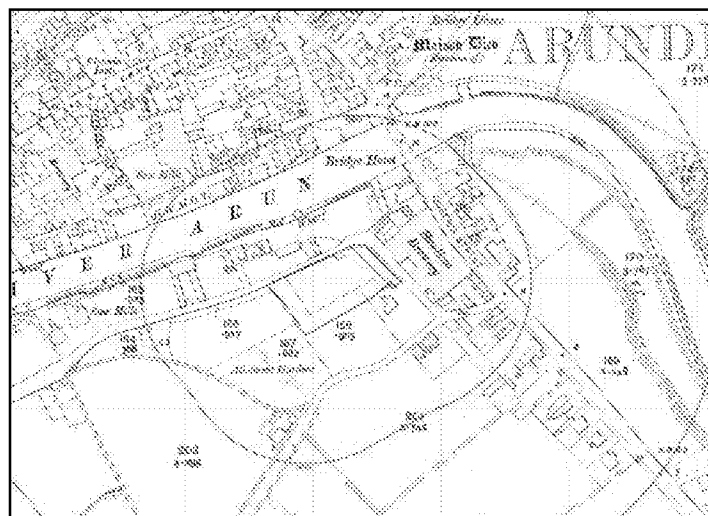


Figure 7: 1912 OS Map.

4.1.20 By 1912 the site continued to remain relatively open, save for the linear building to the north east. The Swallow Brewery is identified between Queen Street and Fitzalan Road.

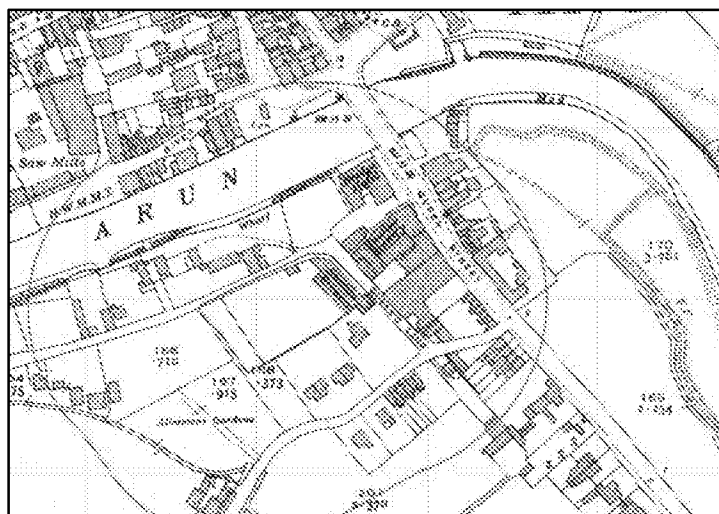


Figure 8: 1937 OS Map.

4.1.21 Little had changed by 1937, although the brewery appears to have been reduced in size, occupying a smaller building off Queen Street and the linear building within the site, which had since been extended to the rear. The character of this areas began to evolve during the early twentieth century, with terraces and semi-detached buildings constructed along Queen Street and Queens Lane.

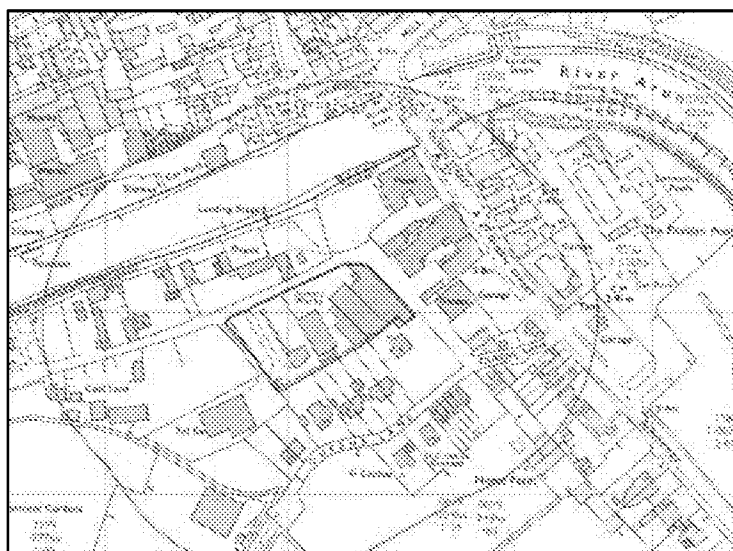
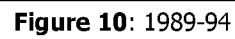


Figure 9: 1970-72 OS Map.

4.1.22 By the 1970s Swallow Brewery appears to have closed or moved from the area and the site subdivided into smaller properties, which continued to front onto Queen Street. During the mid-twentieth century the linear building at the north-east end of the site had been extended to the rear and an open-sided structure had been built at the centre. This group of buildings were occupied by a 'Joinery Works' by this period. Greenhurst, a post-war residential dwelling, had been built within the south-western portion of the site, set back from Fitzalan Road.



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4.2 The Site

4.2.1 Prominently located at the western corner of Fitzalan Road, the Former Swallow Brewery ancillary building forms part of an industrial site occupied by Blastreat (Arundel) Ltd., which undertakes architectural blast cleaning and finishing services. No. 14 itself comprises a rectangular two-storey range to the south, and a single-storey range connected to the north: both of which are constructed of dark red/purple bricks and feature slate tiled gable roofs.



Figure 11: Birds eye view of the site. Source: BingMaps (2018).

4.2.2 The east elevation fronting onto Fitzalan Road features brick segmental arched casement windows, many of which retain the 16-light casement configuration, or have been replaced with timber louvers and modern plant. The central bay has a main double-leaf door at ground floor and double-leaf loading bay at first floor. As indicated in Figure 13, the sealed timber door at this level is missing its external stair. Although the loading bay on the first floor suggests that a storage capacity existed, there is no specific documentation or physical evidence to ascertain whether the Former Swallow Brewery Building was actually used for a brewing industry process. It therefore cannot be confirmed if the louvered lantern along the single-storey range roof ridge was for ventilation purposes as part of the brewing industrial process.

4.2.3 Internally, both the two-storey and single-storey ranges feature modern partitions and false ceilings, which has eroded their original plan form configuration. The floor construction comprises small engineering bricks which in certain areas have been replaced with a modern concrete finish. The plant room in the southern extent of the two-storey range contains modern industrial blast cleaning machinery, with the pipework negotiating through the building. The first floor is accessed by a timber stair that has a typical timber balustrade and handrail. There is timber wide-board panelling along much of the wall surface at this level, although incomplete in certain areas exposing the white painted brickwork underneath.

4.2.4 Above, the roof structure comprises original timber tie beams and metal king posts, albeit with additional timber framing and metal I-beams applied, which are likely to have supported machinery, or a hoisting mechanism related to the loading bay. There is evidence of later alterations including timber partitions that break up the original plan form, as well as the insertion of a metal flue from the ground floor up to the underside of the roof. Where it survives, the overall architectural detailing suggests the original building had a predominately utilitarian function.

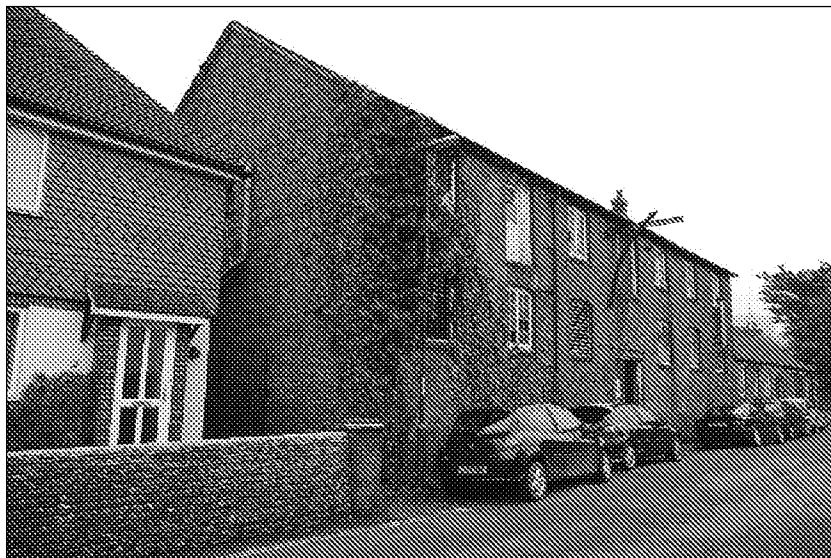


Figure 12: View looking north-west from Fitzalan Road towards the Former Swallow Factory Building, which comprises a two-storey range and a single-storey range.

