



HB Archaeology & Conservation Ltd

30-32 HIGH STREET, ARUNDEL
WEST SUSSEX, BN18 9AB

(NGR: TQ 01851 07151)

HERITAGE STATEMENT & IMPACT ASSESSMENT



Commissioned by
Mr. & Mrs. Swaffer

September 2019

Prepared by Maggie Henderson
With contributions from Diccon Hart, Val Hart and
Philippa Whitehill

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1.0 INTRODUCTION

- 1.1 In March 2019, HB Archaeology & Conservation Ltd was commissioned by Mr. and Mrs Swaffer to prepare a heritage statement and impact assessment in advance of a proposed extension and minor interior alterations at 30-32 High Street Arundel. The alterations are intended to reconfigure domestic accommodation, in conjunction with the existing commercial use of the property (Figure. 1).
- 1.2 No. 34 and the entirety of the second floor of the building over Nos. 32 – 34 have not been surveyed due to being under separate ownership. As the property had undoubtedly existed as a single entity during its early historic evolution, access and further study in the future may serve to refine the chronological development of the site provided in this report.

2.0 SCOPE & METHODOLOGY

- 2.1 The property was visited on the 25th and 26th of April 2019 in order to ascertain the original form and subsequent historic evolution of the building. The second site visit was carried out in conjunction with a meeting attended by the owner and their architect, allowing details of the origin and evolution of the building to be identified and discussed from the outset.
- 2.2 The approach, in addition to continued discussions on and off-site as the project evolved, was intended to ensure that the evolution of the proposal scheme was heritage-led, minimising any physical impacts on the fabric and form of the building, and in so doing safeguarding its character and significance.
- 2.3 A programme of research was undertaken by Philippa Whitehill at West Sussex Records Office and Arundel Castle, supplemented by transcription of selected historic documents by Val Hart.
- 2.4 Historic maps were consulted in order to chart the later historic development of the property: these are included within the report (Figures. 2 - 9). A series of measured drawings supplemented by the survey drawings prepared by ABIR architects, have been prepared to show at a glance the various stages of the building's development. The drawings are intended for illustrative purposes only: some features and details are indicative only (Figures 10 -12).
- 2.5 The interpretation of the origin and development of the building is supported by digital photographs included as plates within this report.

Historic Environment Record

- 2.6 The West Sussex Historic Environment Record (WSHER) was consulted in order to place the property within a wider archaeological and historical context, as well as provide information on designated sites in the vicinity of the site (Search ref HER 2019-036). The HER includes all available archaeological data and details of listed buildings and other designated sites within a 250 m radius of the property (the study area (Appendix 1).

3.0 LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 Location

- 3.1.1 The property is situated to the east side of Arundel High Street just outside the walls that define the boundary to Arundel Castle (Figure 1). Numbers 30 – 32 all excepting the northwestern part of what had been a single street front property. The property is the northernmost structure on the east side of the street, those adjacent demolished during the 19th century to create the Arundel Castle Walls.

3.2 Geology and Topography

- 3.2.1 The latest data held by the British Geological Survey (BGS 2019), records the underlying geology of the site comprises chalk of the Spetisbury Chalk Member. Topographically, the site lies on a south-east facing flank of the Arun River valley at approximately 10m above Ordnance Datum (aOD).

4.0 DESIGNATIONS

4.1 Designations

- 4.1.1 The property was listed as grade II on the 26th of March 1949. The building is described as the George Inn, of mid 18th century date, forming a group with Nos. 18 to 34 (even), the castle walls and town gates (Appendix 2; List entry number: 1353740).
- 4.1.2 The description in the list entry is purely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

4.2 Conservation Area

- 4.2.1 The property lies within the confines of the Arundel Conservation Area, designated as such on the 5th of March 1975. A conservation area management plan was produced in 2014: no specific appraisal or statement is currently available for Arundel.¹

4.3 Area of Archaeological Interest

- 4.3.1 The property lies within an Archaeological Notification Area (ANA reference DWS8141).

¹ <https://www.arun.gov.uk/conservation-areas/>

5.0 HISTORIC ENVIRONMENT RECORD (Diccon Hart)

5.1 Introduction

- 5.1.1 The following summary archaeological and historical background is principally drawn from the Steyning Historic Character Assessment Report (Harris 2009), with due acknowledgement. In addition, a search of the West Sussex Historic Environment Record within a 250m radius of the site (the study area) has also been commissioned (WSCC HER search reference: 2019-036), the results of which are summarised below and in Appendix 1.

5.2 Archaeological and Historical Background

- 5.2.1 Arundel is situated at a strategic crossing point of the River Arun, where the otherwise broad floodplain of the river is narrowed by natural promontories to the north and south. Evidence for prehistoric activity within the footprint of the town is limited to a handful of findspots of worked flint, including finds of Palaeolithic, Mesolithic and later prehistoric date.
- 5.2.2 There is rather better evidence for Roman occupation in the area, including extensive evidence for a villa complex at the western end of Tarrant Street (Rudling 1984). By contrast, no evidence for early or middle Saxon activity has so far been forthcoming within the town. The suggestion that Arundel originated as a Late Saxon burh, replacing that at Burpham, remains controversial and lacks any firm archaeological evidence (c.f Haslam 1984; 2006; Harris 2005, 27). However, the fact that the church of St Nicholas appears to have originated as a Saxon minster, is strongly suggestive of a pre-conquest settlement here.
- 5.2.3 The Rape of Arundel comprised one of the initial rapal territories created in the immediate aftermath of the Norman Conquest (along with the rapes of Lewes, Pevensey and Hastings) and this is reflected in the early date of Arundel Castle, construction of which may have started as early as 1067. By 1086 the associated settlement of Arundel had been granted borough status and by c. 1150 the Saxon minster had been granted to Sees abbey.
- 5.2.4 Arundel soon gained prominence as a major port and market town, and by 1288 held two weekly markets, along with two annual fairs. Though the Norman town is likely to have been focussed on the High Street, on the north side of the River Arun, the town appears to have expanded to include suburbs on the southern side of the river by the early 13th century. However, prior to the construction of the bridge in the mid 13th century, the primary means of crossing the river appears to have been by ferry.
- 5.2.5 By 1253 a friary had been established by the mendicant order of Blackfriars on the edge of the town, next to the river, remains of which still survive, and by 1380, the priory at Arundel, which had developed from the earlier minster, had been suppressed and succeeded by a college of secular canons dedicated to the Holy Trinity. In addition, Arundel possessed three hospitals, including the Hospital of St James, founded by 1182, the hospital of St John, founded by 1269, and the Hospital of the Holy Trinity, founded in connection with the college in 1395.
- 5.2.6 Arundel remained a prominent town throughout the post-medieval period, due in no small part to the strategic role played by the castle. Certainly, the castle proved a

valuable military asset, to both Royalist and Parliamentary forces, during the English Civil War and Arundel remained a garrison town until 1653.

- 5.2.7 By the early 18th century the castle had become the residence of the Dukes of Norfolk. Along with the growth of coaching travel, which Arundel was well-placed to exploit, this further stimulated the economic development of the town, although the expansion of the castle grounds in the late 18th and early 19th centuries resulted in the demolition of some 28 houses at the northern end of the High Street and in Mill Lane and Marygate Street.
- 5.2.8 Further expansion of the castle in the mid 19th century resulted in the loss of more houses on the eastern side of the High Street. By the latter half of the 19th century the port of Arundel began to suffer from both the arrival of the railways and the ascendancy of the new port at Littlehampton, though the economic impact of this was offset to a degree by the increased labour demands of the Norfolk Estate. In recent years, the principal sources of revenue for the town have comprised tourism and retail, largely in the form of antique shops.
- 5.2.9 The Arundel Historic Character Assessment Report (Harris 2009) has divided the town into a total of nine Historic Urban Character Areas (HUCAs), defined on the basis of unique combinations of Historic Character Types which were developed for the Extensive Urban Survey of Sussex as a whole (Harris 2009, 42,3). The site itself lies within Historic Urban Character Area (HUCA) 1 High Street, defined principally by the survival of its regular medieval burgage plots, which formed the urban core of the medieval town, and by the survival of medieval and post-medieval buildings. HUCA 1 is considered to have a high archaeological potential and has been given the highest Historic Environment Value (HEV) of 5.

5.3 Overview of the Historic Environment Data

- 5.3.1 The West Sussex Historic Environment Record has been consulted in order to provide details of all archaeological data within a 250m radius of the site (the study area), including details of Listed Buildings and other designated heritage assets (WSCC HER search ref: 2019-036). In summary, there are a total of 252 recorded sites within the study area which are summarised in Appendix 1. Numbers in bold below refer to the sites listed in Appendix 1.

Designated sites

- 5.3.2 The site lies within Arundel Conservation Area (**1**) and within a locally designated Archaeological Notification Area defining the historic core of Arundel, Arundel Castle, the Church of St. Nicholas and the Roman Catholic Cathedral (**109**). In addition, the property itself comprises a Grade II listed building (**35**).
- 5.3.3 Designated sites within the wider study area include two Scheduled Monuments, comprising Arundel Castle, immediately to the north of the site (**2**) and the late 14th century hospital of The Holy Trinity, to the south-east (**3**), and the Registered Park and Garden at Arundel Castle, also directly to the north of the site (**4**). There are a further 104 listed buildings within 250m of the site, of which two are Grade I listed (**5**, **6**) and a further five Grade II* listed (**8-12**), the remainder being Grade II listed (**13-108**).

- 5.3.4 Of these listed buildings, some six are considered to be medieval in date, including Arundel Castle, the parish church of St Nicholas, the former collegiate church, the remains of the former priory at St Wilfreds, the hospital of The Holy Trinity, and the former Crown Inn (**5-8, 13, 14**). The remainder are considered to be post-medieval in date, for the most part spanning the 16th to 19th centuries, though it is possible of course that some of the earlier buildings have medieval origins. The vast majority of these listed buildings comprise houses (**15-82**), but also include the 19th century town and bridge gates (**83-4**), the 19th century walls and pavement associated with St Nicholas' church (**85-9**), some of the pavements and associated street furniture of the town itself (**90-5**), as well as an assortment of boundary walls and railings (**96-106**). There are just two listed buildings of 20th century date within the study area, including the war memorial and a K6 type telephone kiosk (**107-8**)

Overview of the remaining HER data

- 5.3.5 The majority of the remaining sites within the study area replicate the Listed Building data (**110-234, 241**). Of the remainder, there just one site of prehistoric date, comprising the poorly provenanced findspots of a number of Palaeolithic implements (**235**) that probably derive from the raised marine deposits associated with the river corridor. There are no sites of Roman or Saxon date within the study area.
- 5.3.6 Medieval sites include the town of Arundel itself, as well as its defences (**236-7**), the post-medieval turnpike between Arundel and Whiteways, the site of the post-medieval Swallow Brewery at Queen Street (239) and a Second World War infantry post (**240**).
- 5.3.7 Excavated evidence for medieval and post-medieval occupation in the town is limited but includes medieval and post-medieval features excavated at Tarrant Street to the west of the site (**242, 243**), post-medieval deposits recorded at Nineveh House and boatyard and the post-medieval quayside to the south-east of the site (**245-7**), and modern deposits recorded at Crown Yard, to the south of the site (**248**).
- 5.3.8 A small excavation at Blackfriars which aimed to identify additional structural remains associated with the friary recovered some medieval pottery and unstratified building material, but no *in situ* structural evidence (**244**). There is a single undated site within the study area, comprising the recovery of some human remains from an uncertain context at the bus station, to the south-east of the site (**249**).

