



The Conversion of a Mixed Use space into a one bedroom apartment with guest annex including demolition of fire escape corridor walls and regularisation for consent for new stud work for partition wall.

at

55-57 High Street

**High Street • Arundel
West Sussex • BN18 9AJ**

Heritage Statement

**April 2017
Rev.A**

Historic Context

Arundel was mainly developed during the Saxon period and was referred to in the Domesday Book in 1086, by which time Arundel had become a flourishing market town and port, with a population of a few hundred. In 1243 Arundel Castle came to be owned by the Fitzalan family then at the end of the 16th century the castle and Earldom was passed to the Duke of Norfolk. The Dukes dominated Arundel for centuries and during that time Arundel was a busy international port, with ships sailing to and from Arundel via the river Arun to the sea 5 miles away.

During the English Civil War Arundel Castle changed hands three times and at the end of the war it was severely damaged and reduced to a partial ruin, then at the end of the 18th century when it was rebuilt for the first time, then at the end of the 19th century it was largely rebuilt again as it is today.

Between the Civil War and the late 18th Century Arundel was in a very poor state, however by the turn of the 19th Century it had become a small flourishing market town with a population a little under 1,900. During the 19th century Arundel grew considerably and by 1901 it had a population of over 3,000. The current population is 3650.

The Architecture

Arundel is recognised not only by residents but also visitors for its quantity, quality and variety of historic buildings within a relatively small area. The town still reflects much of the shape and character of its medieval footprint although most of the remaining timber framed buildings are hidden behind later facades. Out of around 500 buildings in the Conservation Area, a large proportion is listed, and many of the others are of architectural or historic interest.

Most houses are brick or flint or a mixture of the two, and in a few cases, sandstone is used. A variety of brick colours are found of which red is probably the commonest, but blue bricks combined with red brick in geometric patterns are to be seen on several buildings. Flemish bonded brickwork is the commonest and sometimes it is juxtaposed with English bond to provide a decorative feature. Other brick features are the quoins, emulating stone ones by repeating three long bricks followed by three short bricks and so on up the corner of a building, brick lintels and arches to windows, and modillion eaves cornices (IBP). Flints are found in three forms; unknapped seastone, knapped and square knapped. Some buildings have stuccoed or rendered walls, generally painted white or cream. Roofs are pitched and hipped and covered in hand made tiles or slate. Many doorways are pedimented. The designs range from simple unsupported ones to grandiose pillared porches. Windows are generally painted sash timber, although there are a reasonable number of timber casements. In both, glazing bars are used to divide up the glass areas into smaller panes.

Other materials used in the grander houses are stucco as at 18 and 45-49 Maltravers Street, and yellow brick at 55-57 High Street.

Unusually, 57 High Street is built from yellow brick work. It was originally built as an Arundel residence for Lord Zouche of Parham Park and was built in approximately 1760. Since the mid 1970's the building has been occupied by Nat West bank and offices which resulted in many of the original Georgian features being blocked up or removed. In 2009 the upper floors of the building were converted into 6 apartments with many of the original internal features restored and renovated and the more modern inappropriate details removed and replaced with details to match the existing.

The ground floor was vacated by the bank in 2015 and since then has been left as redundant office space

The List Entry Summary is as follows:

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

Name: NATIONAL WESTMINSTER BANK LTD

List entry Number: 1247998

Location

NATIONAL WESTMINSTER BANK LTD, 55 AND 57, HIGH 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: Not applicable to this List entry.

Grade: II

Date first listed: 05-Jun-1969

Legacy System Information

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

Legacy System: LBS

UID: 297182

Asset Groupings

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

List entry Description

Summary of Building

1. 5401 HIGH STREET (West Side) Nos 55 & 57 (National Westminster Bank Ltd) TQ 0107 I/14A 5.6.69.