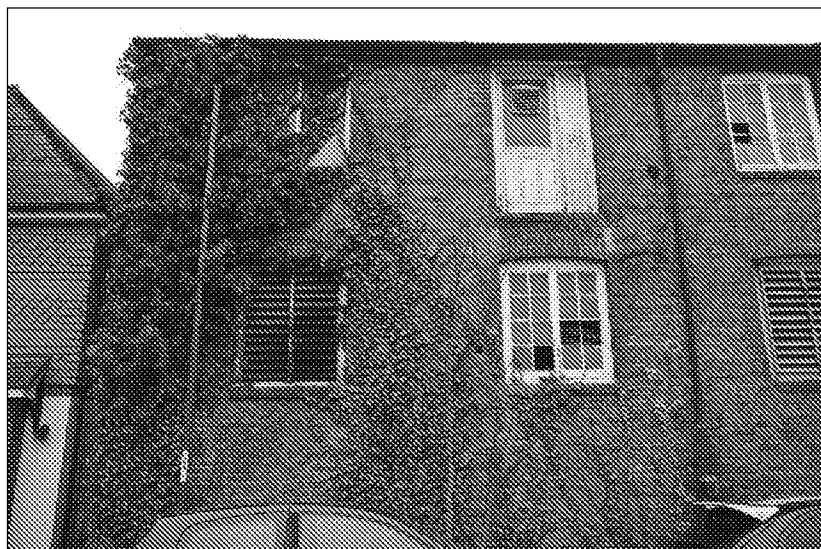


Figure 13: View looking west towards southern extent of two-storey range. The first-floor single-leaf door has had its original stair access removed. Vegetation is prevalent on this part of the building and damaged downpipes have resulted in rising damp.



Figure 14: View looking west towards central bay of two-storey range where the main double-leaf door at ground floor and double-leaf loading bay at first floor exist.



Figure 15: View looking west towards northern extent of two-storey range where casement 16-light segmental arch timber-framed windows have been damaged, or replaced with modern louvers and plant.

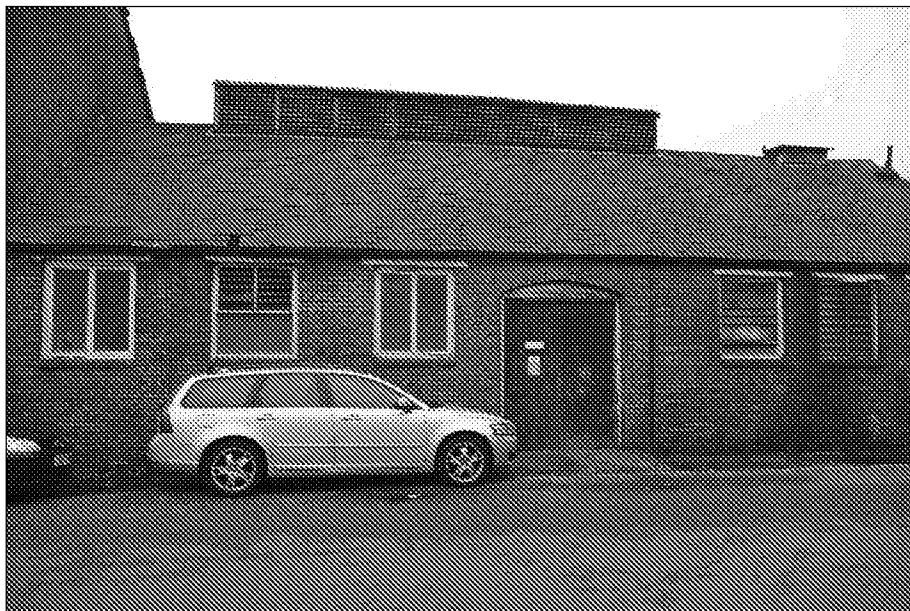


Figure 16: View looking west towards the single-storey range. Windows have either been replaced with modern casements or adapted to include louvers.



Figure 17: View looking south-west towards the single-storey range with two-storey range beyond.



Figure 18: View looking south at the north wall of the single-storey range. Modern plant and pipework is evident on the gable end and west roof pitch.

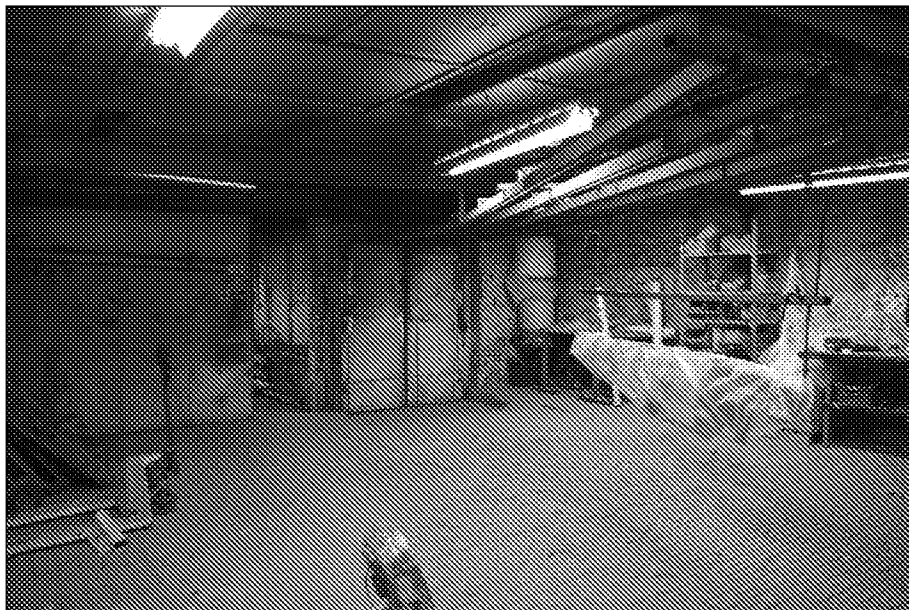


Figure 19: South room in single-storey range with engineering brick floor and false ceiling, and provides access to ground floor of two-storey range through modern sliding door.



Figure 20: North room in single-storey range with modern false ceiling, partitions, and concrete floor.



Figure 21: Engineering brick floor patched up with modern concrete.

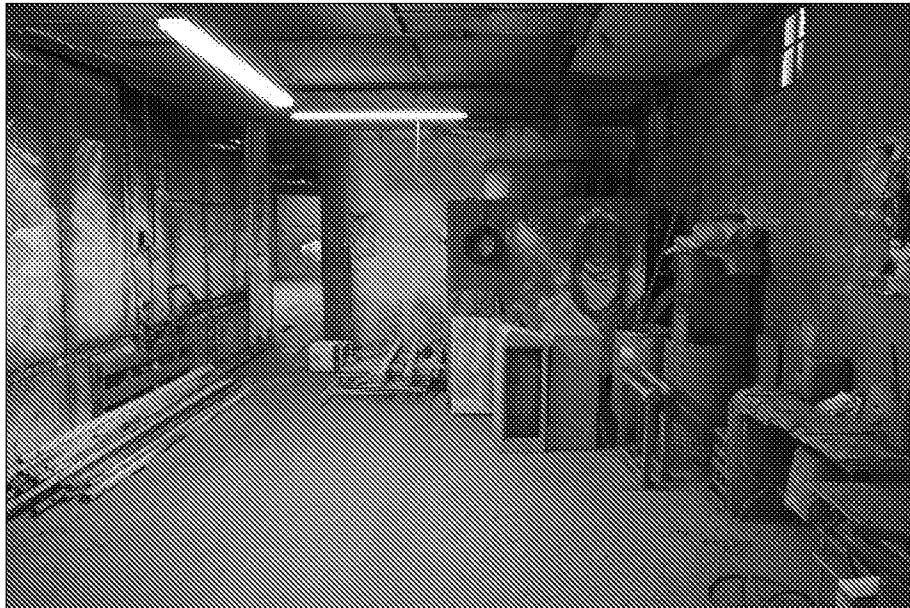


Figure 22: Main ground floor room in two-storey range. Modern false ceiling and partitions have been inserted, breaking up the original plan layout.



Figure 23: Plant room in south room contains modern industrial blast cleaning processes.



Figure 24: Typical timber stair at west wall with typical utilitarian balustrade and handrail.



Figure 25: Timber double-leaf loading bay doors on east wall with metal I-beams and a trap door to ground floor.



Figure 26: Original timber tie beams and metal king posts, albeit with additional timber framing applied for additional support and likely to house machinery. This is considered a typical roof structure from the late nineteenth century.



Figure 27: The walls are typically white-painted brickwork with vertical timber wide board panelling along west and north walls.



Figure 28: Typical vertical timber wide board panelling along west wall.



Figure 29: Modern metal flue which has been inserted from ground floor plant room below and out through planked underside of roof.