Previous work carried out in the study area

- 5.3.9 There has been comparatively little prior archaeological work within the study area. As stated above, work at Tarrant Street, to the west of the site, succeeded in identifying a number of medieval and post-medieval pits consistent with the location of the work within the historic core of the town (**242, 243**), whilst post-medieval deposits have also been recorded at several sites closer to the river, to the south of the site (**245-8, 251**).
- 5.3.10 Other archaeological investigations include a negative evaluation in the north bailey of the castle (**250**), a geophysical survey of the site of the Dominican Friary to the south-east of the site (**252**), and the Secrets of the High Woods Project, which mapped much of the surrounding area (**253**). There has been just one Historic Building Survey within the study area, at 41 High Street, also to the south-east of the site (**254**)

Assessment of archaeological potential

- 5.3.11 Despite the sheer number of sites recorded with the study area, the vast majority of these relate to the built heritage of the town. There is, by contrast, a comparative lack of excavated archaeological data which makes it very difficult to accurately model the archaeological potential of the site.
- 5.3.12 Despite this, the archaeological potential of the site can be reasonably judged by virtue of its position within the core of the medieval town, occupying two surviving regular medieval burgage plots on the northeast side of the High Street. As discussed above, on this basis alone this area of the town is deemed to have a **high** archaeological potential, related principally to medieval and post-medieval occupation.
- 5.3.13 By analogy with the results of excavations within burgage plots elsewhere in Arundel, as well as in comparable towns further afield, the below ground archaeological evidence for such occupation may include structural evidence, as well as evidence for associated external activity in the form of features such as rubbish pits, cess pits and wells. On the basis of the limited archaeological evidence for earlier periods in Arundel, the site is considered to have a **low** archaeological potential for the prehistoric, Roman and Anglo-Saxon periods.

6.0 HISTORIC DOCUMENTS AND MAP REGRESSION

(Contributions by Val Hart and Philippa Whitehill)

6.1 Documents

- 6.1.1 The following background to the property is principally derived from the West Sussex Record Office (WSRO), Arundel Castle Archive (ACA) unless otherwise stated. At least four inns are recorded at Arundel in 1570 (ACA., MD 535, f. 3 and v), the number increasing substantially when Arundel became a garrison town in 1644, with 30 recorded in 1645, 20 of which were not licensed premises. The inn facilities in 1686 comprised 26 guest beds and stabling for 50 horses (Victoria County History, 1997).
- 6.1.2 The George Inn is reputed to have been in existence in 1570 (*.ibid.*), certainly some structural remains within the building may date to that era, if not soon after (discussed below). A Survey of the Honour of Arundel' dating to 1570 referring to rentals paid lists the following:
- John Harwood for a Tenem[en]te and a gardine called the george p[er] annu[m]//-----
-}xviiij s (ACA. MD 535 folio 1)
- 6.1.3 John Harwood also rented an adjoining tenement to The George for 8d annually.
- 6.1.4 A quitclaim dating to 1615 documents John Harwood, yeoman of Worthing transferring his interest in The George Inn to Richard Talmy of Lyminster. The document lists Michael Heninge as occupier and described the property as a capital messuage or tenement with barns, stables, yards. A second document referring to the same transaction described the property as a '*capital messuage in the High Street commonly known by the sign of The George*' comprising '*stable, garden, gates,*

gateroom and appurtenances, outhouses and buildings attached' (ACA SX Box 21 Nos. 1651 – 1682).

- 6.1.5 In 1648 a release and lease specified that John Talmy sold the property to Justinian Chandler. Chandler went on to sell to Nethaniah Older, tanner in 1649. The tenant at that time was John Coulton, described as a messuage comprising '*all other houses, outhouses, cellars, solas, stables, edifices, buildings, sandills, implements, ways, waters, easements, watercourses, privileges, profits and appurtenances*'. (ACA SX Box 21 Nos. 1651 – 1682)

- 6.1.6 Mention is made of The George Inn serving s a possible court in 1655 William Figg's article '*The Suffering of the Quakers in Lewes*' (Sussex Archaeological Collections, 1864):

'They laid hands on the Just man Joseph Fuce, and had him away imeadiately to the Gorg Inn, in Arundel, before the said Mayor and others'

- 6.1.7 The record may refer to a temporary function for the building, given that alternative premises specifically serving that function are outlined in the Extensive Urban Survey (Harris, R, 2009: 22).
- 6.1.8 An inventory prior to sale, of c. 1676 entitled '*A Schedule of the Goods and Standards of Nethaniah Older remaiineing and being with Messuage and Stables demised by the lease hereunto annexed*' (Plates) provides greater detail, including mention of two stable blocks, one with a hayloft over (ACA SX Box 21 Nos. 1651 – 1682):

In the Litle Stable

One Raike and Manger with the Stable plainedk (planked?)

In the Longe Stable

The Raikes and Mangers on both sides from – one end to thother the Boards flowreing (flooring?) of the – Hayloft

In the Diana

One wainscott Backe with a Bench

In the Greate Parlour

One Greate wainscott Backe and a Litle – wainscott Backe and a peece of a wainscott agains(t) the window with three Benches to the wainscots

In the Starr Chamber

The Chamber wainscotted Except about the – Chymney and behind the Bed with one Bench

In the George Chamber

wainscotted round Except about the Bed with two Benches;

In the Rose

One peece of wainscott round the window with a Bench;

In the Browne

A peece of wainscott from the Bed round the – Chamber to the Dore two Benches noe wainscot behnid(?) the Bed and Inner side of the Bed.

In the Kitchen next the Streete

One Bench with a wainscott porch and Dore, two Dressers two wainscott Boards behind the

Longe Dresser three shelves over the same fowre shelves over the Little Dresser two wainscott shutters for the window

In the fowre New Roomes

ffowre Tables and eight Benches

- 6.1.9 The document illustrates accommodation of some quality, indicated by the extent of wainscoting, comprising a great parlour, a 'diana' (dining room) and a kitchen (next the street) on the ground floor. Two rooms are referred to as chambers, indicating first floor accommodation, two are not, and as such their locations are uncertain, although the mention of a bed for the 'Browne' may indicate another first floor chamber. The four new rooms illustrate a recent programme of construction or alteration to the property, albeit with unspecified locations.
- 6.1.10 The next innkeeper was Joseph Russell, occupying The George with his wife Ann. Ann transferred the property in 1699 to William Symmonds, Vintner of London (ACA SX Box 21 Nos. 1651 – 1682). In 1714 the inn had the honour of hosting the Sewers Commissioners, an organisation that held their meetings at The George (Victoria County History, 1997).
- 6.1.11 At some subsequent point, the property came into the ownership of Richard Cowper, woolstapler of Pulborough. Cowper's tenant of the property appears to have been John Farhill Esquire in 1747, comprising a messuage with stables, brewhouse, buildings, gaterooms and gardens belonging in Arudnel, commonly known as The George Inn. Cowper must have retained ownership as he is documented as selling it in 1748 to then tenants Charles Verral and his brother Edward. (ACA SX Box 22 Sxd/1683-1711).
- 6.1.12 In 1765 George Blanche is listed as innkeeper, at a yearly rent of £40.00. At that time, the property is described as comprising a messuage, backside, stable together with all solars, lights, ways, waters, easements. The description was somewhat elaborated in an indenture of 1772 as follows:
- 'messuage with stable, brewhouse, backhouse, buildings, gaterooms and gardens together with all cellars, solars, ways, waters, easements, lights, paths, passages, advantages, hereditaments and appurtenances whatsoever'* (ACA SX Box 22 Sxd/1683-1711).
- 6.1.13 At that time, Blanche remained as innkeeper. By 1778, Blanche's landlord was one John Shelley of Michelgrove. Shelley's name appears on the plan of 1778, rather indistinct yet discernible at the bottom of the plot occupied by the inn. The inn is not shown on the plan as it is not part of the estate owned by the Duke of Norfolk at that time, the plan having been specifically prepared by Joseph Hodkinson to indicate the extent of the Duke's ownership (Figure 3, ACA. MS LM10).
- 6.1.14 In the 1770s, it is recorded that The George was the centre for the Duke of Norfolk's party during elections (ACA., MD 724, f. [13] In Victoria County History, 1997) and by 1785 the Duke had added The George Inn property to his estate.

- 6.1.15 By 1791 Blanch, the former innkeeper of The George is recorded as the publican (freeholder) of the Norfolk Arms, perhaps emphasising that The George had stopped functioning as an inn by that date (Sussex-opc.org). It has also been suggested that the inn had ceased trading as such by 1809 and certainly by 1832 (Sussex Archaeological Collections lxxi. 53). The creation of shop fronts at the end of the 18th century certainly support the conversion prior to 1800.
- 6.1.16 In 1841, the tithe apportionment records Charles Crees, tailor, as the tenant, the property remaining under the ownership of the Duke of Norfolk. The plot, numbered 650 described as 'house, outbuildings and yard' (discussed below).

6.2 Early Maps (Figures 2 - 6)

- 6.2.1 The two earliest historic maps re the Yeakell and Gardner survey dating to 1778-83 and Mudge's Map of 1813 (Figure 2). Both maps are small scale, showing the site in its context, indicating properties fronting onto the High Street with grounds to the rear in addition to the occasional structure situated within the back-plots.
- 6.2.2 It difficult to indicate the exact location of the property on the early maps, perhaps due to the depiction being rather more indicative of what was there at that time than an actual representation of the layout of each property.

1778 Plan (Figure 3)

- 6.2.3 A plan dating to 1778 prepared by John Hodskinson for the Duke of Norfolk, indicating his estate shows the properties flanking the site occupied by the George Inn: no details of The George Inn are shown due to the property falling outside the ownership of the Duke at that time (ACA MR RL5). The name John Shelley is just legible to the southern side of the property, known landowner of the site by 1779 (ACA SXD/1683-1711)
- 6.2.4 The domestic properties that flank the site, extending down the eastern side of the High Street comprise ranges fronting onto the street supplemented by less regular rear elevations extending into the back-plots. Several stand-alone structures are indicated within those rear plots, some extending along the boundaries, others isolated within the grounds, shown on a northwest – southeast axis (Figure 3).

1785 Town Plan (Figure 4)

- 6.2.5 The town plan dating to 1785, although indicative rather than accurately detailed, is to a scale sufficient to identify the property at that time (Figure 4). The property is shown extending over two burgage plots; the street-front range is in two parts with a passage through to the rear (the gate recorded in the documents outlined above?). The property is labelled as The George Inn, and this includes a long linear rear range that is shown as unconnected to the street front building at that time. It is possible, although by no means certain, that the gap relates to an open ground floor area below a first floor room as was undoubtedly the case for the street front range.
- 6.2.6 The name associated with the inn is George. Blanch, *innholder*. A pair of linked ancillary buildings are shown to the rear of the northern part of the property, labelled Pulton and Hills respectively, perhaps indicating that the inn occupied the southern of

the two adjacent plots only by this date, the northern plot already in separate occupation

The 1788 Plan (Figure 5)

- 6.2.7 A plan of the town prepared for the Duke of Norfolk by Thomas White shows the property in greater detail (Figure 5). It is unfortunate that the schedule prepared to accompany the map, providing information by numbered plot on the buildings and owners of each property has been lost. However, the map is sufficiently detailed to indicate a prominent street front range with apparent bow windows to each end of the principal elevation, a probable covered passage to the north at the property boundary, and to the rear, a linked, long linear range and a series of ancillary buildings.
- 6.2.8 The main range appears to have a stepped northwestern elevation and a canted bay to the rear. The long linear range apparent on the earlier maps remains *in situ* against the southeastern property boundary, shown clearly linked to the main range at this time (compare Figures 4 and 5). An extension had been made to the northwest side of the rear range, set back from the main range (creating a light well) and extending further to the northeast than the earlier structure.
- 6.2.9 A series of ancillary ranges are shown, one long linear range against the northwest boundary and a pair of structures occupying the entire length of the northeast boundary comprising a large square structure in the north corner and a narrower northwest – southeast oriented range over the remainder of the plot.

The Tithe Map (Figure 6)

- 6.2.10 The tithe map of 1841 shows a more simplified version of the 1778 map: a street front range, a long, wide and continuous linear rear range to the southeast side of the property, extending into the gardens and grounds, and a series of ancillary buildings one against the northwest boundary to the property, two to the northeast and a third isolated structure to the southeast, behind the rear range (Figure 6).
- 6.2.11 The plot had been subdivided by this stage; now show as irregular, almost L-shaped in plan, the narrower part, reducing in width on its northwest – southeast axis just past the long rear range attached to the street front building (Figure 5). The plot, numbered 650 is listed in the apportionment as under the ownership of '*His Grace the Duke of Norfolk*' and occupied by Charles Crees, described as '*house, outbuildings and yard*'. Plot 651 adjacent, was under separate occupation at that time, resulting in the L-plan property boundary.

