



HERITAGE STATEMENT

**Site of Greenhurst and Blastreat,
14 Fitzalan Road
Arundel**

Description of Development

Demolition of existing buildings and the erection of a block of 44 sheltered apartments for the elderly (comprising 18 x one bedroom apartments and 26 x two bedroom apartments age restricted to 60 years and over); with associated access electric buggy/cycle store and refuse bin store and 34 parking spaces.

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1 INTRODUCTION

- 1.1.1 Renaissance Retirement Limited are seeking full Planning Permission for the demolition of the existing buildings and the erection of 44 sheltered apartments for the elderly (comprising 18 x one bedroom apartments and 26 x two bedroom sheltered apartments age restricted to 60 years and over); associated electric buggy/cycle store and refuse bin store; and, the formation of 34 parking spaces and vehicle turning area, on the site of Greenhurst & Blastreat, 14 Fitzalan Road, Arundel.
- 1.1.2 Renaissance is based in Hampshire and was founded in 1997. It specialises in the design, building and management of high quality sheltered housing for the elderly. Their aim is to provide and manage luxury retirement developments that are simply better than the standard developments being produced by others across the country.
- 1.1.3 This Statement accords with the requirements of paragraph 128 of the National Planning Policy Framework ("NPPF").
- 1.1.4 This Statement will identify those heritage assets within the Conservation Area that are deemed to positively reinforce its character and appearance. It will show how the design reflects and responds to those aspects considered to define the character and appearance of the Conservation Area thereby preserving its setting.

2 NATIONAL POLICY CONTEXT

2.1.1 The NPPF was published on 27th March 2012. It replaces all previous government Planning Policy Guidance and Statements including *PPS5: Planning and the Historic Environment*. Paragraph 128 of the Framework states that in determining planning applications local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made to its setting. The level of detail should be proportionate to the asset's importance. The purpose of this Statement is to fulfil this requirement.

2.1.2 Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.1.3 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, planning consent should be refused. However where a development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.1.4 Heritage Assets are defined in the glossary to the NPPF as:

"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).

2.1.5 The setting of a Heritage Asset is defined as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.1.6 Significance (for heritage policy) is defined as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical appearance but also from its setting.

2.1.7 In preparing this Heritage Statement regard has been given to 'Understanding Place: Conservation Area Designation, Appraisal and Management' (English Heritage, 25 March 2011). This document is based on 'Guidance on conservation area appraisals' (English Heritage, 2005) and 'Guidance on the management of conservation areas' (English Heritage, 2005)

2.1.8 Paragraph 2.2.21 comments that "...most of the buildings in a conservation area will help shape its character. The extent to which their contribution is considered positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline... It will be helpful to identify those key unlisted buildings that make an important contribution to the character of the conservation area, as well as those which clearly detract from it and could be replaced."

3 LOCAL POLICY CONTEXT

3.1 Arun Local Plan 2003 -2011

3.1.1 The development plan for Arun currently comprises the ‘saved’ policies of the adopted 2003 Arun Local Plan. ‘Saved’ heritage policies relevant to the proposed development include the following:

- Policy GEN 22 Buildings or Structures of Character
- Policy AREA 2 Conservation Areas

3.1.2 *Policy GEN 22: Buildings or Structures of Character* advises that:

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.

3.1.3 Paragraph 1.72 stipulates that the Council will produce a Local List of Buildings of Character reflecting their historic/architectural or local interest. The Local List is detailed in the *Buildings or Structures of Character SPD* (adopted 2005) and the corresponding table detailing locally listed buildings in Arundel is provided in **Appendix A**. No buildings on the proposed development site are identified as buildings of interest in the SPD.

3.1.4 Policy Area 2 advises that planning permission will be granted for new development which preserves or enhances the setting of the conservation area. The proposed development is located outside but adjacent to the boundaries of the Arundel Conservation Area and may therefore affect the setting of the designated heritage asset.

3.2 Arun Local Plan 2011 - 2031 (October 2014)

3.2.1 The emerging Local Plan for the Authority which, at the time of writing the Council had published modifications for public consultation. The relevant emerging heritage policies include:

- Policy HER SP1 The Historic Environment
- Policy HER DM2 Locally Listed Buildings or Structures of Character
- Policy HER DM3 Conservation Areas

3.2.2 Policy HER DM2 advises that the Council will continue to identify and compile a list of locally important buildings and structures that make a positive contribution to local distinctiveness. The justification to this policy also advises that the Council has worked with local heritage groups and Town and Parish Councils to identify properties which are contained in the Local List, which contains approximately 1,300 buildings or structures.

3.2.3 As referenced above the Local List is detailed in the *Buildings or Structures of Character SPD* (adopted 2005) and no buildings on the proposed development site are identified in this document.

3.2.4 Policy HER DM2 advises that planning permission will be granted for new development within or affecting the setting of a conservation area provided it meets the requirements of criteria detailed in this policy. The proposed development may affect the setting of the Arundel Conservation Area and would be subject to this policy.

3.3 The Arundel Neighbourhood Development Plan (April 2014)

3.3.1 Following the Localism Act of 2011, the Arundel Neighbourhood District Plan Steering Group prepared the *Arundel Neighbourhood Development Plan* (ANDP) which was adopted by the District Council on 30th April 2014 and now forms part of the Development Plan.

3.3.2 *Policy 5: Land at Fitzalan Road* identifies the site of Blastreat Ltd, 14 Fitzalan Road and the neighbouring property 'Greenhurst' as a suitable housing development site for up to 24 dwellings.

- 3.3.3 During the preparation of the aforementioned plan, the ANDP Steering Group in conjunction with Arundel Town Council and Arundel District Council considered whether there were any buildings and structures of character that, while not of sufficient special historic and/or architectural quality or interest to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that were worthy of retention as part of development proposals. The adopted policies of the approved ANDP do not identify any of the existing buildings on the application site as having any special architectural or historic interest to warrant their retention as part of any redevelopment of the site.

