

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202122-030

Date completed

12/07/2021

Address of site

11 Bond Street, Arundel, West Sussex, BN18 9BL

Grid Reference

501441 107120

Development type

Householder

1. Scheduled Monument (SM)

The site is: Between 100m and 250m from a Scheduled Monument

Description of the Scheduled Monument

There is one Scheduled Monuments within 250m of the site.

1012500 Arundel Castle

The monument includes a motte and bailey castle at its centre, the outer bailey area to the north-east, the square earthwork known as the bowling green and the fishponds on the eastern side of the castle grounds. The buildings around the quadrangle are not included in the scheduling, having been extensively altered in the 19th and early 20th century and currently listed as Grade I. The ground beneath them, however, is included. All other modern structures such as the building at St Mary's Gate, the pavilion and the surfaces of all roads and paths are similarly excluded from the scheduling.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: ☒ The building is listed

Description of the Listed Building(s)

1353712 No Name for this Entry (Nos. 5 to 23 Bond Street)

Grade II. Early C19. Terraced cottages. Beach flint. Red brick dressings, (No 5 whitewashed). Pitched slate roofs. Brick chimneys, 2 storeys. Brick modillion eaves cornice, 1 window range and 1 door per cottage (except for Nos 5 and 23 which have 2 window ranges, double fronted), Nos 5 to 19 (odd) have casement windows on the 1st floor (all, except for Nos 7, 15 and 17 with glazing bars), and double-hung sash windows with glazing bars on the ground floor. No 21 has double-hung sash windows with glazing bars on both floors, No 23 has double-hung sash windows with no glazing bars on both floors. All doors segment-headed except for No 21 which is round-arched with a fanlight. No 23 has a wooden gabled hood. Nos 1 to 23 (odd) and Nos 2 to 24 (even) form a group with Nos 24 to 30 (even) King Street.

There are 7 listed buildings within 50m of the site.

1248263 2 Posts at West End of Bond Street

Grade II. Iron. 1 is marked "C and H Tickell, Southampton. Arundel Corporation 1819." The other marked "Sheppard, Arundel. Arundel Corporation. Octagonal; tapering upwards; shallow conical caps. Nos 1 to 23 (odd) and posts form a group.

1263855 No Name for this Entry (Nos. 2 to 24 Bond Street)

Grade II. 1868 (rainwater head dated). Terraced estate cottages. Red brick, with some grey headers. Pulborough stone dressings. Pitched slate roof, with grey tile bonnets, and projecting wooden eaves. Wooden bargeboards to all gables, the end ones with elaborate drop tracery and decorated finials. Iron drainpipes and rainwater heads. Red brick chimneys with Pulborough stone quoins. 2 storeys and attics, 1 window range per cottage with projecting porches. Porches have single light casement windows with no glazing bars on south elevation, and doors in the side elevations. Porches have pitched roofs with projecting eaves. All other windows have casements with glazing bars.

1263832 No Name for this Entry (Nos. 24-30 King Street)

Grade II. Early C19. Terraced cottages. Nodular flint. Brick dressings. Pitched slate roof. Brick chimneys. 2 storeys. Brick modillion eaves cornice. 1 window range each of segment-headed casements with glazing bars, 1 door each, brick steps up with ashlar treads; Nos 24 and 28 with iron railings.

Nos 24 to 30 (even) form a group with Nos 1 to 24 (consec) Bond Street.

1278046 No Name for this Entry (Nos. 1-17 Mount Pleasant)

Grade II. Early C19. Terraced cottages. Flint (Nos 1-5 nodular, Nos 7-17 beach) with red brick dressings (Nos 1-7 have grey-headers). Brick chimneys. Pitched slate roofs. 2 storeys. 1 window range each. All windows double-hung sash with glazing bars (except for 1st floor window of No 13 which has a casement). Doors of Nos 11 and 13 have gabled hoods, supported on wooden consoles.

1248166 No Name for this Entry (No. 19 Mount Pleasant)

Grade II. Early C19. Cottage. Beach flint. Dressings of red brick with grey headers. Brick chimney. Hipped slate roof. 2 storeys. Double-fronted with 2 window ranges, but 3rd window on ground floor at north end. All windows segment-headed casements with glazing bars.

Nos 1 to 23 (odd) and posts form a group.

1248167 No Name for this Entry (Nos. 21 and 23 Mount Pleasant)

Grade II. Early C19. Terraced cottages. Beach flint. Dressings of red brick with grey brick headers. Brick chimneys. Pitched tile roofs. 2 storeys. 1 range each of segment-headed casements with glazing bars, No 23's lead. 1 door each, with gable over (No 23's on wooden consoles).