6.3 The Ordnance Survey Maps

- 6.3.1 The first edition and first revision Ordnance Survey map shows the site after the adjacent properties to the northwest had been removed by the Duke of Norfolk (Figure 6). The general layout to the property remains broadly the same, comprising a street front main range, an attached wide and long rear range that extends along the southeastern boundary to the property, a shorter counterpart opposite on the northwestern side and a series of separate ancillary buildings.
- 6.3.2 It is not clear if the property boundaries had been redrawn to the rear (northwest), bringing the corner group that had been separately occupied in 1841 into the property: this is certainly the case by 1910, and is worth considering at this stage

(Figure 4). The first edition map is rather indistinct in detail, however, the same map reproduced between 1870 and 1880 is much clearer and can be used to clarify that detail (Figures 6 and 7).

- 6.3.3 An off-set is clearly visible between the main street front range and the long linear rear wing, perhaps representing a light-well in that location, not dissimilar to the off-set indicated on the 1788 plan (compare Figures 5 and 7). The remainder of the property comprises three separate ancillary structures by 1875, one situated within the principal yard or enclosure, occupying its northern corner and laid out on a northwest – southeast alignment, parallel to the street front range.
- 6.3.4 Behind the first ancillary building sits a stand-alone structure at the centre of another yard (in the narrower part of the L-plan boundary to the property as a whole as discussed above), accompanied by a further building that appears to straddle the northeast boundary on the first edition map, less-so on the subsequent version (compare Figures 6 and 7).
- 6.3.5 The fact that the northeastern structure appears to straddle the former northeastern property boundary may indicate that the plot had been extended to the proportions shown on the 1910 edition map (Figure 8). If the boundary had been redrawn, the small northwest – southeast aligned ancillary structure and its associated enclosure on its northeastern side, shown built against the southeastern side of the property may have been part of the enlarged holding (Figures 6 and 7).
- 6.3.6 A path is indicated on the first edition map (Figure 6), linking the main range to its ancillary buildings by crossing the larger main yard to the rear of the principal buildings.

By 1896

- 6.3.7 The first revision Ordnance Survey map of 1896 shows the same property boundary as the previous maps. No detached ancillary buildings are indicated at this time, the structures restricted to the main range, with a glazed rear extension to its north-western unit, the wide, long, rear wing on the southeast side and its shorter counterpart on the northwest boundary. An addition had been made to the northwest range, extending the structure further along the boundary, shown as two distinct units (Figure 8).

1910 and 1937

- 6.3.8 Several alterations are indicated by 1910: a new boundary appears to have been created, rationalising the footprint to create a long linear plot to the property (Figure 8). The southeastern wing is shown shorter on its northeast – southwest axis, with a more stepped rear elevation than previously indicated. A glasshouse had been added to the northern corner of the extended gardens and grounds (Figure 8). No alterations are indicated on the 1937 edition Ordnance Survey map (Figure 9).

7.0 OVERVIEW OF THE CHRONOLOGICAL DEVELOPMENT OF THE BUILDING (Figures 10 - 12)

7.1 Introduction

- 7.1.1 The property as it now stands is the result of several phases of construction and alteration, the details and relationships between the separate parts lost or concealed through the years as the property has evolved. In some areas, survival is particularly fragmentary, with early remains trapped between later building campaigns. Further impediments are of course due to the stored items within the building, as it continues to display antiques, a function that a large part of the property has served for over seven decades.

7.2 Phase 1: very late 16th century or very early 17th century

- 7.2.1 There are two early extant phases of construction, both of which are situated towards the rear of the property on its southeastern side (Figure 10). The first, a blocked two-light (formerly glazed) window is situated within a contemporary masonry wall, the southeastern property boundary, and the second comprises the remains of a timber framed wall trapped by later work situated between the current northwest wing and gallery 3 at first floor level. The wall had its external face on the northwest side, indicating that the building had been built against (or with) the southeastern property boundary (Figure 10).

The Cellar (Figure 11)

- 7.2.2 The cellar may also include early fabric, particularly the large cellar that is situated on the southeast side of the property, extending from the northeast end of the rear gallery to the High Street frontage, some 18 metres in length. The interior of the cellar is entirely concealed by later fittings and finishes, obscuring any early detail that may shed light on its origin and development.
- 7.2.3 In street front properties such as this, particularly in towns of some wealth and status in the medieval period it is not at all uncommon for cellars to have been included in properties at an early stage. The function of this particular building from at least 1570 as an inn makes it particularly conducive to having had early cellar provisions, as such it is probable that the main cellar in whole or in part had been integral to the structure from the outset. A cellar was certainly included in the property by 1648 as it is specifically described in a lease (ACA SX Box 21 Nos. 1651 – 1682).

Southeast wall and window (Figures 10 and 11)

- 7.2.4 The stone window and the flint wall that it is situated within have stylistic elements that are commensurate with a very late 16th or perhaps more probably, an early 17th century origin. The suggested date of construction for the feature, the brickwork of the quoins and the form of the chamfered leading edges of the window, in addition to its flat-chamfered central mullion, is supported by extant graffiti, most from the 1640s, the earliest discernible inscription dating to 1635 (Plates 1 and 2).

Northwest wall (Figures 10 and 11)

- 7.2.5 The timber framed wall is stylistically of a similar date to the masonry window. Of timber framed construction, the surviving wall measures c.5.30 metres in length,

comprising a wall plate, situated 1.82 metres above the much later office/study floor, a principal post 0.63 metres to the east of the office/study entrance and a series of vertical studs interrupted by a mid-rail. The form of the wall structure is consistent with small panel framing, albeit of the early type, indicated by the inclusion of a long mid-rail (Plate 3). In-fill is herringbone brick-nogging with later patching.

- 7.2.6 One particular feature is extant to the west of the principal post: the leading edge of the post has a chamfer that terminates in a Mason's mitre, the inclusion of the mitre indicates that the chamfer had met another, a continuation, situated across the soffit of the mid-rail, extant for a length of 1.25 metres: a redundant mortise is extant in the post just above the mid-rail (Figure 11; Plate 4). The details are consistent with an opening, neatly chamfered and stopped on its northwest side: it is unclear if the opening had been a window or a fairly wide doorway due to the fragmentary survival of the wall and the later evolution of the building that includes a wide variety of floor levels (Figures 11 and 12).
- 7.2.7 The remains of the timber framed building and the mason's mitre detail is consistent with late 16th or early 17th century work. The use of timber-framing on the interior of the property, with masonry to the boundary as is the case here is not uncommon, the more expensive materials located within principal ranges and those best placed to maximise visibility to visitors and passers-by.

7.3 Phase 1 or 2?

- 7.3.1 Further fragmentary structural elements present within the southeastern range of the building, (the present rear gallery) *may* relate to the phase 1 timber framed building. The evidence comprises a ceiling girder that extends across the c.4.90 metre wide building on its northwest – southeast axis.
- 7.3.2 The majority of the building within which the girder is situated is concealed behind plastered wall and ceiling finishes, substantially impeding observation of junctions and relationships between the surviving structural members. The girder has chamfered leading edges and decorative stops that correspond well with the width of the building. The beam is supported by an apparent cleat or bracket to which it is clearly jointed and pegged at its northwestern end. The bottom of the bracket is not visible, obscuring its physical relationship with the remainder of the building (Plate 5).
- 7.3.3 The location of the girder, corresponding broadly with that of principal post in the better preserved phase 1 northwest wall (discussed above) is the only indicative evidence that the structure, the girder and its (concealed) joists may relate to the first phase of construction.
- 7.3.4 It is perhaps more probable that the bracket or cleat carrying the girder had been fixed to the principal post at a later date as part of another programme of alteration, as such, caution is recommended in interpreting the girder as part of the phase 1 building. Indeed, the work may have been undertaken in conjunction with the second clear phase of construction that involved the re-use of the earlier timber wall (Figure 11).

7.4 Phase 2: c. late 17th to mid 18th century

- 7.4.1 The structural remains within gallery 3 are contradictory: they appear to present a coherent building campaign that comprised raising the height of a pre-existing building, using the earlier timber-framed northwest wall to build upon, raising the masonry of the southeast wall and adding a new roof complete with an integral under-drawn ceiling (Plate 6). However, the T1 truss at the southwestern end of the range presents its own evidence. There are redundant mortises in the soffit of the tie-beam of the queen stud truss indicative of timber-framing that had included jowled principal posts and a pair of head-braces within a partition truss (Plate 7; Figure 11).
- 7.4.2 If the T1 truss had been part of a timber framed building in its current location, the evidence would suggest that the roof was contemporary, while the other alterations, the rebuilding of the southeast wall in masonry (to replace the timber frame evidenced by the truss), and the insertion of the ceilings, had been the result of a subsequent phase of activity undertaken no earlier than the turn of the 18th century. While complex, such a sequence of events is not unknown, and in this instance would have entailed retaining a late 17th century roof, inserting a series of mortises on the inner face of the T1 tie-beam, rebuilding the timber framed wall on the southeast elevation in masonry, and inserting the new ceiling.
- 7.4.3 As an alternative, the entire group of alterations *may* have been part of a single campaign while the anomalies extant within the T1 truss could indicate its re-use in the current location. The truss may have been part of the phase 1 range (or another building on the site), re-used or re-set at a new level without the other associated elements such as posts and head-braces.
- 7.4.4 Without being able to view the details of construction in the southeast wall, due to over-painting on the interior, stored materials and lack of access to the exterior (the wall separates this property from its neighbour), it is difficult to discern the sequence of its development and its relationship with the T1 truss.
- 7.4.5 As such, two closely related phases of construction are presented here, the first of which involved raising wall levels over the phase 1 range and re-roofing the building in the late 17th or early 18th century (phase 2a).

Phase 2a, the late 17th century or early 18th century

- 7.4.6 The phase 2a work comprised raising the phase 1 range, adding a new wall plate 0.75 metres above the original and adding a new roof. The roof survives to three bays in length with partition trusses extant at T1 and T4 (Figure 11). The soffit jointing on the tie-beam of the T1 truss places the partition towards the southwest side of the beam: a position that would be commensurate with the building having continued further to the southwest than it currently does (Figure 11). It is uncertain if the building extended further to the northeast due to the lack of surviving truss details for the T4 truss, certainly the length of the building is longer than the structural remains indicate evidenced by the long range depicted on the 1785 plan (Figure 4).

Phase 2b, by the middle of the 18th century

- 7.4.7 Subsequent alterations included rebuilding the southeastern wall, inserting the chimney stack at the northeast end of the building (altering partition truss T4, reducing it to principal rafters and a collar with soffit jointing for partitioning) and

adding an under-drawn ceiling with its inserted tie-beams and the southeast wall plate in level assembly (phase 2b).

- 7.4.8 The phase 2b alterations may have been undertaken in the first half of the 18th century when timber framing was losing its popularity locally; indeed, the work may have been carried out as part of a larger building campaign that substantially altered the remainder of the property at that time, including the re-fronting of the main street front range.