3.4 Summary

- 3.4.1 The site sits outside the boundaries of the Arundel conservation area, albeit it sits adjacent with buildings on the opposite side of Fitzalan Road located within the Conservation area.
- 3.4.2 There are no Listed Buildings within the site with the closest Listed Buildings to the site being the Grade II Listed terraced cottages on 1-5 Queen Street (List entry no: 1278001). Given the distance of the proposed development from the aforementioned Listed Building it is not considered that there will be any impact on its setting.
- 3.4.3 The existing building at 14 Fitzalan Road, which forms part of the application site, is occupied by a remnant ancillary building of the former Swallow Brewery, the main complex of which occupied the north side of Fitzalan Road and fronted onto Queen Street. The Swallow Brewery closed in 1922 and towards the end of the 20th Century the main complex of brewery buildings were demolished for residential redevelopment leaving the remnant ancillary building which has undergone various changes of use and internal alterations since 1922.
- 3.4.4 The remnant building has not been formally identified by the Council as a heritage asset and is not referenced specifically in the relevant policies of the Local Development Framework, nor in the Local List (Appendix A). The NPPF requires that heritage assets should be formally identified and not determined on an ad hoc basis. Renaissance Retirement do not consider it appropriate to consider the building on site to be a heritage asset as a consequence.

- 3.4.5 The site is however located adjacent to the Arundel Conservation area and therefore the loss of this building and its proposed replacement may affect the setting of the designated heritage asset.

4 FORMER SWALLOW BREWERY BUILDING

4.1 Historic England Statutory Listing Assessment (2017)

4.1.1 As detailed in the previous Chapter, the remnant ancillary building of the former Swallow Brewery has not been identified as either listed or locally listed buildings of significance. Despite the housing allocation in the Neighbourhood Plan a request was made to Historic England that the site be assessed for a statutory listing.

4.1.2 Historic England undertook an assessment in February 2017 and issued a consultation report in 27th February 2017. White Young Green submitted an independent assessment as to whether the site met the statutory criteria to be considered of special architectural or historic interest and included on the National Heritage List for England (NHLE).

4.1.3 This report assesses the remnant former Swallow Brewery building in considerable detail and concludes that:

*'the Former Swallow Brewery Building **does not meet the statutory criteria for listing or indeed Historic England's own guidance on industrial structures.** We therefore recommend that Historic England advise the Secretary of State not to include the building on the National Heritage List for England.'* (***Emphasis*** own)

4.1.4 Historic England issued their notification report on the 13th April 2017 and this similarly concluded that:

*'After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, **the criteria for listing are not fulfilled, and therefore 14 Fitzalan Road is not recommended for listing.**'* (***Emphasis*** own)

4.2 SITE HISTORY

4.2.1 A comprehensive assessment of the site, its history and any buildings of note (i.e. remnants of the former Swallow Brewery) were recently undertaken by Historic England (Appendix C)

and White Young Green (Appendix B) in response to the request that the building be statutorily listed.

4.2.2 14 Fitzalan Road is a former ancillary building of the Swallow Brewer and the only remnant of a substantial industrial complex. The remaining buildings were constructed in c1897 and comprise of 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. A thorough assessment of these buildings is provided in Appendices B and C.

4.2.3 The building in question is considered to be modest and utilitarian in nature, particularly when compared to Arundel's existing Grade II Listed brewery, the former Eagle Brewery (NHLE reference 1263856). Historic England compared the two brewery structures as follows:

The former Eagle Brewery building has distinctive flint construction with red brick dressings and a clerestory roof form, in comparison to the somewhat standard plan and materials evident at 14 Fitzalan Road.

4.2.4 The utilitarian nature of the building has been compounded by internal alterations and the loss of any fixtures and fittings related to its original use. Again, a detailed description of these alterations is provided in Appendix B.

5 ARUNDEL CONSERVATION AREA

5.1.1 Arun District Council published Conservation Areas Supplementary Planning Guidance in October 2000 which provides a description of the Character and Appearance of the Conservation Area. There is no Conservation Area Appraisal for Arundel publically available at the time of writing.

5.1.2 The section relating to the Arundel Conservation area appraisal reads as follows:

Arundel is located astride the banks of the River Arun, north of the urban coastal area. Arundel Conservation Area was designated in March 1975 and is recognised as being of outstanding quality.

One of the principle attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which forms a cohesive and contained hillside town. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

The Conservation Area consists of the Castle and its grounds and the old town. Arundel Castle was first built in 1076 by Rodger de Montgomery, who was made Earl of Arundel by King William. The Castle was ruined in the Civil War and not until 1790 that the 11th Duke of Norfolk made it habitable again. Most of his work was replaced by the 15th Duke in 1890's.

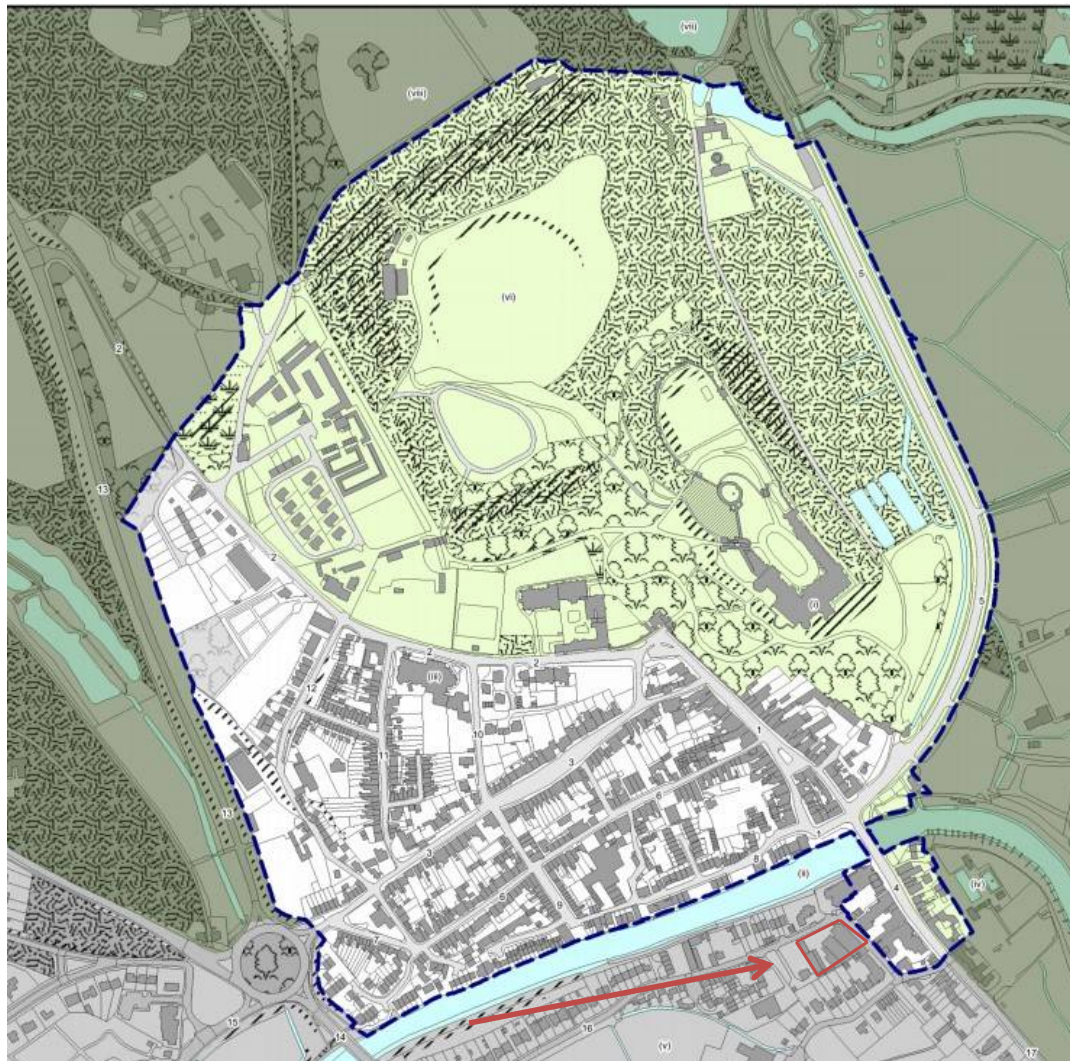
The broad High Street once ran down to the river but the lower part has long since been encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to Town Quay.