Significance

4.2.5 The former ancillary brewery buildings within the site boundary do not meet the criteria to be included on the NHLE. They are, however, currently considered by the Local Planning Authority and AHA! to be non-designated heritage assets. The following, therefore, assesses these buildings against the criteria set out within Arun District Council's 'Buildings or Structures of Character' SPD (September 2005). It should be noted that if a building is locally listed it is not provided with any further planning controls, this simply identifies the building as a consideration in planning applications, as an objective of the NPPF. As such, the inside of the building would be offered no protection. The following, therefore, only assesses the external appearance of the former ancillary brewery buildings.

1. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.

4.2.6 The former brewery structures are utilitarian in appearance, built as part of the Swallow Brewery expansion during the late nineteenth century. They are constructed of local building materials which were likely to have been cheap and plentiful during the time of construction.

4.2.7 The elevation to Fitzalan Road is constructed of brown/red brick set in English Bond, with red brick detailing surrounding the openings. The two-storey building has seven bays, formed of white painted timber casements, metal louvres and timber panelled doors, painted black, with a modern door to the south. The louvres appear to have been added later where windows may have previously been.

4.2.8 The single storey building is also constructed in a brown/red brick in English bond, with red brick detailing surrounding the doorway only. There are six window openings, two of which comprise twentieth century white painted, single paned timber casements, four have been replaced with metal louvres. Both properties have slate roof coverings. The single storey structure has a louvered lantern. A curved wall reflects the curvature in the road, a corrugated roof has been added to form an addition to the linear sheds.

4.2.9 A further brick pitched roof extension with concrete roof and flat roofed addition with louvres are of a later date, constructed between 1912 and 1937, and currently obscure views of the principal buildings. They are likely to have primarily formed additional storage buildings, again these form utilitarian brick buildings of no particular architectural merit.

4.2.10 In light of the above, the buildings abutting Fitzalan Road are considered to hold very little special architectural merit and cannot be considered of 'outstanding design' or 'detailing'. The



use of locally sourced traditional building materials, however, provides a limited contribution to the historic streetscene.

2. Buildings which are extremely good examples of traditional or established style, or unusual type.

- 4.2.11 The original purpose of the original use of the buildings on this site has not been, however, the excessive louvres, proximity to the roadside and distance to the principal brewery buildings suggest that it may have been used for bottling and loading, however, no machinery remains to confirm this. As such, there is nothing to suggest that the building represents a good example of brewery architecture. The buildings would have been used for their original purpose for approximately 30 years prior to the relocation of the brewery, which saw them become used for storage. They form utilitarian buildings that are not of a particular traditional or established style.

3. In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.

- 4.2.12 The former brewery buildings form remnants of the Swallow Brewery which survives in a fragmented state. As the building did not form part of the principal brewery complex and as that complex of buildings has since been redeveloped or significantly altered, any physical association to that former complex of buildings has long since lost and its significance to the surviving townscape heritage of the area is minimal.

4. All buildings must be largely intact and not adversely affected by later extensions or alterations.

- 4.2.13 As referred to above, the complex of the principal brewery buildings are no longer largely intact. Furthermore, in respect of this surviving ancillary building, the front elevation has seen the removal of a covered staircase which provided access to the first floor independently from the ground, and no machinery survives within. A large number of windows have been replaced with metal louvres. The brickwork and slate tiles remain intact.

5. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

- 4.2.14 The townscape along Fitzalan Road is primarily characterised by modern residential houses which incorporate brick, weatherboarding and hanging tile. These developments have contributed to a changing character, from what once is likely to have comprised a backstreet,



providing access to the rear of the former brewery complex and rear of commercial buildings along Queen Street, to what is now a predominantly residential area. Whilst the built form contributes to the legibility of the former backstreet character, the utilitarian industrial appearance of the buildings on this site and the noisome nature of the existing industrial processes carried out on the site and associated industrial traffic make a negative contribution to the wider area. The east elevation of the site contributes to the legibility of the former backstreet character, which remain prevalent due to the former brewery buildings to the east.

- 4.2.15 The north elevation of the site negatively contributes to the streetscene, forming a of cluster flat-roofed building and large worksheds bounded by a metal fence. This elevation detracts from the predominantly residential character of this part of the street.

Summary of Significance

- 4.2.16 The former brewery buildings on site partially meet criteria 1, 3, 4 and 5, however the extent to which they do is very limited. As such, they hold a low level of significance, relating to the survival of brickwork, fenestration and roof formation.



5.0 Designated Heritage Assets

5.0.1 The following assesses the significance of built heritage assets which may be impacted by the proposed development, through changes within their settings.

5.1 Arundel Conservation Area

5.1.1 The Arundel Conservation Area was designated in March 1975. Arun District Council have not adopted an appraisal document at the time of writing. The following provides a brief description of the area and its character and significance.

Boundary

5.1.2 The boundary of the designated area is extensive, following the ramparts of Arundel Castle in the north and Mill Road to the east, before turning to the west to follow the rear boundaries of properties along Queen Street, excluding the site before retreating to the north and following the northern bank of the River Arun, along the rear of properties at Nineveh Shipyard. The boundary encompasses the historic built up area of Arundel, following the A284 to the west before meeting the Castle ramparts and extending north westward.

Overall Character

5.1.3 Arundel grew up on the northern bank of the River Arun, where the historic network of streets between the river and Arundel Castle (Grade I, 1248090) remain, formed of River Road, Tarrant Street, Maltravers Street running west to eastwards and Kings Street, Parson's Hill and High Street providing access north southwards, with London Road curving from the north to meet High Street. These streets form relatively formal quads of properties fronting the street, with linear gardens at the rear. This is disrupted in some places by former industrial buildings, such as the grouping at the former Eagle Brewery and Crown Yard Carpark. This provides a perceivable contrast to the open spaces and dense areas of woodland found within the castle grounds to the north.

5.1.4 There are over 200 listed buildings located within the conservation area boundary. They form a mixed group of buildings which are demonstrative of the evolving local vernacular of the area. Arundel Castle (Grade I, 1027926), Arundel Cathedral (Grade I, 1248090) and the Church of St Nicholas (Grade I, 1027914) form particular focal structures within the townscape and surrounding landscape, situated on high land levels. As such, views towards these buildings



particularly contribute to the character and significance of the area.

Significance

- 5.1.4 **Evidential Value:** The Arundel Conservation Area boundary encompasses a historic settlement and parkland which provides irreplaceable evidence for past human activity, through the remaining street layout, traditional building forms and fabric, positioned on sloping land of the South Downs, with the River Arun to the south.
- 5.1.5 **Historical Value:** The settlement of Arundel forms a historic market town which previously held a bustling international port. Arundel Castle originally formed a Norman motte and bailey, associated with the early reign of William the Conqueror who granted Arundel to Roger de Montgomery, who became the Earl of Arundel. The castle has been the seat of the Duke of Norfolk and their ancestors for over 850 years, sharing strong historic association with historic figures such as Anne Boleyn and Catherine Howard.
- 5.1.6 **Aesthetic Value:** The settlement has a patina of age which has come about through piecemeal development along a grid like street pattern. The use of stone, red brick, exposed timber and clay tiles contribute to a varied streetscene.
- 5.1.7 **Communal Value:** The conservation area has strong communal value, stemming from the mixed uses within its boundary, and historic importance as an international port and market town.
- 5.1.8 **Historic England's Advice Note One, 'Conservation Area Designation, Appraisal and Management' (February 2016)** states that there are 'different types of special architectural and historic interest which have led to designation'. Of these the Arundel Conservation Area has '*a high number of nationally designated heritage assets and a variety of architectural styles and historic associations*', a '*historically significant layout, visible in the modern street pattern*' and an identifiable '*settlement pattern, green spaces*' and '*historic park*'. These are the elements that most greatly contribute to the significance of the conservation area.

Queen Street and the Site

- 5.1.9 **Queen Street** forms the southern approach towards the centre of Arundel. It is primarily characterised by residential and commercial buildings, formed of modest cottages, small-scale shops and larger modern development, set closer to the roadside as one approaches the town centre. The grain of development is relatively tight-knit with courtyards forming a common feature, as found at the rear of No. 4, Caen Stone Court, the former brewery and Abercrombie, accompanied by a strong building line.