The Main Range

- 7.4.9 As outlined above, the main street front range was also substantially rebuilt by the mid 18th century resulting in a fairly regular façade facing onto the High Street (Plate 8). While the façade is clearly an attempt to create a symmetrical front as was the fashion of the time, the constraints imposed by the urban building plot, retained earlier elements and *in situ* ancillary structures, has created a less than perfect front to the building.
- 7.4.10 The frontage is of three storeys in height with cellars. As is typical of the era, the fenestration denotes hierarchy with the best rooms situated on the first floor, in this case lit by tall sash windows flanked by a pair of more elaborate Venetian-type windows, usually reserved for the more important rooms.
- 7.4.11 The attic rooms have smaller sash windows (with evidence of alteration) and the roof is concealed by a parapet (Plate 8). The parapet lacks a continuation of the rusticated quoins extant at the corner of the building, perhaps indicating that it was a later addition or alteration. Additional embellishments are extant in a moulded string above the first floor windows that stops short of rusticated quoins, both moulding and the fact that the string does not continue to the end of the elevation are details commensurate with early to mid 18th century work.
- 7.4.12 The subdivision of this once substantial inn to create separate commercial properties on the ground floor and domestic accommodation above has resulted in a fragmentary view of the origin and evolution of the building. It is unclear how the building functioned as a whole in the 18th century after it had undergone substantial alterations. One particular anomaly is the depiction of the property on a town plan of 1785 showing a gap between two distinct units on the street front and another gap between the southern unit and the rear wing (Figure 4).
- 7.4.13 The gap on the street front undoubtedly relates to illustrating the group of buildings at ground floor level, complete with a through passage, rather than an actual gap and several distinct structural blocks. Indeed, the indenture of 1772 describes the property as including 'gaterooms' (ACA SX Box 22 Sxd/1683-1711).
- 7.4.14 The gap between the main range and its rear wing is perhaps more difficult to interpret as unlike the structural and stylistic anomalies extant in the fabric of the front elevation that is indicative of alteration, there is no clear extant evidence within the standing fabric of the building at ground floor level due to later alterations for the gap to the rear.
- 7.4.15 On the first floor, however, the northeast elevation of the stair turret has a clear set of queen closers that finish the wall, creating the gap necessary for the corridor that links the main range to the rear wings (Plate 9). Without the corridor and the

connection to the other ranges, the stair turret's northeast wall would terminate, leaving it open to the elements: as such, if the gap on the plan represents a gap in the building in 1785, that gap must have existed at ground floor level only, indicative of another passage or an open-fronted area below the first floor rooms, a feature not uncommon within stables or commercial properties at that time. Indeed, it is tempting to suggest that the ground floor part of the building had succumbed to the alterations recorded during the siege of Arundel in 1643, whereby *"all the windows broken with the great guns and the soldiers making stables of all the shops and lower rooms.."* (Stanford, C. S. 1910:116).

Layout

- 7.4.16 As it stands, the ground floor plan of the main range, prior to the shop-related alterations and subdivision appears to have comprised four distinct areas, two rooms to the front, separated (and formerly served) by a pair of back-to-back fireplaces within a brick-built chimney stack, a further southeastern room with a stair turret on its north-western side (Figure 12). If there had been a gap at ground floor level as indicated on the 1785 town plan and discussed above, then the in-fill had been added by 1788 (Figures 4, 5 and 12).
- 7.4.17 On the first floor the plan was broadly similar, comprising two front rooms separated and served by fireplaces in addition to a stair turret. The accommodation was supplemented by a large southeastern room, a return to the main range, linking it to the rear wing. A small lobby and corridor to provide access to the rooms and between the ranges was also included (Figure 12).
- 7.4.18 All of the rooms had been plastered and the ceilings under-drawn as would be expected from 18th century work in buildings of this status and location: several have since had their structural elements exposed (discussed below).
- 7.4.19 The staircase, with its turned balusters and elegant ramped handrail is also of mid 18th century origin, situated within a purpose-built stair turret complete with a large window in the rear elevation. It is important to note that while the staircase is of 18th century origin, it is not quite intact, indicating subsequent modifications, possibly carried out as part of the conversion to separate commercial and domestic premises. Indeed the masonry wall to the northwest side of the stair turret abuts the rear elevation, and the roof has been replaced indicating later programmes of alteration (Plate 9).
- 7.4.20 Several doorcases within the first floor corridor and the lobby are also commensurate with this mid 18th century phase of activity.

7.5 Phase 3: late 18th and early 19th century

- 7.5.1 By 1788, as outlined above, the building is no longer shown with gaps in its street frontage or between its main and rear ranges (Figures 4 and 5). The work may have been undertaken after the property was purchased by the Duke of Norfolk, converted from its former public house function to a combined commercial and domestic enterprise. The removal of the through-passage from the High Street to the rear of the property was undertaken at this time, markedly close to its creation, in conjunction with the uniform façade, which may explain the close attention to detail in the rebuilding event. The gap shown between the main range and rear wing had also

been removed by this stage, closing the gap interpreted here as having been confined to the ground floor only.

- 7.5.2 The newly in-filled area had been fitted out with a moulded cornice complete with integral pilasters (Plate 10). The moulded detail is not replicated on the other walls of this now substantial room, perhaps indicating that the amalgamation to the current proportions was the result of later work.
- 7.5.3 The phase 3 alterations included the conversion of the property from its historic inn function to a series of separate shops and domestic dwellings. The most prominent late 18th century alteration is the creation of the shop front comprising a central shop door and with scalloped fanlight flanked by a pair of prominently bowed display windows, with original glazing bars to the small panes surmounted by an entablature. Some letters are discernible ?*Broadridge*, or similar (Plate 11).
- 7.5.4 The square bay window to the northwest of the shop front may be of similar date to the bow-fronted shop, certainly falling within the date range assigned to this phase of activity. The single-width doorway adjacent, with its moulded six panel door and plain fanlight may have served as the separate entrance to the domestic part of the property, a common enough occurrence in properties of this type; certainly, scars on the ceiling within the building indicate the location of that inserted corridor, since removed (Plate 12).
- 7.5.5 The creation of the corridor with its separate entrance would have made the fireplace in the ground floor northwest room redundant due to the new narrower proportions, in conjunction with the conversion of that part of the property to a shop. Other associated alterations undoubtedly included alterations to the staircase and stair turret as outlined above, perhaps driven by annexing the northwestern part of the property and confining the principal staircase to the southern part of the building.

The Rear Ranges

- 7.5.6 The historic map evidence clearly indicates that there had been a wide, long linear range attached to the rear of the street front building by 1788 (Figure 5). The width of the building is the result of extending the earlier (phase 1 and 2) range on its northwestern side (Figure 5). While it is clear that the northwest rear extension had been made by 1788, very little fabric extant within the range can be ascribed that origin, indicating that the extension was subject to further substantial rebuilding events later in the same century and certainly by the early decades of the 20th century (Figure 7).
- 7.5.7 It is clear that the extension had been made, abutting the earlier southeastern structure, leaving an off-set between the rear of the main range and the new building (later to become a light-well). The location and proportions of the northwest extension shown on the 1788 plan correlate well with the existing building on the site, however, the structural evidence extant within the building indicates a substantial rebuilding event at the turn of the 20th century (discussed below). Survival of the late 18th century work as far as it is possible to determine, is confined to the second group of staircases, circulation areas and gallery 2 to the northeast of the principal stair turret (Figure 12). Other fabric may remain *in situ* between the two ranges (in particular the chimney breast in the office/study), although the lack of diagnostic details and extent of subsequent alteration prohibit ascribing specific eras for the work (Figure 12).

- 7.5.8 The late 18th century remains are fragmentary, perhaps including external access to the new range from the light-well area, including the entrance to the rear cellar staircase. The remaining staircase linking the ground and first floor rooms appears to be part of this phase of activity, retaining lath and plastered walls and the underside of the staircase. On the upper floor of the extension, gallery 2 retains diagnostic detail in the form of a late Georgian era doorcase complete with pressure marks where H-hinges had been (Plate 13). The roof over the secondary staircase group was replaced when the remainder of the range was rebuilt (discussed below).

7.6 Phase 4: late 19th and early to mid 20th century

- 7.6.1 It is suggested here based on the extant standing fabric of the building that the current northwest wing was substantially rebuilt at the turn of the 20th century, trapping some earlier remains at its southwestern end, in the location of the second group of staircases and gallery 2 as outlined above (Figure 12). It is possible that the staircases were also reconfigured in whole or in part, re-using the same location when the northwestern part of the rear range had been substantially rebuilt.
- 7.6.2 The addition of a small WC enclosure (current store room) at ground floor level to the northwest side of the secondary staircase group is of 20th century origin, its insertion creating an awkward dog-leg corridor linking the main range, through the former light-well to the rear wings.
- 7.6.3 It is clear that the principal rebuilding event of the northwest extension included re-roofing the entirety of the northwest part of the range, including over the secondary group of staircases and gallery 2: the roof in that location is consistent along the entire length of the range. The extent of redundant mortises in the tie-beams of the roof suggests that the room had originally been ceiled, the removal of the ceiling perhaps undertaken in the early 20th century in a mistaken attempt to reveal the historic fabric 'as originally intended' a common occurrence in historic buildings at the end of the 19th and during the early decades of the 20th century.
- 7.6.4 The alterations to the northwest range created a large room with a smaller room at its northeastern end, in conjunction with the reduction of the length of the building and creating of a stepped rear elevation as indicated on the historic Ordnance Survey maps (Figure 8). On the first floor, the entire length of the building was apparently open-plan: the layout of both floors is indicative of a non-domestic function at that time, perhaps a re-organisation and rebuilding event carried out as part of the commercial enterprise extant at this property.
- 7.6.5 The terminal end of the earlier southeast wing was also rebuilt during this phase of activity, the ends of both adjoining ranges consistent in fabric and form with features such as contrasting bands of brickwork characteristic of an Edwardian origin (Plate 14).

Light-well Area

- 7.6.6 It is apparent that there had been a light-well between the stair turret and the rear wing, as shown on the 1788 map (Figure 5). The lack of light-well on the tithe map suggests either that the detail was omitted from that survey, or that a light-well was reinstated by 1870-80 (Figure 7), yet more evidence that this property has been re-

worked consistently over the centuries. No extant structural evidence remains *in situ* to clarify the sequence of development for the light-well or its in-fill.

- 7.6.7 Regardless of its origin, the light-well had been reduced on its northeastern side when the short extension was made that accommodates the lobby at the base of the secondary stair turret, with the current WC above (Figure 12), and subsequent total infill appears to have been made by 1896. Internal alterations, as outlined above, include the insertion of the WC/store and the creation of the dog-leg corridor in the 20th century (Figure 13).

Main Range

- 7.6.8 Within the rear return to the main range at first floor level, the ceiling heights are markedly high, while those over the first floor corridor and stair turret include a high degree of rusticated timber (Plate 15). The alterations are indicative of work undertaken in the early to mid 20th century, as repairs and replacements, yet also in the fashion of the time, intended to 'enhance' the historic appearance of the building. The application of waney edged timbers, strap-work to walls, and the removal of under-drawn ceilings, as outlined above, became a feature of the late 19th and early decades of the 20th century.
- 7.6.9 The fenestration and French doorways on the rebuilt northwestern wall of the northwest wing are of c. mid 20th century origin, they are generic in form, impacting upon the character and significance of the building and the historic group to which it belongs. A similar impact is extant in the terminal northeastern ends of the rear ranges, where once again windows have been altered.
- 7.6.10 On the interior of the building, the corridor that had provided access between the domestic entrance and the rear ranges had been incorporated into the shop, the wall between the two removed, leaving scars in the ceiling to indicate its former location. The rear gallery walls had also been removed to create a large room on the southeastern side of the building; by its very nature, the date of removal is undetermined due to a loss of historic fabric.

7.7 Later Work and Miscellaneous Alterations

- 7.7.1 Other 20th century alterations include cladding the external northwest elevation of the northwest range in horizontal weather-boards. Minor interior changes include the current cellar access arrangements, reconfiguration of cupboards and alterations to the courtyard garden.
- 7.7.2 Fire damage to the second floor flats above the property resulted in some damage to the main range resulting in localised reinstatement works undertaken in 2000.

7.8 Setting

- 7.8.1 The immediate setting of the property includes the annexed northwestern part of the main range and its rear projections. The northwestern part of the property includes a small book shop over the entirety of the ground floor, with domestic accommodation above. No gardens or grounds beyond a very compact yard are associated with the northwestern property (Plate 16). Views from the neighbouring building are particularly limited from the interior of the shop; only the projecting parts of that

building, an ancillary range to the northwest (part of Nos. 30-32) and the boundary between the two properties are extant (Plate 16).

- 7.8.2 On the first floor, views are restricted to small multi-pane windows in a gabled rear extension (Plate 17), although that view may offer glimpses over the boundary wall towards the courtyard gardens of No. 30 and perhaps the walls defining the division between the street front plots and the castle.