There are two very attractive streets leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The street contains a great variety of distinctive houses. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops. At the top of the hill High Street joins London Road, which runs past the 14th Century Parish Church of St.

Nicolas and the 19th Century Catholic Church of Our Lady and St. Philip Howard, which dominates the distant views of the town.

A policy (AREA 3) for the protections of views towards and outwards from the town is included in the Local Plan.

- 5.1.3 The proposed development site sits adjacent to the south-western boundary of the Conservation area. Queen Street demarks the southern extent of the old town and the conservation area.



- 5.1.4 Queen Street typifies the conservation area in that there are a variety of historic buildings representing a variety of architectural forms and styles across a number of periods. A number of these are high quality buildings, including six that are Grade II Listed Buildings. Five of these are located on the eastern side of Queen Street, with one on the west side. Indeed, the east side of Queen Street is of greater significance, with the greater concentration of historic buildings and the better preserved townscape.
- 5.1.5 The west side of Queen Street conversely has a higher number of modern buildings, including the sheltered housing developments of Caen Stone Court and Martlets Court as well as a row of modern 2 storey retail units. Indeed the only historic buildings on the west side of Queen Street buildings are the Grade II listed cottages at 1-5 Queen Street (Listing No: 1278001).
- 5.1.6 The conservation area boundary on the east side of Fitzalan Road is dominated by the access and service arrangements for the retail units and sheltered housing developments on Queen Street and is broadly linked to the curtilage of these developments. There is little of architectural or historic merit in in this part of the Conservation area.

6 ASSESSMENT OF IMPACT

- 6.1.1 The proposed development is described in detail in the *Design and Access Statement* accompanying the Planning Application. For the sake of brevity, those details are not repeated here.
- 6.1.2 Within the Conservation Area and along the north part of Fitzalan Road the historic pattern of development is characterised by a linear pattern of development with buildings set close to or hard up against the back edge of the carriageway. Buildings in and around the conservation area display a variety of built form with a variety of storey heights ranging from single storey through to 4 storeys, with heights of buildings generally increasing towards the north end of Fitzalan Road and around Queen Street. Buildings predominantly occupy the whole width of their frontage and terrace forms of development are a common feature.
- 6.1.3 The proposal includes the demolition of the current buildings on the site, including the remnants of the former Swallow Brewery. These buildings were identified in Chapter 4 as having a neutral contribution to the Conservation area. Their demolition and replacement with a high quality sheltered / retirement development will not detract from the special character or appearance of a utilitarian part of the Conservation area. There are no reasonable grounds to withhold permission accordingly.
- 6.1.4 The pattern, form, scale and height of the proposal reflects those characteristics. The proposed building will be positioned abutting Fitzalan Road and its varied form, storey heights and massing will sit comfortably within the street scene and with the variety of buildings, eaves and ridge heights that exist along this part of Fitzalan Road.
- 6.1.5 The proposal's footprint has been sub-divided into two buildings linked by a glazed walkway to allow residents easy access to the communal facilities. This serves to reduce the bulk and massing of the development reducing its scale. The use of projecting gabled bays further breaks the massing of the building into smaller elements. The gabled bays reflect the maritime wharf architecture that is a feature of development in the town centre around the River Arun. These details add interest in the street scene.

- 6.1.6 As set out in the Design and Access Statement, the design appearance reflects the architectural variety found in the surrounding historic townscape. The massing of the building has been broken down into smaller elements through the subdivision of the buildings footprint and different of roofing materials further gives the impression of two properties. The building immediately adjacent the Conservation Area further broken down via stepping of the eaves line and the use of gables of different widths.
- 6.1.7 The townhouse elevational appearance of the south west wing onto Fitzalan Road reflects the variation in the townscape of the Conservation Area and reinforces the vertical emphasis of buildings in and around Queen Street and the river.
- 6.1.8 As such the proposed development will appear appropriate within its setting and ensures that views into and out of the adjoining conservation area will not be harmed. On the contrary, the removal of the architecturally insignificant 'Greenhurst' and the unsightly yard, ancillary buildings and unneighbourly noisome activities of Blastreat and their replacement with a well-considered and architect designed proposal will significantly enhance the setting of the adjoining conservation area and the views into and out of it.