Nos 1 to 23 (odd) and posts form a group.

1027933 The Victory Public House

Grade II. Early C19. Beach flint with brick dressings, whitewashed. Hipped slate roof. Brick chimneys. 2 storeys. Brick modillion eaves cornice. 2 windows on each floor, of which those on 1st floor have casements with glazing bars. Ground floor windows modern. 1 doorway with vestigial gabled hood over. 1 storey outhouse to west, connected with main block by brick wall. Beach flint with brick dressings. Pitched slate roof, with weatherboarded gable end. Walls and weatherboarding whitewashed. 1 door into outhouse, 1 door in wall.

Nos 1 to 23 (odd) and Nos 2 to 24 (even) form a group with Nos 24 to 30 (even) King Street.

There are an additional 86 listed buildings within 250m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site is within Arundel Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Between 100m and 250m from a Registered P&G

Description of the Registered Park and / or Garden

There is one Registered Park and / or Garden within 250m of the site.

1000170 Arundel Castle

Grade II. 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.*

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: **Outside an ANA but within 100m**

Description of and reason for the ANA

The site is located approximately 15m south of an ANA which has been defined due to potential remains of multi-Period Archaeological Features within Arundel Park, including the Historic Core of Arundel, Arundel Castle, the Church of St. Nicholas and the Roma Catholic Cathedral.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: **A Non-Designated Heritage Asset has been identified within 100m from the site**

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records a building on a similar footprint to the current 11 Bond Street from the mid-19th century through until the early/mid-20th century. [2]

An archaeological watching brief was undertaken at the site of the Arundel Workhouse, approximately 45m south west of the site. The area consisted of made ground above a c.19th century topsoil, Medieval cultivated soil and

the natural chalk. With the exception of a possible revetment wall associated with the 'Old Poorhouse', no archaeological features were recorded. Pottery dating to the c.13th and 14th centuries was recovered from the cultivation soil.

Approximately 140m to the north east of the site, an excavation was undertaken that confirmed the presence of medieval remains believed to be that of the Holy Trinity Hospital or 'Maison Dieu'. The presence of packed mortar floor surfaces and substantial wall footings suggested that the structure had more than one level as well as being a dwelling. It also identified a post-medieval building thought to correspond to a structure shown on 1785 and 1807 cartographic sources and revealed several other post-medieval features including path surfaces.

Two archaeological investigations have been undertaken approximately 225m to the south east of the site. An archaeological evaluation and watching brief was carried out at The Slupe where there was much disturbance from modern services although the remains of a north-south brick wall on a concrete foundation was discovered, along with Victorian clay pipe, pottery, glass and Welsh slate. Its position and construction suggest it to be of Victorian or later date.

During the excavation of a Roman villa on the south side of Tarrant Street, the floor of a Post Medieval house was found to overlie the villa. There were two tile-lined hearths in the floor and there was a well nearby, which appeared to have been filled with rubbish before C17. [3]

Arundel is situated at a crossing point of the River Arun - the 'Tarente' of a late Saxon charter - some six kilometres inland from its mouth, where natural promontories to the north and south. The Domesday Book records that a castrum, church and mill had existed at Arundel in 1066. The motte-and-bailey is generally considered to have been a form of defence introduced at, or soon after, the Norman Conquest. The site lies within on the western edge of the medieval town and modern town, and comprises King Street and adjacent roads, including Bond Street. Although largely contained by the defences of c.1295 (and, indeed, including the site of c.300m of their length), the area appears not have been significantly developed in the medieval period, and is likely to have maintained a semiagricultural or garden function until densely developed in the early 19th century. One earlier development did occur, however, and that consisted of a parish poorhouse, which was established by 1682, probably located on the east side of Park Place, where a replacement was built in the 19th century. While the watching brief in 1999 east of the workhouse in Mount Pleasant revealed medieval cultivated soils, it is likely that the archaeological potential of this area is limited, albeit with localised potential relating to the medieval town defences (which were earthworks). [4]

The Tarrant Street Roman Villa (approximately 210m south east of the site) was discovered in c.1896 when a Roman pavement and tiles, were found at the western end. Since then other elements of the villa have been found along Tarrant Street including traces of a heated room, possibly late 1st or early 2nd century, some black and white mosaic,

diamond-pattern flue tiles and roofing tiles. Further discoveries were made when lowering a cellar floor revealed a 'floor' level was located beneath the house but had apparently been destroyed within the cellar area; a chalk-lined well was found partially underlying a wall. Several fragments of Roman tile, mostly tegulae, imbrices and combed box tile, have been recovered in various locations at the western end of Tarrant Street.