Gardens

- 7.8.3 No. 30 retains the majority of the grounds of what had been two linear burgage plots, straddled by the single coherent street front range that served as The George Inn from at least 1570. The grounds now comprise formal gardens laid to a series of low terraces with abundant shrubs, hedges and trees (Plate 18). The property is bounded by a substantial wall of composite construction: 'bungaroosh' with brick quoins and buttresses to the northeast, and brick laid in English bond to the northwest (Plates 19 and 20).
- 7.8.4 With the exception of a glasshouse that came and went on the historic Ordnance Survey maps, and a boundary that referenced the division between the two amalgamated burgage plots, the grounds to the rear of the buildings had reached much the same form as today by 1910 (Figure 7).
- 7.8.5 Traces of earlier structures that are known to have occupied the site are visible to the northwest, most notably an 18th century wall in brick laid in English bond with abundant over-fired headers: this wall appears to represent a structure that had been *in situ* prior to the construction of the buttressed wall, the new wall built over the remains of the earlier building (Plate 20).
- 7.8.6 The southeastern boundary wall is notably lower than the others, in flint nodules brought to course with brick quoins and trim. A boarded area is extant (Plate 21): the boards were added as a result of storm-related damage in recent years: the section of wall will be reinstated in due course as part of the long term management of the property.
- 7.8.7 The low wall and lack of buttressing sets it apart from those defining the boundary between High Street property and castle grounds, highlighting its role as a more typical boundary between the remaining burgage plots that extend back from their principal High Street front buildings.
- 7.8.8 A varied roofscape is visible behind the low boundary wall on the southeast side of the property, representing a long sequence of construction as the burgage plots evolved over the centuries (Plate 21).

Ancillary Buildings

- 7.8.9 Two ancillary buildings, in use as workshops, remain present on the northwest side of the property: the southwestern of the two was built between 1841 and 1875, its northeastern counterpart added between 1875 and 1896 (Figure 10). Both buildings are single storey in height, their walls exhibiting a combination of bungaroosh and brickwork in Flemish bond. Roof slopes are varied with hipped and gables represented, all under a cover of plain clay tile (Plate 22).

8.0 SIGNIFICANCE

8.1 Determining Significance

- 8.1.1 Section 16 of the National Planning Policy Framework, Conserving and Enhancing the Historic Environment states the following:

Paragraph 184: *Heritage assets range from sites and buildings of local historic value to those of highest significance...These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*

Paragraph 189: *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.*

Paragraph 190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

- 8.1.2 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 presence, but also from its setting'.²*
- 8.1.3 The following assessment of the significance of No. 30 Arundel High Street and its setting draws upon the guidance presented above.

8.2 The Significance of Nos. 30 - 32 Arundel High Street

- 8.2.1 The significance of this property is derived principally from the following:

- The potential for sub-surface archaeological remains relating to the medieval and post-medieval occupation of the two adjacent burgage plots within the core of the medieval town
- survival of structural elements that date to the very late 16th or very early 17th century trapped within the later phases of construction
- Potential for the early timber-framed remains to relate to buildings recorded in documents from as early as 1615

² National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

- The ability of the early remains to indicate wealth and status, in the early 17th century, particularly in the survival of the moulded stone window with its limestone jambs
- Graffiti on the early window covers a period of 1635 to 1648, a particularly turbulent era in English history that includes most of the English Civil War and certainly the 17 day siege of Arundel Castle in 1643
- Potential for the property to have served as a court in 1655, evidenced by reports of prisoner being led away *'to the Gorg Inn in Arundel'*³
- The continued use of the property as a hostelry over a period of more than two centuries from 1570 to c. 1785
- The structural remains and the majority of the principal elevation of the street front range that are indicative of a substantial rebuilding campaign in the mid 18th century – good quality features on the street frontage following the fashions of the time (Venetian windows, imposed symmetry, expensive brickwork)
- The later evolution of the property to accommodate shop frontages at the end of the 18th century and early in the 19th century, that survive well to date
- A combination of shop fronts and domestic entrances that illustrate the dual function of the building during the 18th century and beyond
- Extensions to the rear ancillary ranges to accommodate changes in the commercial and domestic enterprise
- Later historic changes that have modified the earlier work yet each successive phase has been carried out in a way that has ensured the survival of sufficient evidence to illustrate the historic evolution of the building
- The constraints of the urban environment – rebuilding, re-configuring and re-using the same site, limited by the plot boundaries and the neighbouring properties

8.2.2 There is absolutely no doubt that Nos. 30 – 32 (and 34) Arundel High Street are of significance, there is abundant archaeological interest in the potential to provide further information on the origin and early development of the site and the town.

8.2.3 Architectural interest is extant in the ability of the standing fabric of the buildings on the site to illustrate an often complex and highly constrained sequence of development that covers more than five centuries. Artistic endeavour is well represented, notably in the attempt to impose symmetry on the principal street front elevation, despite the constraints imposed by the plot size and the existing structures on the site and adjacent to it.

8.2.4 The historic interest of the site is perhaps the most significant, the wealth of information contained within the structure, the historic maps and the archived documentation that together illustrate the property's origin and evolution. The building goes beyond the contribution made by a domestic development of similar complexity by virtue of its continued public service, as a hostelry for over two centuries, in addition to the survival of a palimpsest of graffiti dating from 1635 – 1648, while a hostelry, yet notably covering the turbulent years of the English Civil War and of course the siege of Arundel and its occupation as a garrison. The intriguing record of the building as a potential court in 1655 adds extra weight to the role of this property in the social history of the town.

³ Sussex Archaeological Collections, 1864

- 8.2.5 The later evolution of the property retains and strengthens its economic and social contribution to the town, in the combined provision of domestic and commercial accommodation. The quality of the shop-frontages is consistent with the quality of the earlier phases of construction continuing to identify the property as one of some wealth and status in the community.
- 8.2.6 The property is therefore of particular significance in its ability to illustrate by the extent of its historic structural remains its inherent adaptability: the potential to add layers of activity to the building without removing what has gone before, and in so doing leave sufficient evidence to reconstruct the origin and evolution of an important property within the historic core of this market town.

8.3 Setting

- 8.3.1 There is no doubt that the setting of the building adds to its interest, principally in the survival of its well defined back-plot that is the result of the amalgamation of two early burgage plots, illustrating the early layout and evolution of the town.
- 8.3.2 Additional interest is derived from the historic boundary walls, their height, and the fact that they define the division between the town and the castle, in addition to the variety of fabric extant in their construction. Further aesthetic and historic interest is extant in the varied boundary treatment between castle and town, contrasting strongly with the lesser scale and mass of the boundary between the properties themselves.
- 8.3.3 The boundary walls create a sense of enclosure, creating an intimate courtyard that is reinforced due to the property occupying the north-western most position on the High Street due to the expansion of the castle grounds in the 19th century.
- 8.3.4 The surviving ancillary buildings within the grounds hint at the greater complexity of the back-plot whereby buildings were added and re-ordered as necessary. The historic documents provide insight into the quantity and function of ancillary buildings during the 17th and 18th centuries as outlined above, comprising:

'stable, brewhouse, backhouse, buildings, gaterooms and gardens together with all cellars, solars, ways, waters, easements, lights, paths, passages, advantages, hereditaments and appurtenances whatsoever' (ACA SX Box 22 Sxd/1683-1711).

- 8.3.5 The historic maps described above illustrate the additions and alterations over time (Figures 5 – 8), indicating buildings bordering the boundary walls, or situated within their own enclosures, to a variety of sizes and orientations. The maps also provide an insight into the general development of neighbouring burgage plots, illustrating the complexity and variety of the buildings to the rear of the principal street front properties.
- 8.3.6 The proximity of Arundel Castle, its defining wall and its grounds clearly contribute to the setting of this property. The contrast in status between castle and town property is emphasised by the tall boundary walls that separate them. That contrast is also extant in the elevated position of the castle and the extent of its grounds, the scale and mass of the buildings situated within them. Despite the clear visual and social differences between castle and town, the two were demonstrably linked, in the first instance through the inception and growth of the settlement, granted borough status in 1086 less than two decades after the castle's construction had begun, and certainly during

the unrest of the English Civil War, the siege of the castle and Arundel's years as a garrison.

- 8.3.7 In more recent years the symbiotic relationship between castle and town is best understood in terms of tourism: the castle as a draw, and the town with its commercial properties contributing to that economy. The property that is the focus of this report has contributed to the economy of the town both tourist and domestic since at least 1570 when first documented as a hostelry. The more than two centuries as an established inn, followed by mixed commercial and domestic accommodation that remains its function to date, certainly illustrates the role played by the property in the social and economic history of the town.

9.0 THE PROPOSAL SCHEME (Figures 13 – 15)

9.1 Introduction

- 9.1.1 The proposed alterations are intended to reconfigure domestic accommodation to the rear of the property in conjunction with the continued use of the property as an antique shop, a function that it has served since the early 1950s, under the ownership of Spencer Swaffer since the 1980s (Freya Swaffer *pers.comm*).

9.2 Proposed Alterations

- 9.2.1 The alterations comprise the reconfiguration of the northwest range, the extension that had been added to the group by 1788 and substantially rebuilt and extended at its northeastern end at the turn of the 20th century. Access to the reconfigured domestic accommodation will be via the reinstated domestic entrance and corridor of No. 32 (Figure 13).

- 9.2.2 The alterations are as follows:

Ground Floor

- Reinstall the partition that had separated the domestic entrance from the commercial property by the turn of the 19th century
- Remove the doorway at the northeastern end of the proposed entrance hall (to the rear of the stair turret)
- Remove wall within the former light-well to re-open the area up into a single space
- Re-hang cellar door to open inwards
- Remove partitions enclosing the store (former WC)
- Remove collection of short flights of steps at the northeast end of the corridor with the northwest store and the passage adjacent to rationalise the entrance between the corridor and the proposed domestic conversion
- Enclose the existing ground floor to office/study flight of steps, add a new wall at the base, to create new storage areas, the steps retained as shelving
- Remove partition wall between the two rooms in the northwest wing
- Replace French doors on northwest elevation with large crittel window
- Replace existing window and door in the northeast end elevation with a large crittel window
- Remove part of the northwest elevation of the former kitchenette to create access to the proposed glazed link and kitchen extension

Extension

- Create a glazed passage on the northwest side of the northwest wing to provide a link to the proposed 'link detached' extension
- Create a single storey L-plan structure with substantial glazing on its northeast and southwest elevations to provide a kitchen/dining area with pantry provisions

First Floor

- reinstate gallery 2 to a bathroom
- Insert two partitions to create a combined bedroom, bath and dressing room area
- Replace the windows on the northwest elevation with three new crittal windows
- Replace window in the northeast elevation with a new crittal window
- Timber cladding on the northwest elevation to be timber, stained black

9.3 Impact Assessment – The Ground Floor

9.3.1 The proposal scheme affecting the main range, light-well and base of the secondary staircase group are particularly effective, responsive to the origin, form, original function and historic development of this combined commercial and domestic property.