- 5.1.10 The flint, red brick and clay tiles form prevalent traditional materials within this area, accompanied with white painted timber casement and sash windows. Nos 1 to 5 form modest flint cottages with pitched dormers and red brick detailing, while No. 4 comprises a long range of flint with red brick detailing. The rendered former brewery frontage appears tired and much of its character has been lost, as such, it expresses little of the site's history and provides a neutral contribution to the streetscene. Recent development has introduced the use of stained timber cladding and three and four storey buildings, with larger footprints.
- 5.1.11 Upon approach from the south, buildings either side of the street frame views towards Arundel Castle, the towers of which rise above an established tree line, beneath which a cluster of clay tiled roofs form an irregular roofline which is resultant of piecemeal additions over a long period of time. This view contributes greatly to the overall character and significance of the conservation area.
- 5.1.12 Properties to the north-east side of Fitzalan Road predominantly form three storey residential apartments, faced in red brick and weatherboarding, with white casement windows and dormers. The remnants of the Swallow Brewery, and rear courtyard to the Co-Op contribute to a backstreet and semi-industrial character from which there are through-views towards the pitched roofs of development at Queen Street. As such, the character of this road appears to be in the midst of redevelopment, from an industrious backstreet to a more coherent residential street with active frontages, reflecting the change in needs of the locality.
- 5.1.13 The wider area of Fitzalan Road, situated outside of the conservation area boundary, has been through a transformation in recent times. New development has seen the overall character change from semi-industrial to predominantly residential. The site is situated outside of the conservation area boundary, reflecting its disassociation with the former Swallow Brewery by the time of its designation, during the 1970s. It remains an anomaly, forming a cluster of dilapidated utilitarian buildings which detract from the formal pattern of development and residential character of this part of the conservation area's setting. While No. 14 forms a later addition to the remaining structures of the former Swallow brewery which are located within the conservation area boundary, today it provides a neutral contribution to the Queen Street area, the character of which primarily stems from the views towards Arundel Castle and the town centre, as well as the strong building line along the street and palette of traditional building materials.



5.2 Arundel Castle

Arundel Castle (Scheduled Monument), Arundel Castle (Grade I, 1027926); and Arundel Castle Registered Garden (Grade II*, 1000170)

- 5.2.1 Arundel Castle (See Appendix A for location) was built during the late eleventh century by Roger de Montgomery, Earl of Arundel, who was granted Arundel by William the Conqueror. It comprises a motte and double-bailey construction which has been rebuilt and adapted over time. The motte was completed in 1068 and remains over 100 feet from a former moat. The gatehouse was completed by 1070, built in Pulborough stone brought along the river. During the twelfth century the timber castle was rebuilt in stone. The castle has been the seat of the Duke of Norfolk and their ancestors for over 850 years, sharing strong association with historic figures such as Anne Boleyn and Catherine Howard.
- 5.2.2 The curtain wall and towers situated to the north were rebuilt in stone by King Henry II, reflecting that at Windsor castle, although heavily restored during the nineteenth century. During the fourteenth century, Richard Fitzalan built the Barbican and Bevis Towers. The north east range of the castle is likely to have been rebuilt by William, 11th Earl of Arundel, during the sixteenth century.
- 5.2.3 The castle was captured by Royalists during the 1640s Civil War and subsequently run by Parliamentary troops. Between 1791 and 1815 works took place which saw a number of brick additions reflecting neo-Gothic style. Much of this phase of development was lost, however, during the works by J. C. Buckler who re-imagined the castle in the style of Windsor Castle 1875-1900, built in Somerset limestone.
- 5.2.4 Following this, it remained in ruins until the 1870s. The fifteenth Duke of Norfolk oversaw major re-construction between 1875-1900, identifiable through the use of Somerset limestone.
- 5.2.5 Further information regarding the character and appearance can be found in the NHLE Description, Nairn and Pevsner's 'The Buildings of England: Sussex' and 'The Castle Studies Group Bulletin No 19' (2005-6).

Significance

- 5.2.6 Evidential Value: The Castle holds a high level of evidential value, primarily stemming from its historic fabric and archaeological value, providing evidence for past human activity. This



particularly provides evidence for the need, and construction methods, of defensive structures in England during the eleventh century and throughout the medieval period. Furthermore, the later nineteenth century development provides evidence for the fashions of the period and imitation of Windsor Castle.

- 5.2.7 Historical Value: The Castle, its associated buildings and parkland hold a high level of historic value, sharing association with national historic events such as the Norman Conquest and English Civil War (1642-1651), as well as, internationally recognised historic figures such as Queen Victoria, Anne Boleyn and Catherine Howard.
- 5.2.8 Aesthetic Value: The aesthetic value of the castle building itself primarily stems from the surviving eleventh and twelfth century gate houses, keep and restored neo-Gothic residential building, which reflects the fashion of the period. The castle is of an uncommon motte and double-baily form which contributes to aesthetic value. Furthermore, the gardens within which it sits, encompass medieval earthworks, pleasure grounds and woodland. The aesthetic value of the castle is also appreciable on approach from long-distance views where it sits above the roof line of Arundel.
- 5.2.9 Communal Value: The communal value primarily stems from the castle's legible former defensive use and seat of the Duke of Norfolk, to which the settlement of Arundel historically belonged. Its prominence in the landscape and associated historic events and figures secure its place within a collective memory. Furthermore, it now forms a tourist destination, which sees it continue to form an important structure within the local and national memory.
- 5.2.10 Setting: Arundel Castle forms a well-preserved example of a castle in its landscape. This forms a kept landscape with woodland and open area between. The castle site on the northern edge of the settlement of Arundel, with views over the roofscape toward the river Arun.
- 5.2.11 Its prominent position on the ridge of the Downs allowed it to control and dominate the Arun valley, while sitting in a strategic location along a river which links London to the south coast. Today it continues to dominate the landscape, alongside the nineteenth century neo-Gothic cathedral. The castle is experienced in long-distance views upon approach, sitting above the established roofline of the settlement.
- 5.2.12 The setting provides a positive contribution to the significance of the castle, and its legibility as a prominent and defensive structure within the landscape and its historic role in the community.
- 5.2.13 The site forms part of the built-up area of Arundel which together forms historic settlement which shares association with the castle. In addition, the grain of development provides a



roofscape above which the Castle towers.

5.3 Listed Buildings

Nos 1-5 Queen Street (Grade II, 1278001)

- 5.3.1 Nos. 1-5 Queen Street comprise a terrace of three cottages constructed of nodular flint with red brick dressings. They are of two storeys with attic dormer windows and have a tiled gambrel roof form and two red brick chimney stacks. The front elevation has three discernible bays of timber framed casement windows with three additional doors. Each has brick extensions to the rear. They were built during the early-nineteenth century and form well-preserved examples of modest residential dwellings built in local methods of local building material.
- 5.3.2 Their significance primarily resides within their evidential and aesthetic values. Their setting is formed of Queen Street and Queen Lane, which form historic routes and provide a corner plot for the cottages, along which a number of structures of a similar age and style are formed. Each cottage is experienced within a modest, enclosed garden to the rear, beyond which an area of hard standing and a flat-roofed modern out building is found. The wider context at the rear is formed of large-scale modern residential apartment buildings, of three storeys, including Caen Stone Court and Nos 1-12 Queens Lane.
- 5.3.3 Nos 1-5 and the site do not share clear inter-visibility or legible historic association, due to the location of Caen Stone Court, No. 4 Fitzalan Road and Nos 1-12 Queen Lane. As such, the proposed development at the site will have no impact upon the setting or significance of Nos 1-5 Queen Street.

The Cottage (Grade II, 1277934)

- 5.3.4 The Cottage comprises a modest nodular flint building with red brick dressings. The first floor of the east elevation is tile-hung, and it has a hipped tile roof with a red brick chimney stack. A catslide addition sits to the rear. A date plaque indicates that it was built in 1789.
- 5.3.5 The significance of The Cottage primarily resides within its evidential and aesthetic values, forming an eighteenth-century cottage, built of traditional fabric. The Cottage forms a part of a cluster of buildings at the rear of No. 4, set back from Queen Street, which are likely to have formed a farmstead historically. The complex of buildings together create an enclosed courtyard. The area to the east provides a contrast to the intimate character of this cluster of buildings,



forming an open expanse of hardstanding.

- 5.3.6 There is currently no clear inter-visibility or legible historic association between the site and The Cottage. The proposed development of the site will, therefore, have no impact upon the way in which this building is experienced, seeing its significance preserved.

Maltings in the Garden of No. 2 (Grade II, 1248274)

- 5.3.7 The Maltings comprise a mid-nineteenth century brick structure, the upper section of which is rendered. There is a single storey brick shed with pitched slate roof, to the south. This building forms a surviving malthouse which has a striking form along the roofscape.
- 5.3.8 The significance of this building principally stems from its evidential, historic, communal and aesthetic values. The setting is formed by a cluster of brick buildings set back from Queen Street. These form an intimate courtyard. The area to the east provides a contrast to the intimate character of this cluster of buildings, forming an open expanse of hardstanding and Arundel Lido.
- 5.3.9 The site is situated to the west, beyond development along Queen Street. It currently shares no inter-visibility or legible historic association with the Maltings and, as such, its development will have no impact upon its setting or significance.

