

Heritage statement for the conversion of existing mixed used space to a one bedroom flat at: 55 High Street, Arundel

Historic Context

The town of was apparently developed during the Saxon period and is referred to in the 1086 Domesday Book when it had been established as a market town and port. Arundel Castle was in 1243 owned by the Fitzalan family but by the end 16th century was owned but the Duke of Norfolk as it is today. Under his rule, the town was established as a busy port with easy access to the sea some 5miles away.

The castle itself was severely damaged during the English Civil War having changed hands three times during the conflict. It was rebuilt to its current appearance by the end of the 19th century having undergone a previous rebuilding in the 18th century.

It was during the 19th century that the population of Arundel grew considerably from a town of approximately 1,900 to over 3,000. It is recorded that the current population is 3650 at the last count.

The Architecture

The Conservation Area of Arundel consists of approximately 500 buildings with a large proportion of these being listed.

The materials used within this area are of brick, flint (or a mixture), render and sandstone in a few cases. The brickwork consists of various bonds and in some cases mixed to provide features

The roofs vary being of pitch with gables and hips and covered plain clay tiles or slates. The windows are of timber and either vertical sash or casement and generally painted white.

Unusually 55-57 High Street is constructed with yellow bricks. It was built in approximately 1760 for Lord Zouche of Parham Park but since the 1970' was occupied by the National Westminster Bank as a bank and offices. As a result of the banks occupation many of the original features were block up or removed as can been seen by the doorway which was recently reopened giving access to the proposal. From 2009 the upper floors were converted to six flats with some of the original details reintroduced. The bank left the property in 2015 and since then the area for the proposal has been redundant.

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 Plc

List entry number: 1247998

Location 55-57 High Street, Arundel

County: West Sussex

District: Arun

District Type: District Authority

Parish: Arundel

National Park: Not Applicable to this List entry

Grade: 11

Date first listed: 05/06/1969

Legacy System Information

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 01071/14A 5.6.69
2. Late C18. Town house of lord Zouche of Parham House. 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 storey 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 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

Proposal

As stated it is proposed to convert the existing mixed use space into a one bedroom flat.

It is intended to replace the existing ceiling with plasterboard and set with a painted finish. The external walls will be dry lined with insulated plasterboard and skim.

New internal stud walls will be formed and two internal walls will be partly removed as shown on the plans.

The existing vertical fire escape will be removed and replaced with a new spiral staircase.

The new doors and door/window will be of timber construction. The existing Crittall windows will be retained and the glazing replaced with 12mm sealed units.

The new boundary treatment will be oak fencing.

Impact

The impact on the building will be limited with the only alterations being the installation of double doors, a door/window in place of an existing window, a glazed covered way and a replacement spiral staircase. The use of this space complies with the National Planning Policy Framework as it will provide sustainability and enhancement of a significant heritage asset. There is no need for the toilets nor is there a need for additional offices in Arundel and the use as a flat is considered the most appropriate use of the space.