9.3.2 The proposals are clearly heritage-led, retaining sufficient historic fabric to preserve the building's character and significance. The following key characteristics of the scheme are particularly positive:

- The reinstatement of the late 18th century domestic entrance, putting the partition back in where it is evidenced by doorway and scars in the ceiling, to create a narrow entrance hall leading directly to the rear of the property
- A light touch to existing doorways to open up the stair turret area and rationalise access in the reinstated corridor to the rear of it
- Removing partitions inserted into the former light-well area, recreating a sense of space in that location, enhanced by the provision of two new discrete conservation roof-lights
- Reinstatement of the wall between the former light-well and the southeast range (main and rear galleries), its former location evidenced by retained fabric and scars at ceiling level
- Planned rationalisation of the existing store (a former WC) and the narrow corridor adjacent to it, the cramped accommodation the result of inserting the WC/store in that location while retaining access between the main and rear ranges
- Enclosing of the ground to first floor flight of stairs to create a storage area, retaining the steps in situ to illustrate their part in the historic evolution of the property and ensuring reversibility should reinstatement be required at a later date

9.3.3 The principal changes that will alter fabric and form comprise the following:

- Rationalisation of the light-well, store/WC and passage
- Removal of the partition wall between the main room and the kitchenette

- Replacement of modern French doors and windows in new critical windows
- The addition of the extension, removal of part of the northwest wall of the kitchenette to provide a link through to the new structure

Ground Floor

Access

- 9.3.4 The principal impacts comprise the removal of the inserted partitions that had created the store/WC and narrow dog-leg passage during the 20th century (Figure 13). The alterations will affect later work, removing modern inserts and windows that had been intended to borrow light were possible to the dark interior of the cramp accommodation. The removal of the partitions and the collection of isolated short flights of steps, albeit part of the later evolution of the building, will substantially rationalise the floor plan, improve access and circulation, and better-reveal the main building blocks of historic activity that form the core of this historic group of buildings (Plates 23 and 24).
- 9.3.5 Any potential harm incurred through the removal of the later fabric can be demonstrably outweighed by improving access, better revealing the character and significance of the retained elements and bringing the building back into use as a combined commercial and domestic property, a role it had played in the town since at least the late 18th century.

Stairs

- 9.3.6 It is proposed that the flight of stairs that provide access between the ground floor galleries and the current office/study is altered to create storage areas. The work has been sensitively designed to ensure that the historic staircase, and in this case, part of the late 18th century phase of activity that created the northwest extension in the first instance, will be retained *in situ*, utilised in the scheme as shelving, allowing the work to be reversed and the staircase reinstated at a later date.

Partition between the main room and kitchenette

- 9.3.7 The proposed removal of the partition between the main room and kitchenette will alter the later historic floor-plan. However, the change in fabric of the outer walls of both parts of the building (and the ceilings) will remain *in situ* to denote the various stages of development.
- 9.3.8 It was recommended that a down-stand on its own or in addition to stubs at the end of the wall, were left in place to illustrate the former division, its location and extent: this has now been incorporated into the proposal scheme (Figure 13).

Windows and Doorways

- 9.3.9 All of the windows and doorways within the building are the result of later work; none are sympathetic to the origin or evolution of this property. As such, the replacement of the windows will not incur a loss of historic fixtures that contribute to the character and significance of the building, its immediate setting or that of the conservation area within which it resides.

- 9.3.10 The new windows will form part of a coherent group that will read as a planned programme of work undertaken in the 21st century, a new layer in the ongoing evolution of an urban property that has continually adapted and responded to new eras and new uses.

Northwest Wall

- 9.3.11 It is proposed that part of the northwest wall is removed to create a link to the new extension. The opening has been designed to leave enough fabric to flank it, certainly sufficient to illustrate the location, form and extent of the wall prior to its proposed alterations.

9.4 Impact Assessment - Link and Extension (Figures 13 – 15)

- 9.4.1 There are many positive aspects of the proposed compact and discrete link and its attached kitchen/dining room extension, as follows:

The Link

- 9.4.2 The compact glazed link that will connect the existing building with the proposed is off-set from the northeast elevation of the building, allowing the historic structure to retain visual dominance, emphasised by the strong contrast in scale and mass. The entirely glazed panels to the ends of the link will 'float' the addition between the historic building and the proposed extension, further reducing any visual impact on the later phases of development extant at this end of the property. The glazed link will reinforce a sense of separation between the existing building and the proposed extension, enabling through-views along the length of the back-plot.

The Extension

- 9.4.3 By virtue of the glazed link, the proposed single storey extension will read predominantly as a separate structure, referencing the historic development of the burgage plot, whereby buildings were added to serve a variety of ancillary functions where and when necessary within the back-plots of a property constrained by its contained urban environment. Indeed, the link detached effect will enable the proposed extension to sit in the northwestern of the two original plots.
- 9.4.4 The provision of a detached (or link-detached) kitchen within the back-plot of a principal property is therefore not without historic precedence. Indeed, many early buildings had detached kitchens, separate from the parent dwelling, often attached through extension as the property evolved.
- 9.4.5 While there is no historic evidence for a detached kitchen in the back-plot of this property, there are records of 'outhouses and buildings attached' as early as 1615, with further evidence by 1747 of *stables, brewhouse, buildings, gaterooms and gardens* and in 1765:

'messenger with stable, brewhouse, backhouse, buildings, gaterooms and gardens together with all cellars, solars, ways, waters, easements, lights, paths, passages, advantages, hereditaments and appurtenances whatsoever' (ACA SX Box 22 Sxd/1683-1711).

- 9.4.6 The provision of a new structure with a specific function intended to serve the principal group may be regarded as part of an ongoing response to the changing needs of the property as it continues to evolve.

Form

- 9.4.7 The single storey form of the new building will sit well with the two remaining historic ancillary buildings, presenting as clearly subservient to the main historic group. The proposed flat sedum roof will also ensure that the potential visual impact is reduced, the historic roof-lines remaining visually dominant, simplifying the roofscape without detracting from the prominence of the historic buildings and their enclosing boundary walls.

The Roof

- 9.4.8 The sedum roof will reduce the external visual impact of the building, particularly when glimpsed from the first floor windows of the neighbouring dwelling, or from the restricted snapshot provided by the rear window in the shop (Plate 16).
- 9.4.9 The inclusion of a flat sedum roof will also replace the open garden area occupied by the building, albeit at a higher-set level, minimising the impression of increased built form in relation to, or viewed from, the castle and its grounds.
- 9.4.10 As such the proposed roof form is intended to reduce visual prominence, keep the site and its environs un-cluttered and reference the former garden area (while replacing lost habitats) that will be affected by the proposed construction. In this instance, the move away from a pitched roof has been carefully considered in response to the setting impact.

Materials and Visibility

- 9.4.11 The proposed materials are intended to create a continuum, a link to the *in situ* historic buildings through the use of brick for walls and plinths combined with modern materials extant in the new simple crittal windows, abundant glazing and flat sedum roof.
- 9.4.12 Areas of stained black weather-boarding are proposed: this is suggested in conjunction with a matching finish on the northwest elevation of the existing northwest range, currently finished in a terracotta shade. By introducing some discrete areas of weather-board to the new extension to match those on the northwest elevation, the later work will be better integrated, further reducing the visual impact of the addition.
- 9.4.13 The abundant glazing to the link and to the main body of the extension, its southwest and northeast elevations, is intended to allow a through-view along the length of the property. The glazing will create a permeable boundary rather than a hard barrier that will reference the sense of open space within the gardens and grounds.
- 9.4.14 Despite the current restricted views from the separately occupied part of the street front range (No. 34) across the back-plot, the extension has been designed to ensure that the perception of open space is maintained and that any glimpses from the neighbouring dwelling to the gardens and grounds will be interesting, unimpeded by solid walls and enhanced by the provision of a sedum roof.

9.5 Impact Assessment – The First Floor (Figures 14 and 15)

- 9.5.1 The proposal scheme affecting the first floor is minimal and responsive to the origin, form, original function and historic development of this combined commercial and domestic property.
- 9.5.2 The retention of the small room that is gallery 2, reinstating it as a bathroom, a function that it had served until 1999, is particularly welcome. The room retains its original proportions, Georgian doorcase and scars on that doorcase for the H hinges so characteristic of the era. It is the intention of the owners to re-hang the original doorway, complete with its H-hinges as part of the bathroom reinstatement work (the door has been stored on site while the room was in use as a gallery).
- 9.5.3 By retaining the proportions of the small room, reinstating its function to that of the bathroom that it had previously been, and confining alterations to the replacement of the modern window in the northwest elevation, the historic character and significance of this part of the building, one of the few surviving late 18th century parts of the wing, will be preserved.

The main room

- 9.5.4 The alterations to the main room are confined to the installation of two partitions, neither full-height, to create subtle divisions in the master bedroom. The two partitions will have negligible impact on the current open plan form of this part of the building, allowing its proportions and form to remain visually accessible as the building continues to evolve.
- 9.5.5 The main alterations to the first floor are the replacement windows. As before, the windows are of generic mid 20th century style and do not make a strong contribution to the character and significance of this building, the others in the group, the setting or the conservation area. Replacement in quality discrete modern critical windows will allow the alterations to read as part of a coherent programme of work, integrating the changes to the proposed extension and ensuring that the scheme reads as a planned layer of alteration, the latest in a long history of alteration and adaptation to the buildings in this group.

9.6 Impact Assessment – The Archaeology

Existing impacts on archaeological potential

- 9.6.1 A number of existing impacts on the archaeological potential of the site are probable given the position of the site within the core of the historic town. These include localised truncation associated with excavations for services and the construction of various outbuildings shown on available historic maps (see Figures 2 - 9), although the below ground remains of these structures may themselves be deemed to comprise archaeological evidence.
- 9.6.2 In addition, rather shallower but more extensive truncation associated with landscaping operations can be anticipated, specifically the construction of areas of hardstanding and paving. Having said this, potential archaeological horizons are likely to survive between such foundation and service trenches, and beneath areas of paving and hardstanding.

Impact of the proposed scheme

- 9.6.3 At the time of writing, details of elements of the scheme that require groundworks, such as foundation design, are not available. However, the principal impacts of the proposals are considered here to comprise excavations for foundations and services, both of which may be sufficiently deep to impact upon any archaeological horizons which may be present. The location of the proposed extension within the northern half of the property may mean that any intrusive groundworks will be restricted to the northernmost burgage plot. However, the possibility that such groundworks may impinge on the boundary delineating the two former plots that currently comprise the property as a whole should not be overlooked.

9.7 Impact Assessment – The Setting

- 9.7.1 As discussed in detail above, the scheme as proposed here is heritage-led, responding well to the character and significance of the buildings, and their setting, the two burgage plots that were historically combined, serving The George Inn from at least 1570 to c. 1785 and its successors, a variety of commercial and domestic accommodation.
- 9.7.2 So much of the original and historic fabric of the building and its associated back-plot will be retained, ensuring that it will remain possible to ‘read’ the origin and evolution of the buildings after its proposed alteration and extension, thus minimising impact on the setting of the listed building and its neighbouring heritage assets.
- 9.7.3 A particularly positive feature of this proposal scheme is that no attempts at over development or to reinstate the number and locations of buildings known to have occupied the site have been made. The proposed extension is discrete, subtle in its link-detached and single storey form, drawing upon the knowledge of the origin and development of the site to ensure that any addition is subservient; occupying its position well without overwhelming the parent structures, or other key elements of the property, such as the shared boundary walls with the castle and neighbouring property.

Neighbouring Heritage Assets

- 9.7.4 It is clear that the proposal scheme as assessed here does not have an undue impact on neighbouring heritage assets. It has been established that the burgage plots had hosted a variety of ancillary buildings over the centuries, all intended to serve the parent street-front structure. The addition of a new link-detached kitchen within the northwestern burgage plot, in the form proposed will form part of that historic development, responding to the needs of the parent building without undue impact on the character or significance of the site.
- 9.7.5 As discussed above, the glazed link and abundantly glazed southwest and northeast elevations will not only create a sense of separation that allows the historic structure to retain visual and spatial dominance, they will also ensure through-views along the length of the property through the building to the boundaries that define the site.
- 9.7.6 The provision of a flat sedum roof will add interest to the limited views of the gardens and grounds from the neighbouring properties, including the grounds of the castle,

emphasising a sense of open space while providing the additional accommodation necessary to respond to the changing needs of the owners of this property.

9.8 Summary

- 9.8.1 This highly adaptable urban property has demonstrated within its own fabric the capacity to add, extend and alter areas of original or historic fabric while retaining sufficient evidence *in situ* and intact to allow the its chronological development and historic character to be maintained throughout its evolution.
- 9.8.2 The constraints of an urban environment has traditionally meant that buildings have to be altered and adapted in different ways to their rural counterparts, again ably demonstrated by the building itself with its long and rather complex sequence of development, of alterations and extensions in response to changing needs.
- 9.8.3 It is therefore the opinion of the author that alterations and extensions proposed could be considered to be of less than substantial harm and that the harm can be offset by ensuring the continued and future use of this important building as a combined domestic and commercial property, in line with its historic origin and development.
- 9.8.4 The provision of domestic accommodation in conjunction with commercial enterprise in Arundel will contribute to the revitalisation of the town centre outside of shopping hours, ensuring that the town remains a relevant and vibrant place to live and work.