No. 20 Queen Street (Grade II, 1248355)

- 5.3.10 No.20 comprises a seventeenth century timber-framed cottage, faced in painted brick, with a hipped tile roof and brick chimney stack. It has two storeys and with a bay window at the ground floor and later engaged pediment porch, with sash windows to the first floor. It has an extension to the rear.
- 5.3.11 Its significance primarily resides within its evidential and aesthetic values. Its setting is formed by Queen Street, forming part of a strong building line characterised by brick properties. A modest garden is situated to the rear of the building, forming an enclosed area bounded by a modern house to the north east and gardens either side.
- 5.3.12 No. 20 currently shares no inter-visibility or legible historic association with the site and, as such, its development will have no impact upon its setting or significance.

No. 10 Queen Street (Grade II, 1250259)

- 5.3.13 No. 10 comprises a timber-framed cottage dating from the seventeenth century. The west



elevation is faced in red brick, with two casement windows at the first floor and two square bays at the ground floor. It has a hipped tiled roof with an addition to the rear.

5.3.14 The significance of this building primarily resides within its evidential and aesthetic values. Its setting is formed of Queen Street, forming part of a strong building line characterised by brick properties. A modest garden is situated to the rear of the building, forming an enclosed area bounded by a modern house to the north east and gardens either side.

5.3.15 No. 20 currently shares no inter-visibility or legible historic association with the site and, as such, its development will have no impact upon its setting or significance.

6.0 Proposals

6.1.1 The proposals seek to provide a block of 45 sheltered apartments for the elderly (comprising 21 x one-bedroom apartments and 24 x two-bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. The proposals reflect the character of surrounding development within the south-western setting of the Arundel Conservation Area, as demonstrated in Section 2.0 of the Design and Access Statement. Primarily the use of brick reflects the local vernacular, as well as surrounding modern development.

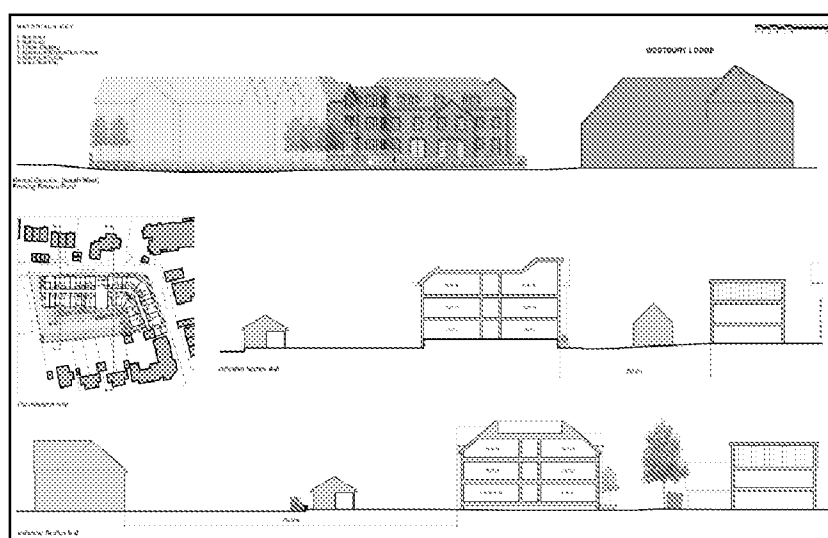


Figure 30: South west elevation, towards Fitzalan Road and sections. Source: Renaissance Retirement Ltd (2018).

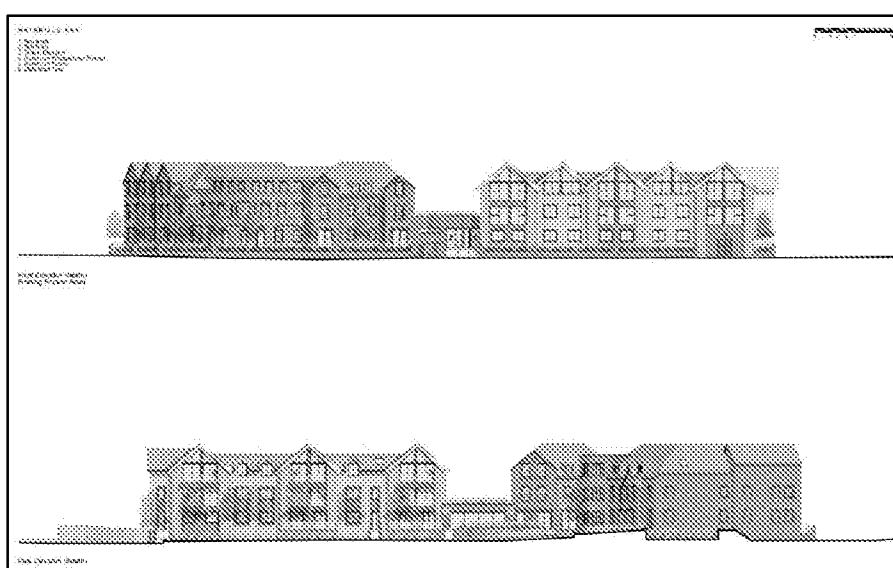


Figure 31: Proposed north elevation and south elevation. Source: Renaissance Retirement Ltd (2018).



7.0 Assessment of Impact

7.1 No. 14 Fitzalan Road

7.1.1 In January 2018 Arun District Council made an Article 4 Direction on No. 14, the easternmost range within the site. This followed the recommendation from the Conservation Officer who have ascribed a local historic value within the building. The Article 4 Direction specifically restricts demolition of the building under prior approval, while recognising it to be of local interest. This report has assessed the building against the criteria set out by the Local Planning Authority in determining whether a building is of sufficient local interest to be included on the Local List. This report finds that, while the building is of an age, its character and appearance is unremarkable.

7.1.2 As such, the historic interest of the building is very limited. A degree of communal and evidential value stems from its lost association with the former Swallow Brewery and survival of brickwork, altered fenestration and roof formation. It should be noted that alterations to the interior of the building would not be subject to planning permission, therefore, any re-use is likely to see the building undergo heavy alteration and a significant raising of the ground floor level to address the risk from flooding due to predicted climate change that would significantly compromise the any accommodation within the ground floor.

7.1.3 The significance of the former ancillary brewery buildings, as a non-designated heritage asset is very limited. On balance, it is considered that the degree of harm resulting from the removal of the fabric of the building is low. Paragraph 135 of the NPPF states: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

7.1.4 In this case the slight degree of harm caused by the loss of a building considered to be of very limited significance will cause no impact upon the surrounding historic townscape and is outweighed by the positive improvement that the proposed redevelopment of the site would bring to the residential character and appearance of the area. The proposed development has been designed to reflect the traditional use of brick on site and in the area and will sit appropriately close to the Arundel Conservation Area boundary. In addition to this, the proposals will also provide significant benefits that outweigh any minimal harm by the delivery of housing in the form sheltered housing for the elderly, the appearance of which will see the continued



regeneration of this part of the riverside. Considering the buildings lack significance in their own right, this limited significance is considered insufficient to warrant the retention of the building.

7.2 Designated Heritage Assets

Arundel Conservation Area

7.2.1 The site has been found to provide a neutral contribution to the Arundel Conservation Area the character of which primarily stems from the views towards Arundel Castle and the town centre, as well as the strong building line along the street and palette of traditional building materials. The demolition of the extant buildings within the site will, therefore, have a neutral impact upon the overall character of the area. In addition to this, the proposed scheme draws from recently approved residential development within the locality and, as such, is considered appropriate within the setting of the conservation area. Figures 32 to 34 also show that the proposed design sees the massing of the roof broken to provide a subtle addition to the roofline surrounding the conservation area, which is largely unappreciable in views to and from the settlement. The proposals are, therefore, considered to preserve the significance of the Arundel Conservation Area.

Arundel Castle (Scheduled Monument), Arundel Castle (Grade I, 1027926); and Arundel Castle Registered Garden (Grade II*, 1000170)

7.2.2 The proposals will have no impact upon the significance of Arundel Castle which primarily stems from its evidential, historic, communal and aesthetic values. It will remain experienced as the most prominent built feature within the townscape, and beyond within the landscape. The proposals have been consciously designed to sit below the established roofline of surrounding development, while incorporating a broken roofscape. This will result in a contemporary scheme which sits subtly amongst development to the south of the River Arun. Figures 32 to 34, provide Actual Visual Representations (AVRs) which show that the proposals will remain relatively unappreciable in long-distance views towards the castle, forming part of the settlement setting in which it is currently experienced from the south. As such, the proposals will see the significance of Arundel Castle (Arundel Castle (Scheduled Monument), Arundel Castle (Grade I, 1027926); and Arundel Castle Registered Garden (Grade II*, 1000170)) preserved, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Planning Policy.