II GV

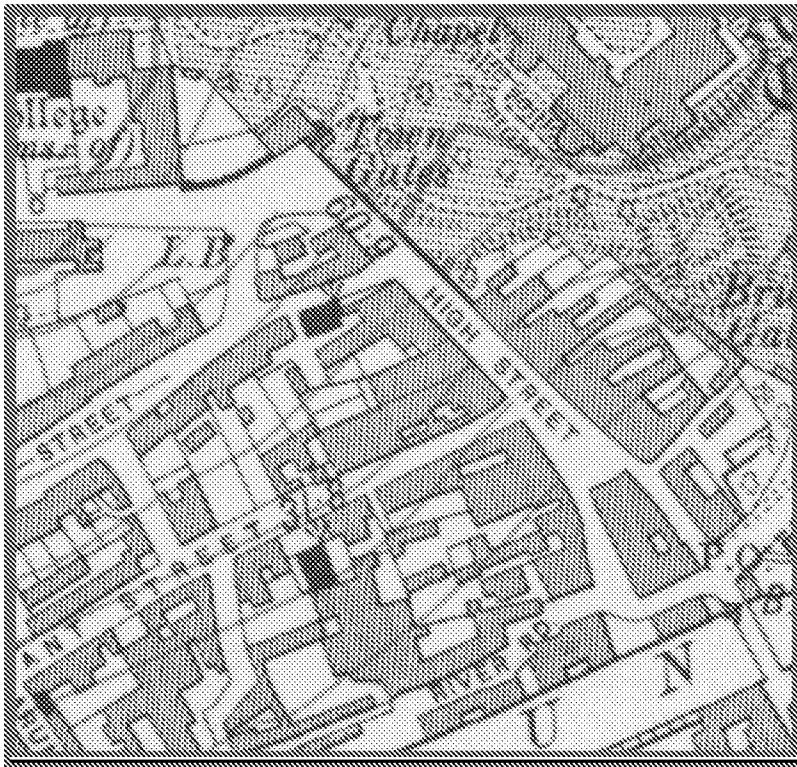
2. Late C18. Town house of Lord Zouche of Parham Park. Yellow brick. Stringcourse to 1st floor, cornice and coping of parapet all of ashlar. Mansarded tile roof. Brick blocking courses at gable ends. Yellow brick chimneys. 3 storeys and attics. Parapet to cornice, with balustrades inserted above each bay 6 bays. Ground floor has blind round-arched arcade with ashlar stringcourse at springer height. Modern openings (4 windows and 2 doors). 3rd door in modern opening to south. 1st and 2nd floors have 6 ranges of double-hung sashes with glazing bars. Interior has cantilevered staircase in oval stairhall with guilloche moulding round ceiling cornice. Rectangular room on 1st floor, with segmental north wall and 1 semi-circular niche either side of chimneypiece. Dado with guilloche pattern and rosettes. Entablature with moulded architrave and cornice, frieze with rosettes. Doorcase with shouldered architrave, pulvinated frieze, dentilled cornice on beaded consoles, themselves on acanthus corbels. Panelled reveals to 8 panelled door with brass urn handles and decorated brass hinges. Wooden chimneypiece with beaded consoles either side, frieze with fluting, rosettes and urn. Cove to moulded cornice. 3 windows in rectangular niches, with panelled shutters.

Nos 51 to 67 (odd) form a group.

Listing NGR: TQ0181907137

National Grid Reference: TQ 01833 0712

Historical Development **Map 1914 showing the Property Outlined in Red**



The Proposal

The conversion of a mixed use space into a New Ground Floor Studio Apartment and Guest Suite and regularisation for consent for new stud work partition walling.

Modern suspended ceilings of commercial ceiling tiles, fire proof partitioning and fire doors have been removed. These were originally inserted when the building was occupied by the Nat West Bank.

The intention is to replace the ceilings with plaster board with a skimmed and painted finish. The flush panelled fire doors will be replaced with panelled timber rated fire doors to match the existing and in keeping with the style of the building. The wired glass fire proofed partitioning, and timber stud work partitioning that have been removed will be replaced with timber stud work partitioning with plasterboard finish and insulation.

The existing link to the stable block will be demolished to allow both external courtyards to be linked and the existing w.c. block will be converted to en-suite guest accommodation. The corridor linking the main building with the original Staff Welfare block will be demolished and replaced with a free standing metal structure which will serve to connect the fire escape stairs from the apartments at first and second floor level with the escape route on the flat roof to the West.

Schedule of Materials

- **French windows – to the new Study and Guest Suite**
To be hardwood with a painted finish and similar glazing bars to the original windows.

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
71 Peppering High Barn · Burpham · Arundel · West Sussex · BN18 9RN

Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

- **Railings – to the basement staircase and new fire escape walkway**
To be metal with a painted finish in black to match the existing fire escape staircase supported upon columns.
- **Rooflights – to the new study roof**
To be conservation style rooflights with a central dividing glazing bar.
- **External doors – rear entrance doors to the Apartment**
To be timber panelled with glazed apertures.
- **External Paving – to the courtyard**
To be natural limestone or reconstituted paviours.
- **Existing Brickwork to Guest Suite**
To be painted white.

Impact Assessment

This application proposes to regenerate a redundant space within a listed building. Its proposed use as an apartment which will comply with the National Planning Policy Framework which encourages the sustainability and enhancement of significant heritage assets and for them to be put to uses consistent with their conservation. Returning the space to its original use as a domestic dwelling provides a more sustainable use than that of office space for which there is currently little demand in Arundel. The demolition of the inappropriate link buildings to the rear of the apartment will create a light, bright courtyard and greatly improve the appearance of the rear elevation.

All work will be carried out by skilled and qualified crafts people who will be mindful of the value of the existing fabric. The proposal also seeks to restore the original features damaged during its previous commercial use.

Victoria Holland RIBA
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