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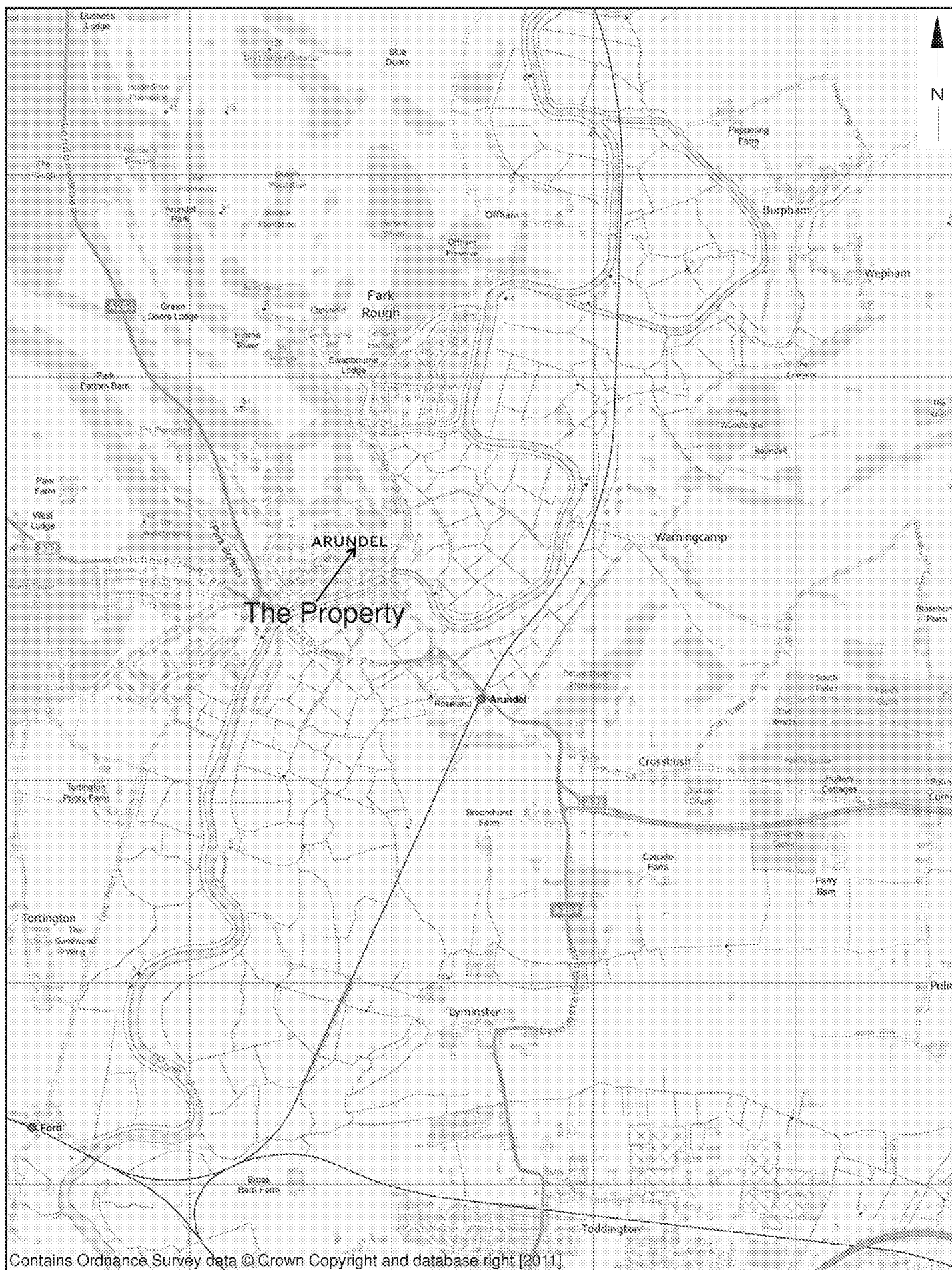
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11.0 PURPOSE OF THIS REPORT

- 11.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Project Ref: 2019393	March 2019	Property Location (TQ 01851 07151)	
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Yeakell and Gardner Survey 1778-83

Mudge's Map, 1813



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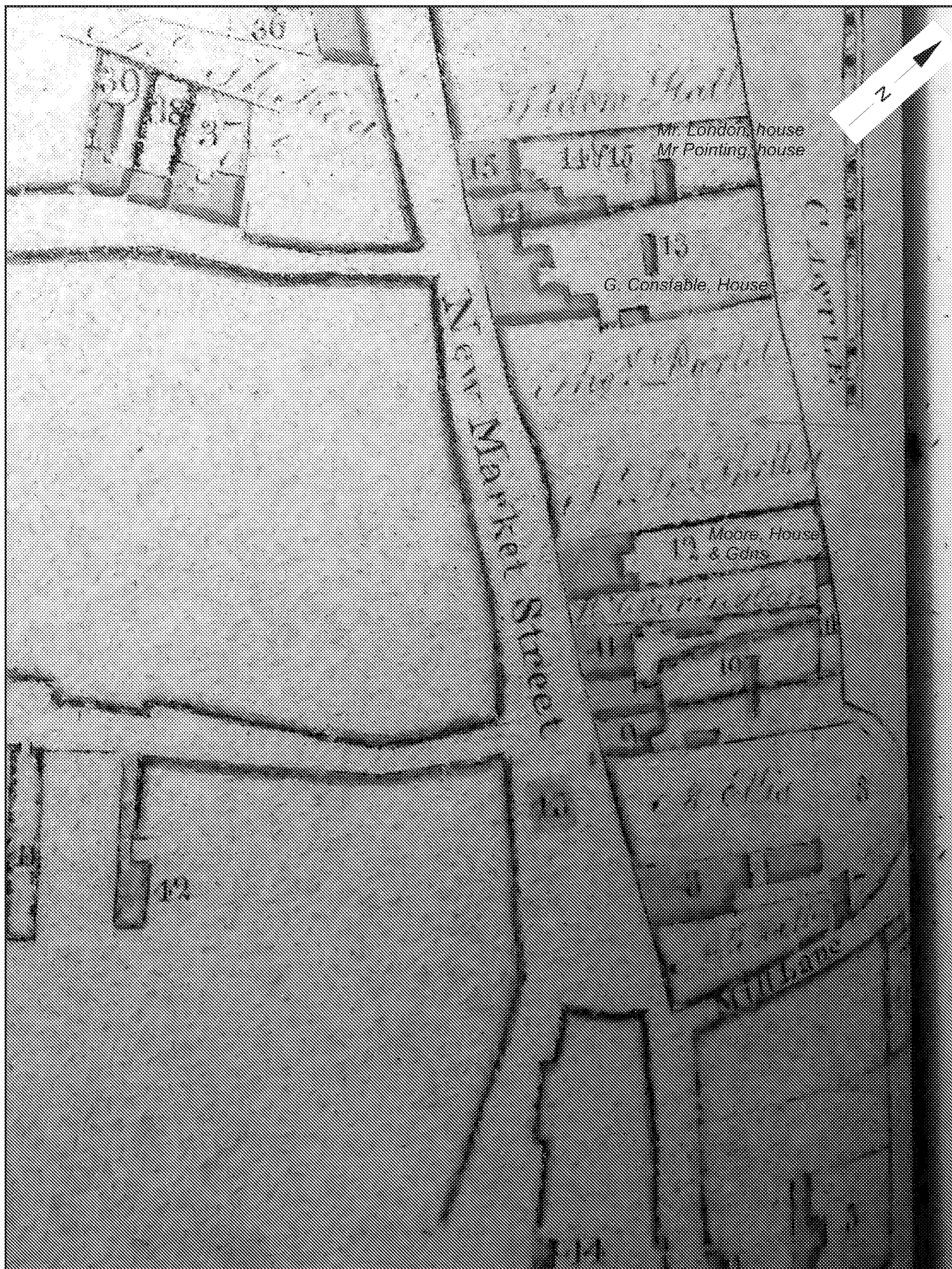
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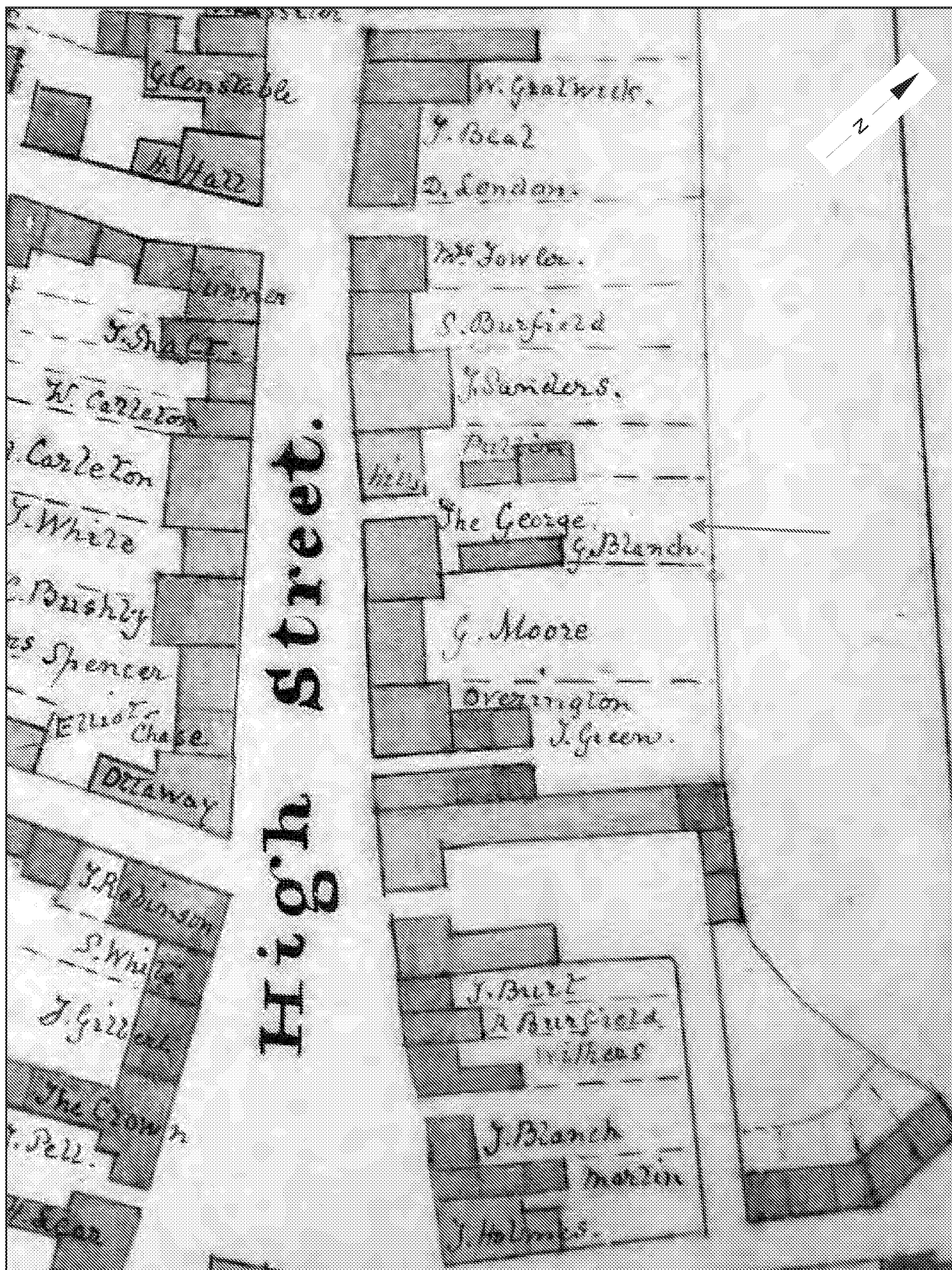
Historic Map Extracts (enlarged)