Nos 1-5 Queen Street (Grade II, 1278001), The Cottage (Grade II, 1277934), Maltings in the Garden of No. 2 (Grade II, 1248274), No. 20 Queen Street (Grade II, 1248355)

and No. 10 Queen Street (Grade II, 1250259)

7.2.3 An assessment has found that the site currently makes no contribution towards the setting of these buildings. As such, the proposals will have no impact upon the significance of these listed buildings and the way in which they are experienced.



Figure 32A: Existing View of Arundel and Arundel Castle from the A27. Source: Realm Communications (February 2018)



Figure 32B: Proposed AVR of the view of Arundel and Arundel Castle from the A27. Source: Realm Communications (February 2018)



Figure 33A: Existing view from the north bank of the River Arun. Source: Realm Communications (February 2018).



Figure 33B: AVR of proposed view from the north bank of the River Arun. Source: Realm Communications (February 2018) showing proposed development left of centre.



Figure 34A: Existing view from the High Street and 'The Edible Sandwich'. Source: Realm Communications (February 2018).



Figure 34B: AVR of proposed view from the High Street and 'The Edible Sandwich'. Source: Realm Communications (February 2018), showing proposed development right of centre.



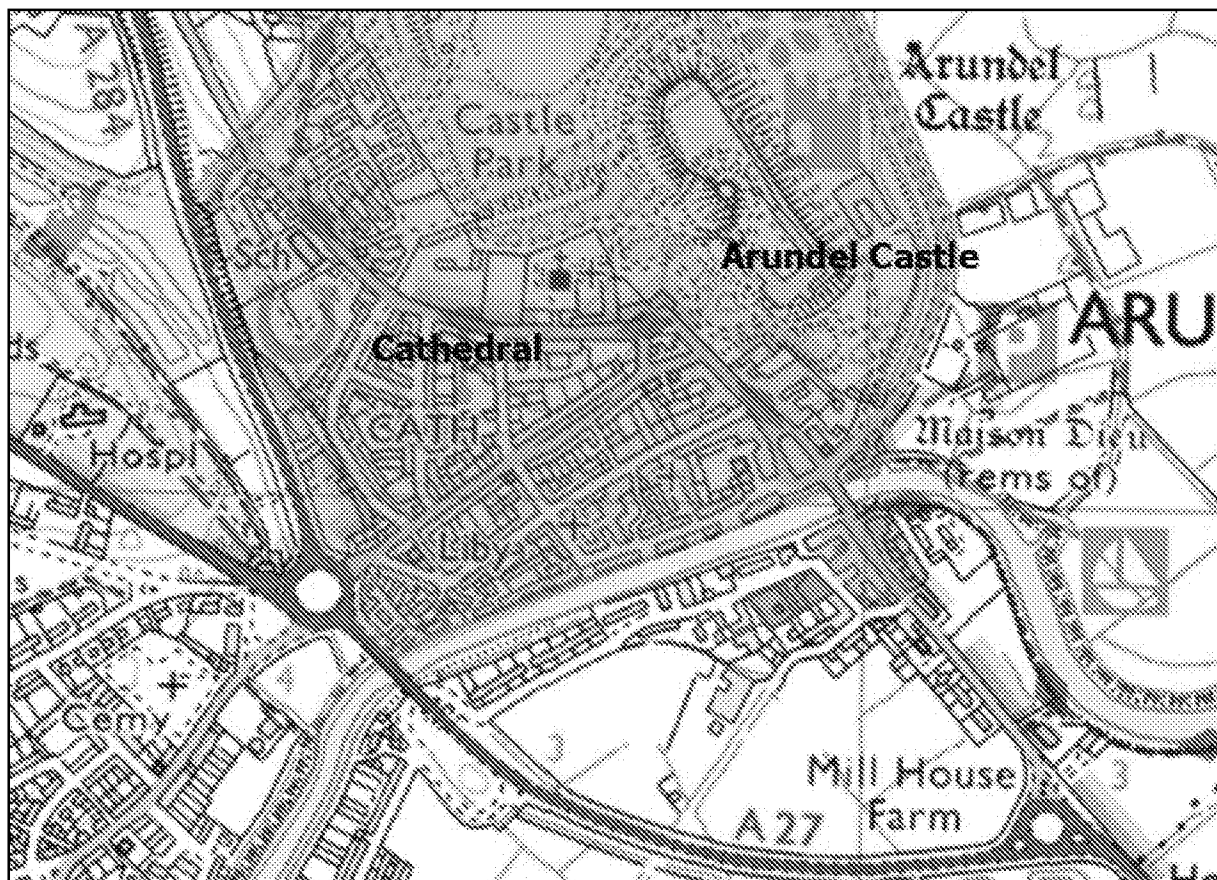
8.0 Conclusion

8.1 Summary of Findings

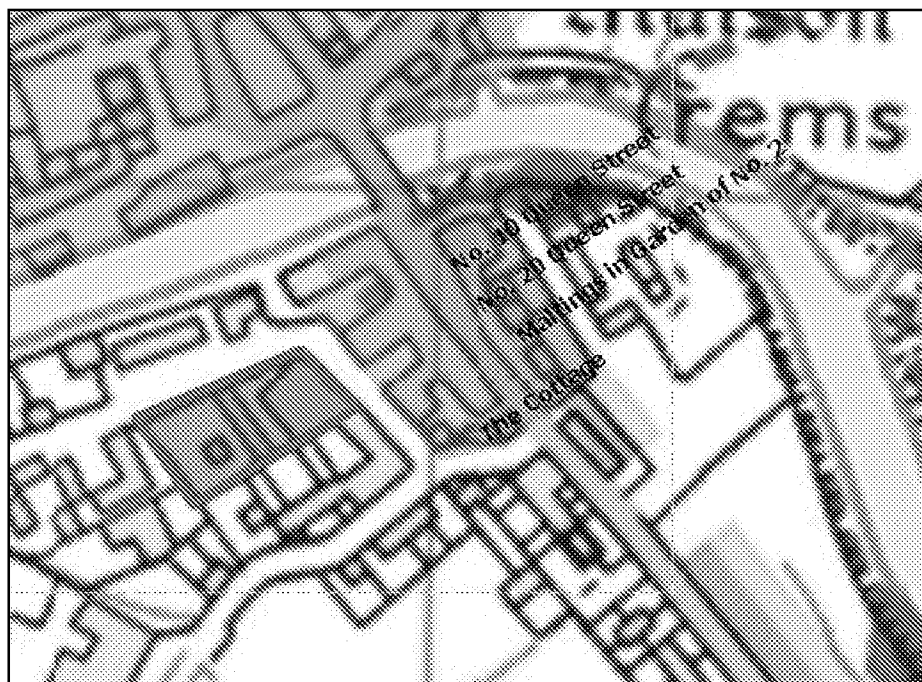
- 8.1.1 This Built Heritage Statement has been prepared by WYG on behalf of Renaissance Retirement Ltd in consideration of the demolition of No. 14 Fitzalan Road, Arundel, and proposed development of sheltered living accommodation.
- 8.1.2 An appraisal of the extant buildings at No. 14 and the contribution that they make to the character of the setting of Arundel Conservation Area and other proximate built heritage assets, has been carried out following published guidance adopted by Historic England.
- 8.1.3 The buildings have been found to partially meet the criteria set out within set out within Arun District Council's 'Buildings or Structures of Character' SPD (September 2005), and are, therefore, considered to hold a limited level of significance, primarily stemming from its association with the lost Swallow Brewery, rather than physical architectural merit. Considering the buildings lack significance in its own right, this limited significance is considered insufficient to warrant the retention of the building. As such, the degree of harm brought about by their removal should be mitigated by an appropriate level of recording secured by condition and balanced against its low level of significance and the benefits of the scheme, in accordance with Paragraph 135 of the NPPF.
- 8.1.4 The proposed scheme is also considered to have no impact upon the significance of Arundel Conservation Area (March 1975), Arundel Castle (Grade I, 1027926), Arundel Castle Registered Garden (Grade II*, 1000170), Nos 1-5 Queen Street (Grade II, 1278001), The Cottage (Grade II, 1277934), Maltings in the Garden of No. 2 (Grade II, 1248274), No. 20 Queen Street (Grade II, 1248355); and No. 10 Queen Street (Grade II, 1250259), and preserves the special interest of each asset.



Appendix A: Maps of Heritage Assets



Map of the Arundel Conservation Area.



Map of the Listed Buildings at Queen Street.



Appendix B: Statutory List Descriptions (Historic England, 2016, NHLE)



Name: ARUNDEL CASTLE

List entry Number: 1027926

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: SOUTH DOWNS

Grade: I

Date first listed: 26-Mar-1949

Date of most recent amendment: Not applicable to this List entry.

26.3.49.