The existence of a Roman road running east across the coastal plain between Chichester and Arundel (Margary's preferred route no.153) was a generally accepted archaeological fact, with the route believed to have followed the established route of Stane Street heading NE out of Chichester, before branching off to the east at Westhampnett where it followed the course of the former main road to Arundel, now superseded by the present A27. It proceeded via Alvisford, crossed the small, but steep sided valley of Binsted Brook at Binsted Brook Crossing before continuing to Arundel via the old road that ran between Arundel and Torrington Common. [5]

7. HER data sources

[1] West Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (WSRO)

[3] a) Sibun, L. (2000) The Rear of the Old Poorhouse, Mount Pleasant, Arundel: Watching Brief ASE Project No. 1066

b) Hall, N. and Perrin, R. (2008) Arundel Castle Car Park, Arundel: Excavation Wessex Archaeology Ref: 63242.01

c) Stevens, S. (1999) The Slupe, Surrey Street, Arundel: Evaluation and Watching Brief, ASE Project No. 1164

d) Kenny, J. (1986) Report on the Excavation of a Roman Villa on Tarrant Street, Arundel: Sussex Archaeological Field Unit

[4] a) Aldsworth, F. and Freke, D. (1976) Historic Towns of Sussex: An Archaeological Survey

b) Harris, R. (2009) Historic Character Assessment (EUS) of Arundel

c) Bannister, N (2008) Historic Landscape Characterisation of Sussex report

[5] a) Sussex Archaeological Collections, Vol. 40 (1896) pp.283-4

b) Ordnance Survey Record Card 1968, 1970 and 1976

c) Kenny, J. (2016) Secrets of the High Woods Revealing Hidden Landscapes: Chapter 24 Roman Roads pp.77-80

d) West Sussex Historic Environment Record database

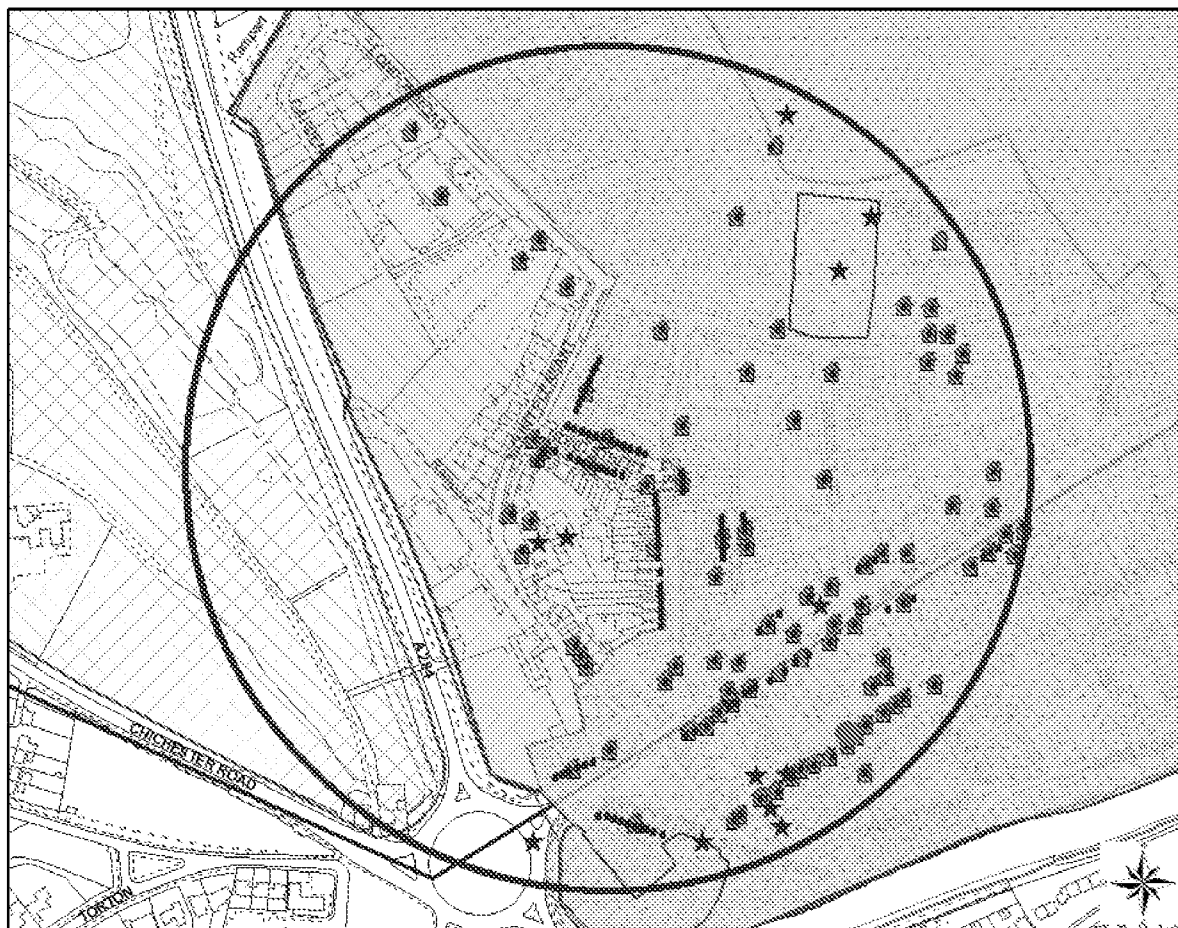
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER Data