7 CONCLUSION

- 7.1.1 For the reasons set out above, the proposed development will enhance the character and appearance of the Conservation Area and will preserve special characteristics of the heritage asset. As such it will satisfy the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.1.2 The proposals comply with the policy requirements set out in the NPPF in respect of sustaining and enhancing the significance of Conservation Areas and by making sustainable use of this vacant Town Centre site.
- 7.1.3 As the proposed development will 'enhance' rather than result in any 'substantial' harm to the Conservation Area, there is no requirement to weigh the benefits it will deliver. Nevertheless, the proposal will deliver the sustainable residential development of this brownfield site with much needed housing for the elderly, for which the NPPF acknowledges there is a 'critical need'.

APPENDIX A

Extract from Arun District Council
Buildings or Structures of Character SPD
(Arundel Local List)

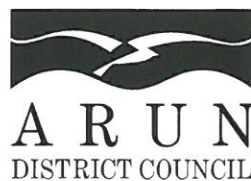


Local Development Framework

SUPPLEMENTARY PLANNING DOCUMENT

BUILDINGS OR STRUCTURES OF CHARACTER

Adopted September 2005



1.0 INTRODUCTION

- 1.1 This Supplementary Planning Document (SPD) is prepared by Arun District Council (the Local Planning Authority) to provide a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. The SPD is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications.
- 1.2 This guidance supports and should be read in conjunction with POLICY GEN22 (Buildings or Structures of Character) of the Arun District Local Plan 2003 (as amended). The policy states *"Planning permission will not be granted for development resulting in the loss of existing buildings and 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"*.

2.0 REASONS FOR THE STUDY

- 2.0 Throughout the District there are buildings and structures which, while not Listed Buildings, are of good quality design and appearance; that are important features in their own right; and which may also contribute to the character and appearance of the area. They illustrate, and are reminders of, the historical development of an area and are worthy of recognition and retention wherever possible.
- 2.2 The Local Plan indicates that the Council will produce a Local List of such buildings and structures.

3.0 THE CRITERIA

3.1 The criteria for the selection of buildings or structures of character are as follows;

- 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.

3.2 The numbers indicated in the second column of the Local List refer to the relevant criteria applicable. For instance 2-5 would indicate that the property is considered to fall within the criteria 2, 3, 4 and 5.

4.0 WHAT DOES INCLUSION ON THE LOCAL LIST MEAN?

4.1 Inclusion of a building or structure on the 'Local List' illustrates that the building or structure is seen to fulfil all or some of the criteria set out in Policy GEN22 of the Arun District Local Plan 2003 (see section 3.1) and the provisions of the Policy will apply to them (see section 1.2).

4.2 Under current planning legislation, the inclusion of a building or structure on the Local List does not affect the permitted

development rights of a dwelling. For instance small additions and some alterations to single dwelling houses may not necessitate the submission of a planning application but it is always important to ascertain whether this is the case or not.

- 4.3 Buildings or structures of character receive no statutory protection, except within Conservation Areas. The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality or contribution to the street scene.

5.0 THE DATA COLLECTION PROCESS

- 5.1 The production of the Local List has been a joint exercise between the Town and Parish Councils and Parish Meetings, Amenity Groups and the Planning Department of Arun District Council. Planning Officers undertook the exercise of assessing the buildings and structures submitted for inclusion in the Local List and carried out further survey work to produce the list included within this document. It must be noted that due to the resource intensive nature of this survey, that there may be buildings or structures not included on the list, which fully meet the criteria; these will be added as and when the Council reviews the list.
- 5.2 Listed buildings and buildings and structures within their curtilage are excluded from the local list, as they are subject to separate planning control.

BUILDINGS OR STRUCTURES OF CHARACTER INCLUDED IN THE LOCAL LIST

ARUNDEL

STREET	CRITERIA
<u>Arun Street</u>	
1 Quaker Cottage	2-5
3,5,7,9	2-5
15. 17. 19	2-5
<u>Brewery Hill</u>	
1	2-5
<u>Chichester Road</u>	
Arundel District and Community Hospital	2-5
<u>High Street</u>	
5 (Gibbs Newsagents)	3,5
16 (Lloyds Bank)	2-5
45 (Red Lion PH)	3,5
War Memorial	2-5
<u>London Road</u>	
5 (Lychgate House)	2-5
The stable building (former electricity generator house)	2-5
The Mews House	2-5
<u>Maltravers Street</u>	
7	1-5
20	1-5
24,24a	1-5
36,34	2-5
32,30,28	1-5
33-43 (odds)	2-5
62 Surrey Cottage	2-5
64,66,68,70	1-5
85,87	2-5
<u>Mount Pleasant</u>	
25,29	3,4,5
8,10	2-5
2,4,6,	2-5

<u>Orchard Place</u> 1,3,5,7,11	2-5
<u>Park Place</u> The Coach House Vine Cottage 10,12,14 16/18 20 24,26	 2-5 2-5 2-5 2-5 2-5 2-5
<u>Queens Lane</u> Arden Guest House	 2-5
<u>Queen Street</u> 12 (The White Hart PH) 4 8 14,16,18,	 2-5 1-5 2-5 2-5
<u>River Road</u> 23, 25, 27, 29 38, 40	 2-5 2-5
<u>School Lane</u> 2,4	 2-5
<u>Surrey Street</u> W.S.C.C. Library	 2-5
<u>Tarrant Street</u> 5,7 9,11 4, 9 Tarrant Square 17 23 2,4,6 Old Printing Works 25, 29,31 1-10 Castle Mews 35 37,39 41 (The Eagle PH)	 3,5 1,3,5 1-5 3,5 2,3,5 3,5 1-5 3,5 3,5 1,3,5 3,5 2-5

16A	3,5
20, 24, 28	3,5
59, 61, 65	3,5
91, 93	3,5
95-101	3,5
103, 105	3,5
107a	2-5
<u>The Causeway</u>	
Mill House Farm Barn	2-5
13,15,17,19	2-5

APPENDIX B

Letter to Historic England by WYG (13.03.2017)



Our Ref: A102646
Your Ref: 1444063

Mr Ian Thomson

Assistant Listing Adviser - South
Historic England
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

13 March 2017

Dear Mr Thomson

BLASTREAT (FORMER SWALLOW BREWERY BUILDING), 14 FITZALAN ROAD, ARUNDEL

Background

We have been asked to provide an independent assessment of the above site and to advise whether the building, the 'Former Swallow Brewery Building' at 14 Fitzalan Road, Arundel meets the statutory criteria to be considered of special architectural or historic interest and therefore should be included on National Heritage List for England (NHLE), in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Site

Prominently located at the western corner of Fitzalan Road, the Former Swallow Brewery Building forms part of an industrial site occupied by Blastreat (Arundel) Ltd., which undertakes architectural blast cleaning and finishing services. The Former Swallow Brewery Building 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.