I Lower part of gatehouse possibly late C11, built for Roger de Montgomery, who was granted Arundel by William the Conqueror. Middle stage of gatehouse, keep, and cellars under south-east range appear (stylis- tically) to date from late C12; possibly from tenure of Earl William de Albini. Barbican, upper stage of gatehouse, north-west buttress, and well tower to keep, appear (stylistically) to date from late C13, possibly from time of Richard, 1st Earl of Arundel, who received the grant of a fair to help repair the castle [A Tipping: English Homes, I]. Curtain and towers round north end also medieval, but of uncertain date, and restored in late C19 [photograph showing unrestored condition in possession of Arundel Society]. North-east range may have been rebuilt in early C16 [painting in Arundel Castle], possibly by William, 11th Earl of Arundel [Tipping: op.cit.]. The general form of this range is the same as in the early C16. James Gibbs supplied plans for the 8th Duke of Norfolk (who died in 1732) [Gibbs MSS]. This may have been for the south-east range [plan before late C18 rebuilding illustrated in Dallaway "History of Western Sussex": 1836]. North-east, south-east and south-west ranges rebuilt by 11th Duke (succeeded in 1786, died in 1815), keeping to existing outline of buildings [cf. Hollar's view of Arundel, c.1640], Architect initially Francis Hiorn, who died in 1789. Then James Teasdale, otherwise unknown, who signed the plans for the rebuilding illustrated in Dallaway [op.cit.]. (A John Teasdale the Elder, of Greystoke, Cumberland, supplied sculpture for the 11th Duke from 1790 onwards [Gunnis: Dictionary of British Sculptors]). Of this rebuilding only the Library, completed in 1801 [Clifford Musgrave: Arundel Castle], survives. The campaign was completed by 5th June 1815, when the Baron's Hall was first used [Dallaway: op.cit.]. Chapel, Baron's Hall, remainder of south-west range, all of south-east range apart from cellar, and all of north-east range above, and north of the library, rebuilt 1890-1903. Architect Charles Alban Buckler. This rebuilding was largely a thorough- going purge of all the details, substituting C13 ones for Teasdale's C15 ones.

Listing NGR: TQ0191807256



Name: ARUNDEL CASTLE

List entry Number: 1000170

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

County: West Sussex

District: Arun

District Type: District Authority

Parish: Houghton

County: West Sussex

District: Arun

District Type: District Authority

Parish: South Stoke

National Park: SOUTH DOWNS

Grade: II*

Date first registered: 01-Jun-1984

Details

Early and mid C19 partly walled pleasure grounds developed from former medieval earthworks and with surviving C16 and C17 features, laid out within and around a castle of C11 origin and with, on its north side, an extensive late C18 to early C19 walled park.

HISTORIC DEVELOPMENT

On being created Earl of Arundel in 1067, Roger de Montgomery was given extensive lands in Sussex, including the site now occupied by the Castle, the motte and two baileys of which probably date from his ownership. After a short period in the hands of the crown, the Castle, lands and title of Earl of Arundel were given to the d'Aubigny family. On Hugh d'Aubigny's death the estates were divided and the Castle and Honor of Arundel were inherited by John Fitzalan. With a few short interruptions, Arundel was held by the Fitzalans until 1556 when the last descendent, Mary Fitzalan, married Thomas Howard, fourth Duke of Norfolk, in whose family it remains today (1998). A charitable trust was established, through an Act of Parliament in the 1960s, to preserve the Castle, its surrounding gardens and the Little Park for public benefit. The Great or New Park, to the north, remains in private ownership.



DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Arundel Castle is situated on the northern edge of the town of Arundel, on the east side of the A284. The c 478ha registered site, comprising c 24ha of ornamental gardens and grounds and c 454ha of parkland and woodland, occupies a high, north-to-south-running crest of the South Downs which is cut north to south through the centre by a deep valley and a series of south-east-facing dry combes. On its eastern side, the crest drops in a steep escarpment to the level plain of the River Arun valley. Except for a stretch in the south-east corner (southward from Swanbourne Lake) the park is enclosed by a flint wall erected in the 1790s (Banks Assocs 1989). The west boundary wall abuts the A284 road (separated from it by a varying width fringe of trees) beyond which, and also to the north, lies further wooded downland. To the east, the wall abuts the river at the northern end and open farmland further south, the park enjoying extensive views over the valley landscape of hedge-lined meadows and ditches to the Downs east of the gap. At its southern end, the site abuts Mill Road to the east (built in 1894 to replace Mill Lane which ran c 100m further west, close under the Castle escarpment) and the town buildings of Arundel.

ENTRANCES AND APPROACHES The main entrance to the Castle is at the extreme south-east corner off Mill Road, a drive entering through the carriage arch of Lower Lodge (built c 1896 to a design by Buckler (VCH 1997), listed grade II) and following a serpentine course around the south and west fronts of the Castle to reach the main entrance at the barbican. The approach to the Castle before the late C18 appears to have been from the north, through the Little Park (gates shown on OS 1st edition of 1875-6 and field evidence) but by 1785, a gate from the town on the west side had been established (VCH 1997). The present entrance and its drive, laid out in c 1894-6, replaced one from the High Street at the present Main or Town Gate which was established in that location in the early C19. Following the realignment, completed by 1841, of the northern end of the High Street to the line of the present London Road and the enclosure of its former course into the Castle grounds, William Burn (1789-1870) designed and built the Town Gate (with a pointed arch and rock-faced rustication), its flanking High Street Lodge to the north and high wall with crenellated parapets to the south (ensemble completed 1850-1, listed grade II). The former drive which ran eastwards from this gate to the Castle (and which was given embattled parapets in 1851, VCH 1997) was landscaped into the grounds with the construction of the new drive in 1894.

PRINCIPAL BUILDING Arundel Castle stands at the south end of the site overlooking the Arun valley, on a natural chalk escarpment which falls sharply to the east. Its 30m high motte and two baileys (north-west and south-east of the motte) were built by Roger de Montgomery in the C11 while the flint-built barbican, the gatehouse, curtain wall around the north bailey and the Bevis tower, survive from the C12 and C13. The motte in the centre is dominated by the c 9m high, Caen stone Keep, built from 1070 to 1090, while the domestic buildings, in ashlar, are arranged around a quadrangle on the site of the south or lower bailey. As part of the great remodelling carried out from 1877 to 1904 by Charles Alban Buckler (1824-1904) for the fifteenth Duke, those forming the west range, with their twin cylindrical towers, were rebuilt from foundation upwards, and the south and east ranges rebuilt within refaced outer facades. Earlier domestic buildings on the west and south sides were destroyed in the Civil War siege of 1644. By the C18 the Castle was being used as a shooting lodge until it was restored as the family's principal seat by the tenth Duke in 1777 and a programme of reconstruction was begun by his son from 1786. Of this rebuilding, completed in 1815, only the gothic library (finished in c 1800) survives. Buckler's remodelling included the clearance of ivy from, and restoration



of, the walls of the Keep, a full restoration following in 1905-6. The Castle was again extensively restored in 1975-8.

GARDENS AND PLEASURE GROUNDS The gardens and pleasure grounds lie within the Castle walls and in the Castle precincts which extend to the south and west and northwards to the boundary with the New Park. Inside the Castle, the domestic ranges at the southern end enclose the Quadrangle or Inner Court, which is laid to lawn, its present asymmetrical form altered from its former complete oval in the late C19. The steep, grassed slopes of the motte rise from the north end of the Quadrangle, the slopes being cleared of their tree cover by the end of the C19. Beyond the motte a path climbs northwards into the Upper Court which is enclosed by high walls and laid to a central, square lawn edged with shrubbery and with a yew hedge (planted mid 1990s) along the south side. Probably the site of the medieval castle garden, a garden is known to have existed here in 1635 which, between 1702 and 1708, was laid out as a formal garden with box plants, its northern slope cut into the present, surviving series of grassed terraces (Banks Assocs 1989). Used later as a kitchen garden, it was referred to as laid out in ornamental parterres in 1835 although a formal garden set out for the visit by Queen Victoria in 1845 may have been by W A Nesfield (1793-1881; *The Connoisseur* 1978). The complex parterres shown in photographs of the early 1880s were simplified in c 1884 and had gone by 1914. The proposals for flower garden planting by Gertrude Jekyll in 1902 were not carried out.

Below the Castle, the steep slopes of its defensive earthworks are laid to open grass on the south and south-west sides while the west- and north-facing slopes and the northern ditch have a dense tree cover of mixed species (including evergreens) which survives from a similar cover on all the defences in the C19 before clearance and which was much damaged in the storm of 1987.