11 Bond Street, Arundel



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Legend

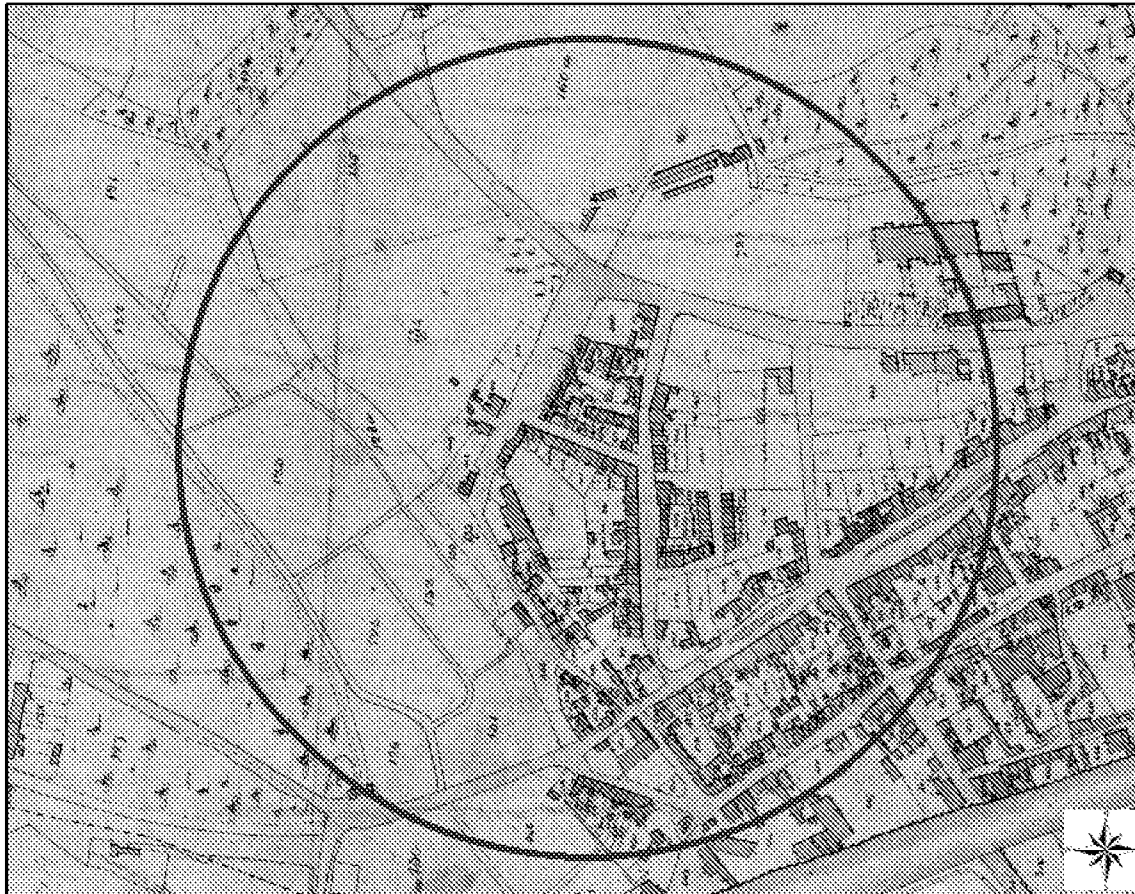
Mon (point)

RecordType

- BLD
- CAN
- FB
- LB
- LND
- MAR
- MON
- NEG
- PLA
- Mon (line)
- Mon (poly)
- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- Registered Parks and Gardens
- ANAs
- Roman Roads

Arundel Tithe Map dated 1840

11 Bond Street, Arundel



0 62.5 125 250 Meters



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Legend

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 189** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*