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 1, 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.

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

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much of the wall surface at this level, although incomplete in certain areas exposing the white painted brickwork underneath.

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.

Brief History

From the eighteenth century, many industries, including breweries, grew rapidly as a result in changes in technology, enhanced transportation through the rapid expansion of railway network, the increased use of steam driven engines and machinery, and an increased demand for output. In Arundel, industrial firms settled on the south bank of the river Arun from the late-eighteenth and early-nineteenth centuries. By c.1840 a brewery and maltings were located on opposite sides of Brighton Road, together with a timber yard, coal yards, and a soap factory to their west.

The emergence of brewing as a profession, in addition to improvements in controlled heating and cooling techniques, allowed for brewing industrial processes to be integrated within a single site. The Journal of the Sussex Industrial Archaeology Society indicates that the Swallow Brewery at Queen Street had existed since about 1783, which was owned by George Picknell and included a Brewhouse, Malthouse, and yard (Sussex Industrial Archaeology Society, 2004, *Sussex Industrial History*, Issue 34).

The unsuitability of the adjacent ground for building inhibited southwards expansion, though by about 1875 the advent of the railway had brought scattered development between Queen's Bridge and the railway station. By the late-nineteenth century most towns such as Arundel contained medium to large-scale breweries sufficient for their local market. Breweries therefore became a common feature within towns.

Major breweries, mainly centred in London, were constructed on a monumental scale, especially during the period between 1880 and 1900, when the expansion of the industry was at its peak. Certain examples of these buildings are architecturally prominent with the use of strong ornamentation. Even on a smaller scale, many towns contained one or more breweries that were equally up-to-date and replete with their own tower that allowed gravity to help with the brewing process.

Brewery buildings became richly decorated. It became common practice for architects to design ornamental façades to breweries by the late 1880s. As indicated in the Historic England Consultation Report, dated 27 February 2017, it has been identified that the Former Swallow Brewery Building first appears on the 1897 Ordnance Survey (OS) map, even though brewery buildings had been established on the opposite side of Fitzalan Road some twenty years prior, as indicated on the 1876 OS map. This suggests that the expansion of the Swallow Brewery necessitated the addition of the Former Swallow Brewery Building and, with no available land within the existing site, resulted in the establishment of the site opposite.

At the turn of the twentieth century there were numerous experiments in architectural styles and structures within the constraints of the brewing industrial process. Inevitably, many brewery sites ended up with a mixture of architectural styles, as individual elements were added or rebuilt over time. Offices were often more ornate, or with a formal architectural treatment compared to the less visible areas of the brewery site, which were predominately utilitarian in function.

The brewing industry started to decline by the Interwar period, and so any new development at these sites was generally restricted to modernisation of machinery. After the closure of the Swallow



Brewery in 1922 the Former Swallow Brewery Building went through phases of different uses, including a saw mill, joinery works, and as a blast cleaning workshop that continues today.

Listing Selection Criteria

Principles of Selection for Listing Buildings - Department for Culture, Media, and Sport (DCMS)

The general principles outlined by the DCMS in *Principles of Selection for Listing Buildings* (March 2010) have been set out below to determine whether the Former Swallow Brewery Building meets the statutory criteria of having special architectural or historic interest to warrant inclusion on the NHLE.

Age and rarity

The older a building is, and the fewer examples that survive, the more likely the building will be of special interest. The relevance of age and rarity will also vary according to the particular building type. Buildings established in the 1840-1914 require progressively greater selection for listing as there are a proportionate number of examples that survive today.

As the Former Swallow Brewery Building was constructed about 1897, and thus between the 1840-1914 period, it should therefore be assessed for listing in the national context of other breweries dating from this period. Indeed, there are many surviving examples of late-nineteenth and early-twentieth century breweries that survive today, with about 450 breweries statutorily listed in England. It is considered that the Former Swallow Brewery Building does not meet this strict criterion to be included in this number of surviving examples of breweries.

Aesthetic merits

A key consideration is the intrinsic architectural merit of the building and any group value that it possesses. These aspects are not always obvious when assessing a building's external visual quality, which may be more important for reasons of technological innovation, or as illustrating aspects of social or economic history.

The Former Swallow Brewery Building has a utilitarian appearance, which likely reflects its use for storage and/or loading. There is consequently little intrinsic architectural detailing. The small amount of fabric that could be considered to have a degree of interest are contained within the two-storey range interior at first floor level. While this fabric reflects its use, they are nonetheless a common characteristic of late-nineteenth century industrial buildings that would not warrant listing in a national context.

Selectivity

Where a building qualifies for listing primarily on the strength of its special architectural interest, the need for listing is lessened if other buildings of similar quality exist elsewhere. However, a building may be listed primarily because it represents a particular historical type in order to ensure that such examples are preserved. In these circumstances listing is largely a comparative exercise and should be selective where a substantial number of buildings of a similar type survive. Those examples that are most representative or most significant of the type are included on the NHLE.

During the construction boom of breweries in the late-nineteenth century, there was very little regional variation. The Former Swallow Brewery Building is not considered to be either the most representative or most significant example of a brewery from this period and so does not meet this criterion.

National interest

Buildings of strong intrinsic architectural interest, which are also the most significant or distinctive regional buildings that, together, make a major contribution to the national historic stock are usually

included on the NHLE. Similarly, certain buildings that represent a nationally important but localised industry, such as brewing, can be listed.

There are several sites in the national context that remain appreciable as former breweries with their impressive architectural buildings remain predominately intact. The Grade II listed former Eagle Brewery, also located in Arundel, offers a greater understanding of the brewing industry in the local and wider national historic stock, in contrast to the Former Swallow Brewery Building. The Former Swallow Brewery Building is not considered to fall into this criterion as a notable and most representative example.