Westwards, the Castle precincts are open in character and laid out to an informal series of both level and sloping lawns threaded by the main and other linking drives and dotted with a light cover of trees of mixed ages and species. The northern part, from the Town Gate northwards to St Mary's Gate (of dressed flint, with a crenellated parapet, listed grade II), is laid out on its north side with two east to west levels of grassed terraces dotted with a few trees and with, along the north side, a narrow, deep, tree- and shrub-planted ditch (the former medieval town ditch). The terraces were created in the early 1800s on the site of upcast from the ditch and by 1820(30, these and the land occupied by the former route of the High Street through St Mary's Gate (closed by Act of Parliament in 1803) which was incorporated into the grounds by 1807, had been planted with trees as a pleasure ground (Tierney 1834). The main drive runs along the south side of the terraces, against the north wall of the walled, former kitchen garden, laid out in 1803 and since 1963 containing a public car park at the east end and, in the central section, a restored but relocated mid C19 greenhouse (listed grade II). The southern part of the pleasure grounds was laid out in the mid C19 (shown on a plan of 1855), following the demolition of houses on land south of the Town Gate which was enclosed in the 1850s. On the lawn 60m north-west of the Town Gate, two magnolia trees mark the position of a fountain and conservatory (built 1845 and 1851), gone by 1896 (VCH 1997).

On a mound some 50m south of the Castle is a square, grassed bowling green, shown on a plan of the grounds in 1531 (Banks Assocs 1989). It was cleared of trees, restored and enclosed with yew hedges in the mid 1990s. South-east of the Castle, the Lower Lawns, formerly laid out with a tennis court, are enclosed along their eastern edge by a fringe of evergreen shrubbery (planted 1990s). The former Mill Road now forms a track, marked by a line of yews, along the east side of the Lawns while to their north, three rectangular ponds surrounded by trees and undergrowth form the Water Garden.



Shown as fishponds on a survey of 1635, by the C18 a pond garden was laid out around them which survived as a fruit and vegetable garden in 1874 (now, 1998, gone). Above the ponds, the steep, wooded escarpment of the Castle Hanger, shown as tree-covered throughout the C18 but damaged in the storm of 1987, contained a walk up its slope, first noted in 1874 and known as the zig-zag walk by 1885 (now gone). Some 400m north along Mill Road, on the west side, is the flint-built Home Farm with an octagonal dairy (listed, with adjacent farm buildings, pump house and walls to pools, grade II), which was built in 1845-6 for the visit of Queen Victoria.

North-west of the pleasure grounds is the Castle Park, its large, central, open space terraced to form a cricket pitch which is enclosed to the north (from the New Park) and north-west by an extensive, tree-covered earthwork, originally medieval defences but probably enlarged prior to the Civil War siege in 1644. Known as the Castle Park following its enclosure into the pleasure grounds c 1815, the Little Park appears always to have been open. It was in use as a kitchen garden in 1875 and was planted around the perimeter with exotic evergreens in the late C19, the cricket pitch being laid out by 1896 (OS 2nd edition). Along the west side, the former route of the London road, now a tarmac drive, has a domed icehouse built into the earthwork terrace on its east side.

PARK The New or Great Park extends 3.2km northwards from the Castle grounds and is principally laid to open pasture interspersed with woodland on steep slopes such as Mill Hanger (on the west slope above Swanbourne Lake) and Offham Hanger (along the eastern site boundary) and blocks and belts of plantations on the hilltops and along the crests, the latter almost completely replanted (largely with beech) following destruction in the storm of 1987. Although two medieval deer parks existed in Arundel parish, of which the Home Park became the Little or Castle Park, the present New Park was created in the late C18, from former arable and warren land, as a setting for the Castle as rebuilt by the eleventh Duke. Considerable land adjacent to the Little Park was already imparked by 1789; the area was greatly increased, to something near its present size, in 1793 and was enclosed by a wall by the 1810s, the warren being destroyed and an extensive programme of planting, notably of beech, begun (VCH 1997). The present pattern of planting is shown established on the 1st edition OS.

Northwards from the Castle Park, broad ribbons of open grass, flanked on their west side by linear plantations, are laid out with mid C20 training gallops with, some 800m north-west from the Castle, a triangular folly of flint and stone chequerwork with octagonal corner turrets named the Hiorne Tower (after its architect, Francis Hiorne and built in 1796, listed grade II*). Nearby is a stone Greek altar (listed grade II). Eastwards from the Tower, steep, wooded slopes descend to a north-to-south-running valley containing Swanbourne Lake, enlarged from a former mill pond in 1797 (Banks Assocs 1989) and with Swanbourne Lodge (listed grade II) built in 1852 by William Burn standing at its eastern end. A further lodge by Burn stands at the Offham Gate, c 1km to the north-east (listed grade II). Northwards from the Lake, on the slopes rising to the Dry Lodge Plantation, are a number of tree clumps, of C19 origin but with late C20 additions. North-west of Hiorne's Tower, some 80m back from the main A284, stands the flint-built Green Doors Lodge (listed grade II), built on the line of the new London (A284) road in 1793 but brought into the park by a second realignment in 1803. At the north-west corner is a further entrance to the park, at Whiteways Lodge (listed grade II), built in 1796 possibly to a design by the eleventh Duke (Banks Assocs 1989).



Name: ROMAN CATHOLIC CATHEDRAL OF ST PHILIP NERI AND PIERS SURROUNDING CHURCHYARD

List entry Number: 1248090

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 26-Mar-1949

I GV

2. Designed 1868-9. Built 1870-3. Architect J A Hansom. Ashlar walls and vaults. Pitched slate roof. Picturesque Gothic composition with details from later C13 sources. Stylobate surrounding cathedral on north and west sides, interspersed with ashlar piers: square bases, octagonal tops, and pyramidal caps with foliate finials. Roman Catholic Cathedral of St Philip Neri forms a group with No 2 Parsons Hill.

1-5, QUEEN STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Name: 1-5, QUEEN STREET

List entry Number: 1278001

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

Grade: II

Date first listed: 07-Oct-1974

II

2. Early C19. Terraced cottages. Nodular flint. Red brick dressings. (Front of No 1 is rendered. End wall of No 5 is modern brick). Red brick extensions to rear. Tiled gambrel roof (No 1 hipped). Red brick chimneys. 2 storeys, with attics. Modillioned eaves cornice. 1 window range and 1 door per cottage. All windows segment-headed wooden casements with glazing bars, except for ground floor window of No 1 which has diagonal leaded panes. All doors planked (No 1 with latticed window inset). Attic dormers weatherboarded with wooden bargeboards and casement windows (No 3's iron) with lead glazing bars (No 1's and No 5's diagonal). Chimney of No 1 slightly off centre of ridge, square in plan, with axially placed buttresses and no pots.



Name: THE COTTAGE

List entry Number: 1277934

Location

THE COTTAGE, 2, QUEEN STREET

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: SOUTH DOWNS

Grade: II

Date first listed: 07-Oct-1974

II

2. 1789 (date plaque). Nodular flint. Red brick dressings. 1st floor of east elevation is tile-hung. Hipped tile roof. Red brick chimney. 2 storeys. Brick modillion eaves cornice. South elevation has 2 segment-headed casements with glazing bars on 1st floor, and 1 on Ground floor. 1 door masked by modern porch. East elevation has modern openings. Catslide roof to north. 2 storey outhouse to north. Nodular flint: red brick dressings. Modern pitched roof. 1st floor opening of former loft door filled in by modern window.



Name: MALTINGS IN GARDEN OF NO 2

List entry Number: 1248274

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: SOUTH DOWNS

Grade: II

Date first listed: 07-Oct-1974

2. Mid C19. Brick. Upper part rendered. 2 storeys. 1st floor conical with arched openings. Ground floor square in plan. Floor between storeys consists of pierced iron tiles supported on iron joists. 1 storey ancillary shed to south. Brick. Pitched slate roof. 1 planked door in east side.



Name: 20, QUEEN STREET

List entry Number: 1248355

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: SOUTH DOWNS

Grade: II

Date first listed: 07-Oct-1974

2. C17. [papers dated 1703 found during removal of weather-boarding in 1924]. Timber- framed cottage. Rendered. Hipped tile roof with projecting purlins. Brick chimney. 2 storeys. Baffle entrance. Double-fronted. 2 ranges of wooden casement windows with glazing bars. 1 planked door on west elevation.



Name: 10, QUEEN STREET

List entry Number: 1250259

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: SOUTH DOWNS

Grade: II

Date first listed: 07-Oct-1974

2. C17. Timber-framed. West elevation faced with red brick. North elevation has modern brick slogging. Hipped tile roof, catslide behind. Red brick chimneys. 2 storeys. 2 window range and 1 door. 1st floor windows casements with glazing bars. Ground floor has modern bay windows and modern door.



Appendix C: References



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Photographs

All photographs by author unless otherwise stated