Listing Selection Guide - Historic England

In addition to the general principles for listing buildings identified by DCMS, Historic England's *Designation Listing Selection Guide: Industrial Structures* (April 2011), which includes breweries, provides further detailed advice as to the selection of buildings for listing. The eight specific considerations contained within the document and how the site relates to there are set out as follows:

The Wider Industrial Context

Industrial structures should be considered in terms of how much of their original industrial context remains. This context can be rather extensive and include all stages of that particular industry. In terms of a brewery, such stages would include: cultivation and storage of crop; its transportation to the brewery; the mashing, lautering, boiling, fermenting and conditioning process; finishing, storing and packing of goods; distribution to consumer; and recycling of waste products.

For the Former Swallow Brewery Building, the wider industrial context has been removed as the brewery site, where other stages of the industrial brewing process would have occurred, is no longer present. As such, it is not considered to meet this criterion.

Regional Factors

Is the building a representative example of its sector of industry at the regional level?

As identified in the *National Interest* criterion outlined by DCMS there are several examples in the national context that remain appreciable as former breweries, even where their original use is no longer present. A greater understanding of the regional brewing industry that occurred in Arundel is exemplified by the Grade II listed former Eagle Brewery. The Former Swallow Brewery Building is therefore not considered to be the most representative example within the sector of the brewing industry both in a regional and national context.

Integrated Sites

If a building involved numerous components within an overall site, then the issue of completeness may become overriding. On an integrated site that is relatively incomplete, a single surviving building is unlikely to justify listing unless it is important in its own right.

The Former Swallow Brewery Building is a single surviving building, part of the larger Swallow brewery site. It is not important in its own right and therefore does not meet this criterion to be listed.

Architecture and Process

An industrial building should normally reflect in its design (plan form and appearance) the specific function it was intended to fulfil.

Within both the two-storey and single-storey ranges the introduction of modern partitions have eroded the understanding of its original plan form. While the louvered lantern on the single-storey



range alludes to ventilation that may have been required in the brewing industrial process, there is no documentary or physical evidence to support this. As such, the Former Swallow Brewery Building does not meet this criterion.

Machinery

Machinery that is left *in situ* can contribute to a building's special interest. In contrast, the loss of previously existing machinery will reduce its eligibility for listing. In certain cases, however, where machinery does not survive intact, the structures housing the machinery can be emblematic of a major national industry and are listed even when structurally incomplete.

As there is no evidence of any surviving machinery or plant related to the brewing industrial processes the Former Swallow Brewery Building does not meet this criterion.

Technological Innovation

Some breweries may represent an early use of an important industrial process. The Former Swallow Brewery Building was built about 1896 as an expansion of the larger brewery site opposite. There is no evidence to suggest that it represented an innovative phase of brewing industrial process at the time of its construction.

Rebuilding and Repair

A high level of reconstruction is sometimes the basis for a decision not to list a building. The partial reconstruction and repair of industrial buildings is nonetheless often related to the industrial process. This may provide evidence for technological change that may in itself be significant enough to warrant listing.

There is evidence to suggest that the Former Swallow Brewery Building was significantly altered after the closure of the Swallow Brewery in 1922, including works to accommodate alternative uses such as a saw mill, joinery works and today, a blast cleaning workshop. The changes to the building to facilitate these various uses means that the building does not meet this criterion.

Historic Interest

Where physical evidence of important elements of industrial history survives well, a high grade may be justified; where survival is less good, there may still be a case for designation, but a judgment will be required.

It is considered that there is fragmentary evidence of the former Swallow Brewery to be considered of historic interest.

Summary

In light of the above, it is my professional opinion that the Former Swallow Brewery Building does not meet the statutory criteria for listing or indeed Historic England's own guidance on industrial structures. We therefore recommend that Historic England advise the Secretary of State not to include the building on the National Heritage List for England.

Yours sincerely

Jason Clemons



Director - Built Heritage

WYG Environment Planning Transport Limited

FIGURES

Figures



Figure 1: Workers at the Swallow Brewery posing in front of the Fitzalan Road buildings, c1900 (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).

Plates



Plate 1: View looking north-west from Fitzalan Road towards the Former Swallow Factory Building, which comprises a two-storey range and a single-storey range.



Plate 2: 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.



Plate 3: 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.



Plate 4: 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 modern louvers and plant.



Plate 5: View looking west towards the single-storey range. Windows have either been replaced with modern casements or adapted to include louvers.



Plate 6: View looking south-west towards the single-storey range with two-storey range beyond.



Plate 7: View looking south at the north wall of the single-storey range. Morden plant and pipework is evident on the gable end and west roof pitch.



Plate 8: 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.



Plate 9: North room in single-storey range with modern false ceiling, partitions, and concrete floor.



Plate 10: Engineering brick floor patched up with modern concrete.



Plate 11: Main ground floor room in two-storey range. Modern false ceiling and partitions have been inserted, breaking up the original plan layout.



Plate 12: Plant room in south room contains modern industrial blast cleaning processes.

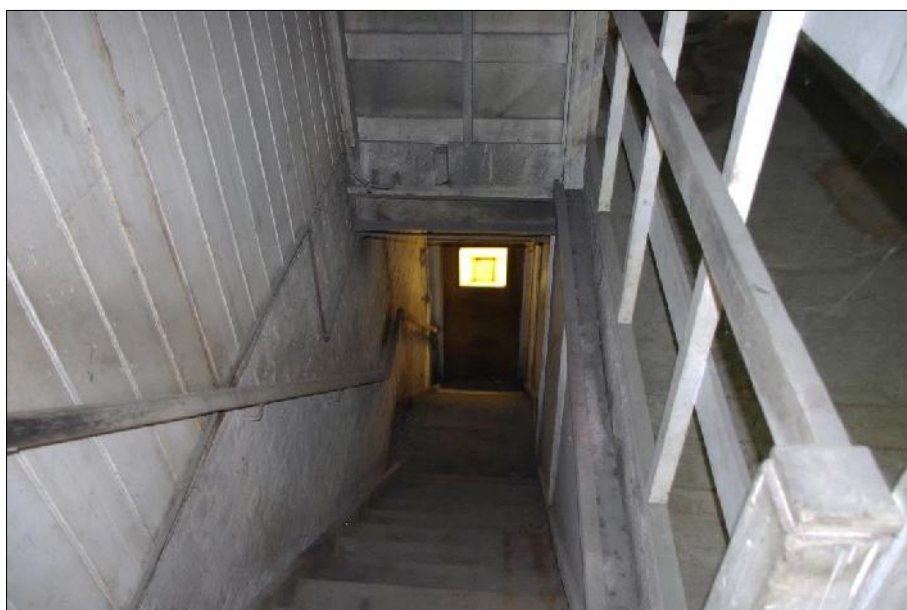


Plate 13: Typical timber stair at west wall with typical utilitarian balustrade and handrail.



Plate 14: Timber double-leaf loading bay doors on east wall with metal I-beams and a trap door to ground floor.



Plate 15: 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.



Plate 16: The walls are typically white-painted brickwork with vertical timber wide board panelling along west and north walls.



Plate 17: Typical vertical timber wide board panelling along west wall.



Plate 18: Modern metal flue which has been inserted from ground floor plant room below and out through planked underside of roof.

APPENDIX C

Notification Report (Case no. 1444603)

by Historic England (13.04.2017)

Case Name: Old Swallow Brewery Buildings, Arundel

Case Number: 1444063

Background

Historic England has been asked to assess the former Swallow Brewery building at 14 Fitzalan Road, Arundel for listing. This application was prompted by pre-application discussions regarding the redevelopment of the site.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1445190	14 Fitzalan Road (former Swallow Brewery building)	Listing	Do not add to List

Visits

Date	Visit Type
17 February 2017	Full inspection

Context

The building is not located within a conservation area, nor is it locally listed.

Assessment

CONSULTATION

The applicant, the owner, the occupier, Arun District Council (as Local Planning Authority) and the West Sussex Historic Environment Record were invited to comment on the factual details of the case as part of the consultation process. The West Sussex HER responded but did not have any further comments to add.

APPLICANT'S COMMENT: The applicant responded with a number of comments, wishing for the objective of the Arun Local Plan, in regards to building conservation and archaeological heritage, to be taken into account. They also state that although the buildings in question are just outside of Arundel Conservation Area, that the principles should equally apply in this circumstance. They also cited the recent sympathetic conversion of the Eagle Brewery into housing, whilst retaining much of the brewery buildings.

HE RESPONSE: Whilst we are fully aware of both the boundaries of Arundel Conservation Area and the Arun Local Plan, these matters are not relevant to the listing assessment and should be addressed by Arun District Council as part of the planning process. Comparison with the Eagle Brewery is made in the discussion section of this report.

OWNER'S CONSULTANT COMMENT: WYG Environment Planning Transport Limited, on behalf of the owner, submitted an independent assessment of the site. This report assesses the building against the key criteria set out in the Principles of Selection for Listing Buildings (DCMS, 2010), and the guidance in the Selection Guide for Industrial Buildings (Historic England, 2011). The report concludes that the site does not meet the statutory criteria for listing.

HE RESPONSE: The points raised will be covered in the discussion section of this report.

DISCUSSION

14 Fitzalan Road is a former ancillary building of the Swallow Brewery, constructed in c1897. Breweries grew rapidly in size from the C18 to meet increased demand and accommodate advances in science and technology. There was a tendency towards integrating a wide range of functions on a single site, with a number of processes integrated vertically in a single building, the tower. The major breweries are often monumental in scale and architectural ambition, but many towns contained one or more that were equally up-to-date, replete with tower, albeit built on a smaller scale. Many are architecturally prominent and contain constructional features of importance.

The Principles of Selection for Listing Buildings (DCMS, 2010) sets out how the Secretary of State determines whether a building is of special interest and merits listing. The key criteria are historic and architectural interest on a national scale. For buildings which post-date 1840, increasing selectivity is applied as their age decreases, reflecting the large numbers that were built and their increasing standardisation. The Historic England Listing Selection Guide for Industrial Buildings (2011) gives further contextual guidance. The key considerations to address when considering industrial buildings for designation are the wider industrial context; regional factors; integrated sites; architecture and process; machinery; technological innovation; rebuilding and repair and historic interest.

14 Fitzalan Road is a relatively late example of a utilitarian industrial building. Even when placed within its broader context, this building is not demonstrative of a particular part of the Swallow Brewery site or the brewery process in general. This is almost all that remains of a once integrated site. There are fragmentary remains on the other side of Fitzalan Road, including the base of a chimney, but nothing substantial exists except for the building in question. The brewery industry in Arundel is already represented on the National Heritage List for England by the former Eagle Brewery (NHLE reference 1263856, listed Grade II). This building invites comparison not only for its use but its architectural interest. The former Eagle Brewery building has distinctive flint construction with red brick dressings and a clerestory roof form, in comparison to the somewhat standard plan and materials evident at 14 Fitzalan Road.

The lack of certainty as to the exact use of the building somewhat hinders further direct comparisons. However, other examples of listed breweries make it clear that the principal brewery building holds most of the special interest. Where subsidiary structures are subject to their own listing, the context of the building is still clearly readable. An example would be the cask store at the Castle Brewery, Newark (NHLE reference 1288308, listed at Grade II). Part of its interest lies in the demonstrable link to the main Castle Brewery building, part of which survives and is listed (NHLE reference 1196096, listed at Grade II). The former Swallow Brewery building is a fragmentary survival on a site where the dominant element, including the tower, has been demolished.

To be considered for listing, an industrial building should normally reflect in its plan form and appearance the specific function it was intended to fulfil. It is unclear what purpose this building had. The internal plan form has altered as the use of the building changed over the C20, and there is no machinery relating to the brewery process which may have enhanced the interest of the site. Although partial rebuilding and repair is often related to the industrial process and can provide evidence for technological change, in this case there is only evidence of multiple changes of use since the brewery closed.

The Swallow Brewery has clear local historic interest, as a link to a once major industry and ties to a prominent local family. However, the former brewery building which is the subject of this assessment is one of the last remnants of a once substantial industrial complex. Furthermore, subsequent alteration internally, including the loss of any fixtures and fittings related to its original use, mean that the historic interest does not outweigh the lack of architectural interest and the loss of context.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled, and therefore 14 Fitzalan Road is not recommended for listing.

REASONS FOR DESIGNATION DECISION

The former Swallow Brewery building at 14 Fitzalan Road, Arundel, c1897, is not recommended for listing for the following principal reasons:

- * Architectural interest: built of standard materials to a simple design, the building is typical of its type and date, demonstrating little architectural interest or innovation;
- * Alteration: internally the building has been subdivided, and no original fixtures or fittings relating to the brewery process remain;
- * Context: none of the associated brewery buildings survive, obscuring the role and purpose of this building.

Countersigning comments:

Agreed. We have looked carefully at this building, which was part of a locally significant brewery complex, but its function is no longer clearly demonstrated and in isolation it does not have the special architectural or historic interest to merit listing. P Trevor 29.3.2017

Second Countersigning comments:

Agreed also. This is a utilitarian and modest former brewery building, which is also altered, and which has lost its wider brewery context. While of some local interest, claims to national significance are not sustained. V Fiorato, 4 April 2017

Annex 1

Factual Details

Name: 14 Fitzalan Road (former Swallow Brewery building)

Location: Blastreat Arundel Ltd, 14 Fitzalan Road, Arundel, West Sussex, BN18 9JS

County	District	District Type	Parish
West Sussex	Arun	District Authority	Arundel

History

The first reference to the Swallow Brewery in Queen Street, Arundel comes from a trade directory dating from 1783, although this evidence does not give any indication as to the extent of the brewery site at this time. George Sefton Constable invested in the company in 1845, forming GS Constable and Sons. They owned the Swallow Brewery as well as the Anchor Brewery in nearby Littlehampton High Street. Map regression shows a large complex present on Queen Street on the 1876 edition of the Ordnance Survey (OS) map. The section of Fitzalan Road which runs parallel to Queen Street forms the western boundary of the brewery site at this time. 14 Fitzalan Road first appears on the 1897 edition of the OS map, located on the opposite side of Fitzalan Road to the rest of the brewery complex.

There appears to be little change in terms of ownership until 1921, when a merger with G Henty and Sons of Chichester lead to the formation of Henty and Constable (Brewers) Ltd. As a consequence of this merger production had ceased at the Queen Street site by 1922, and was transferred to Chichester. It is not clear what, if any, use the buildings on Queen Street had after this date, but it is believed that the majority of the brewery buildings were demolished by 1937. It is understood that 14 Fitzalan Road has had various industrial uses since brewery production ceased, including as a saw mill and joinery works. It is currently (2017) in use as an architectural blast cleaning and finishing workshop.

Besides 14 Fitzalan Road, there are only fragmentary remains of the brewery surviving. The exact function of this building in relation to the brewery process is not clear. It has been suggested that the single-storey range may have been used for the drying or fermenting of grain, based on the raised lantern or louvre found on the ridge of the building, as this would have provided ventilation for such a process. However, no documentary or physical evidence has been seen to confirm this. The two-storey range would appear to have had storage and/or loading function, based on the doors and remains of the pulley system at the first floor level.

Details

Former ancillary building of the Swallow Brewery, Arundel, built in c1897.

MATERIALS

Dark red/purple bricks laid in English bond, with slate roofs. Some fragmentary ironwork remains to the front elevation of the two-storey range.

PLAN

The building is of a long rectangular plan, consisting of a two-storey main range to the S, with a further single-storey range connected to the N.

EXTERIOR

The southern range is of two storeys with a pitched slate roof. There is a truncated chimney at the N end. There are seven bays to the front elevation which is largely symmetrical. At ground floor level, there are windows openings to three bays either side of a two-leaf door in the central, fourth bay. The openings have red brick dressings, rounded brick sills and elliptical arch heads. They hold casement windows, each with eight glazes, except for the first, third and seventh bays where the windows have been replaced with C20 timber louvres.

The central fourth bay at first floor level also has a two-leaf access door. The lintel above the door has had a rolled steel joist inserted, which projects out. To the S of the door there are the remains of a crane and pulley system. Again, the three bays either side of the central door house the same casement windows and

openings, except the second bay. This bay holds a door which was previously accessed by an external stair. A small fitting underneath the door likely relates to the lost staircase, but this is all that remains.

The single-storey range to the N is built of the same purple/red brick with a slated front pitch, including some apparently replica tile to the back. The roof also has a central ventilation lantern with timber louvres and possibly a second blocked chimney to the N. There is an elliptical arch opening to the centre, with a timber double door, and three modern casements to either side with rounded brick sills. There is a second timber door to the N. The building has a rounded corner at its N end which follows the road around to the W. The rear elevations were not accessible and are largely hidden by C20 buildings.

INTERIOR

The two-storey range is accessed from outside through a two-leaf door in the central ground floor bay. The two-storey range has been subdivided to the ground floor, and the N room appears to retain an engineering brick floor. The rear wall has an opening leading to a C20 extension. A second smaller room is located at the far S end of the building and is accessed through a two-leaf door in a C20 partition. This room has a C20 panelled ceiling, concrete floor and painted brick walls.

The upper floor of the two-storey range is accessed through a door in the rear of the N room, which houses a staircase climbing toward the SW corner of the building. The staircase retains some wide board plank panelling to the walls. At the top of the staircase, three rooms have been inserted using late C20 partition walls and doors. The interior of these rooms were not seen. A small corridor leads from the top of the stairs to a large open area to the N, which occupies the four northern bays.

The open space also has painted brick walls. To the S of the door in the fourth bay there is a wheel which would have held a rope, attached to the pulley outside through an opening. In the floor adjacent to the door there is a trap door leading to the ground floor, although this has been made redundant by the ceiling installed at ground floor level. The W wall has a small single-pane casement window roughly adjacent to the fourth bay, and a single C20 exit door adjacent to the sixth bay. The roof structure is made up of timber tie beams with metal king posts, raking shore trusses and metal rods. There are six bays and six trusses. This is a common rafter roof with clasped purlins and a ridge piece, planked to the underside.

Back at ground floor level, a partition gives access to the single-storey range from the N end of the two-storey range. The single-storey range has essentially been subdivided into two rooms of roughly equal size. The first room retains the same engineering brick floor which merges into a concrete floor. There is a system of steel joists along the ceiling that would appear to have been inserted as part of the current use of the building, in order to move work to and from the ground floor loading door. The adjoining room to the N is accessed through another C20 partition, and has a concrete floor and a lowered timber ceiling with inserted lights. There is another small recessed room to the far N, the interior of which was not seen.

Selected Sources

Books and journals

Pearson, L, *Built to Brew: The history and heritage of the brewery*, (2014)

Holtham, P, 'The Brewers of West Sussex' in *Sussex Industrial History*, Vol 34, (2004), 2-11

Map**National Grid Reference:** TQ0195106910

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1445190_1.pdf