Fig. 2

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Project Ref: 2019393	March 2019	
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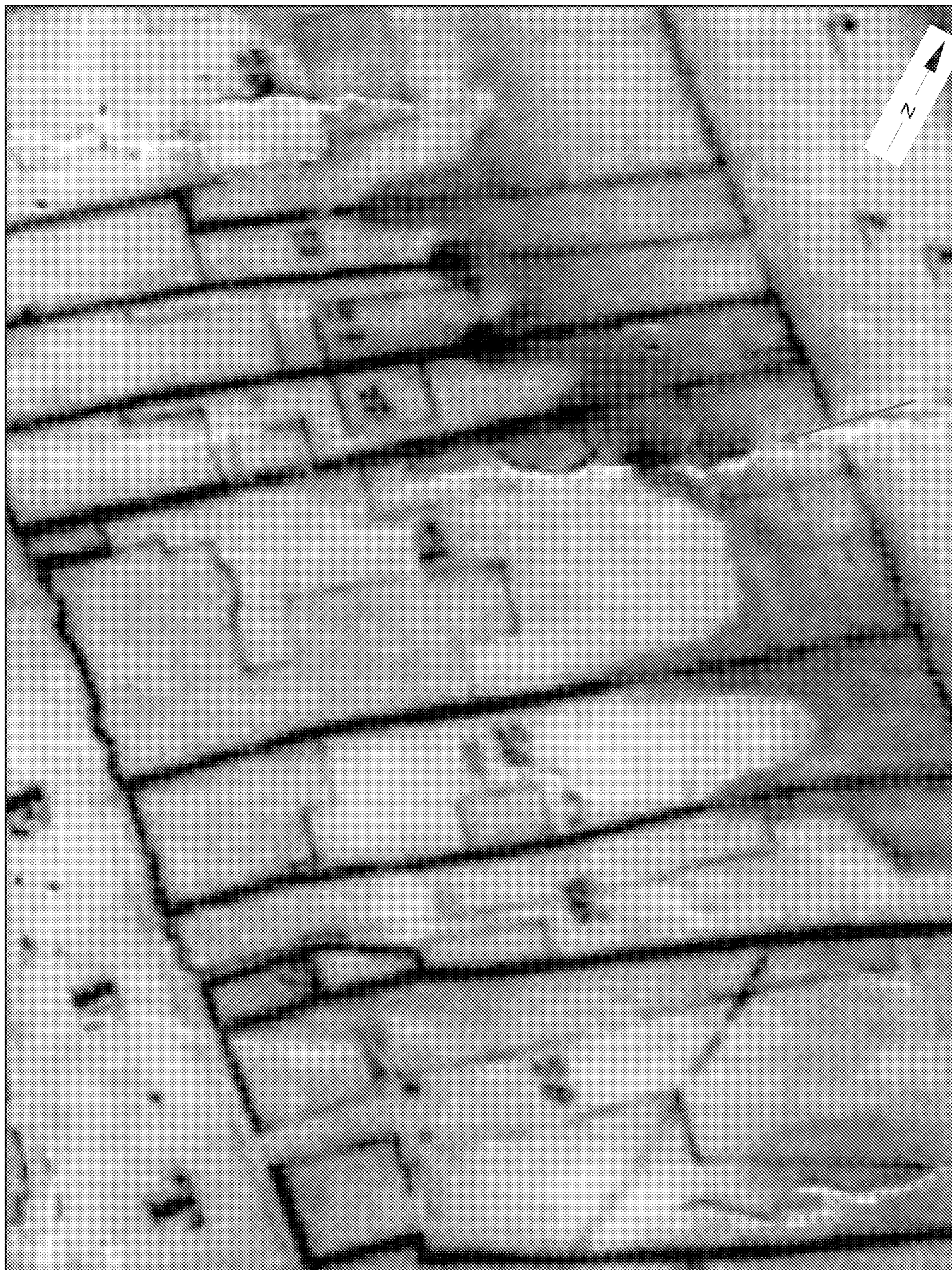
30 High Street, Arundel, West Sussex, BN18 9AB

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1785 Town Plan

Fig. 4

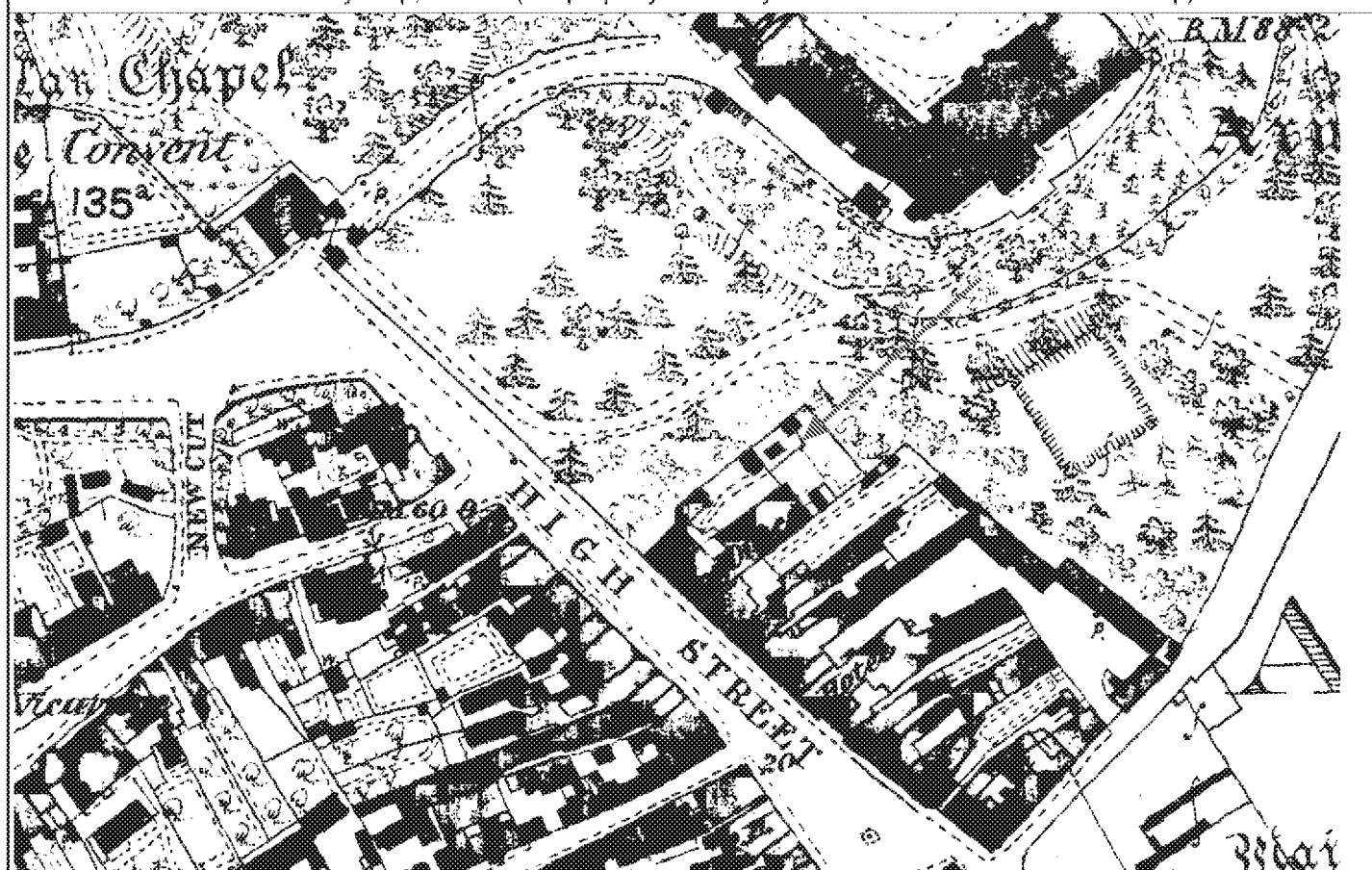


© HB Archaeology & Conservation Ltd		30 High Street, Arundel, West Sussex, BN18 9AB	Fig. 5
Project Ref: 2019393	March 2019	1788 Plan prepared for the Duke of Norfolk by Tho. White	
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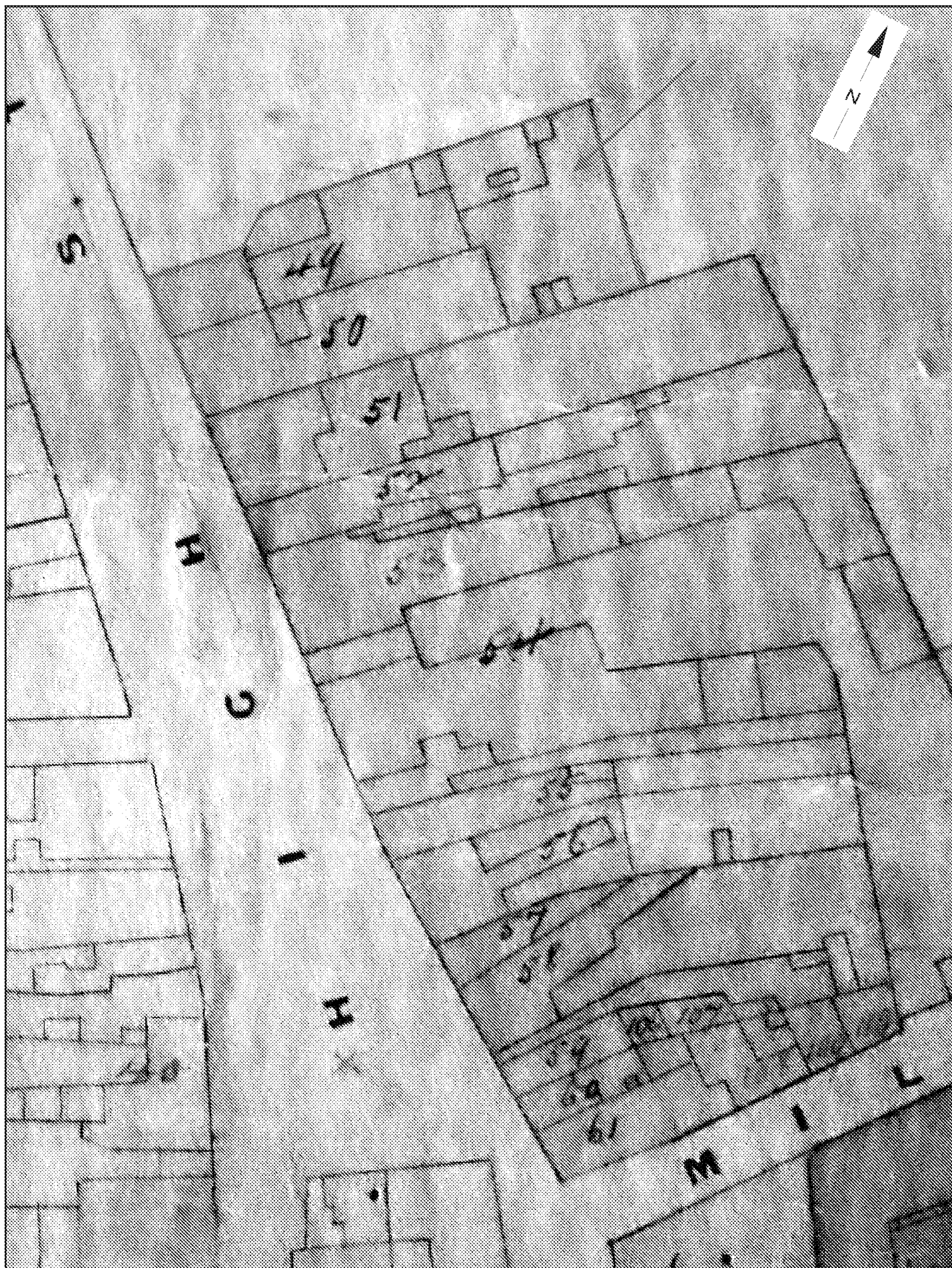


Tithe Map Extract, 1841 (plot 650, the former George Hotel)

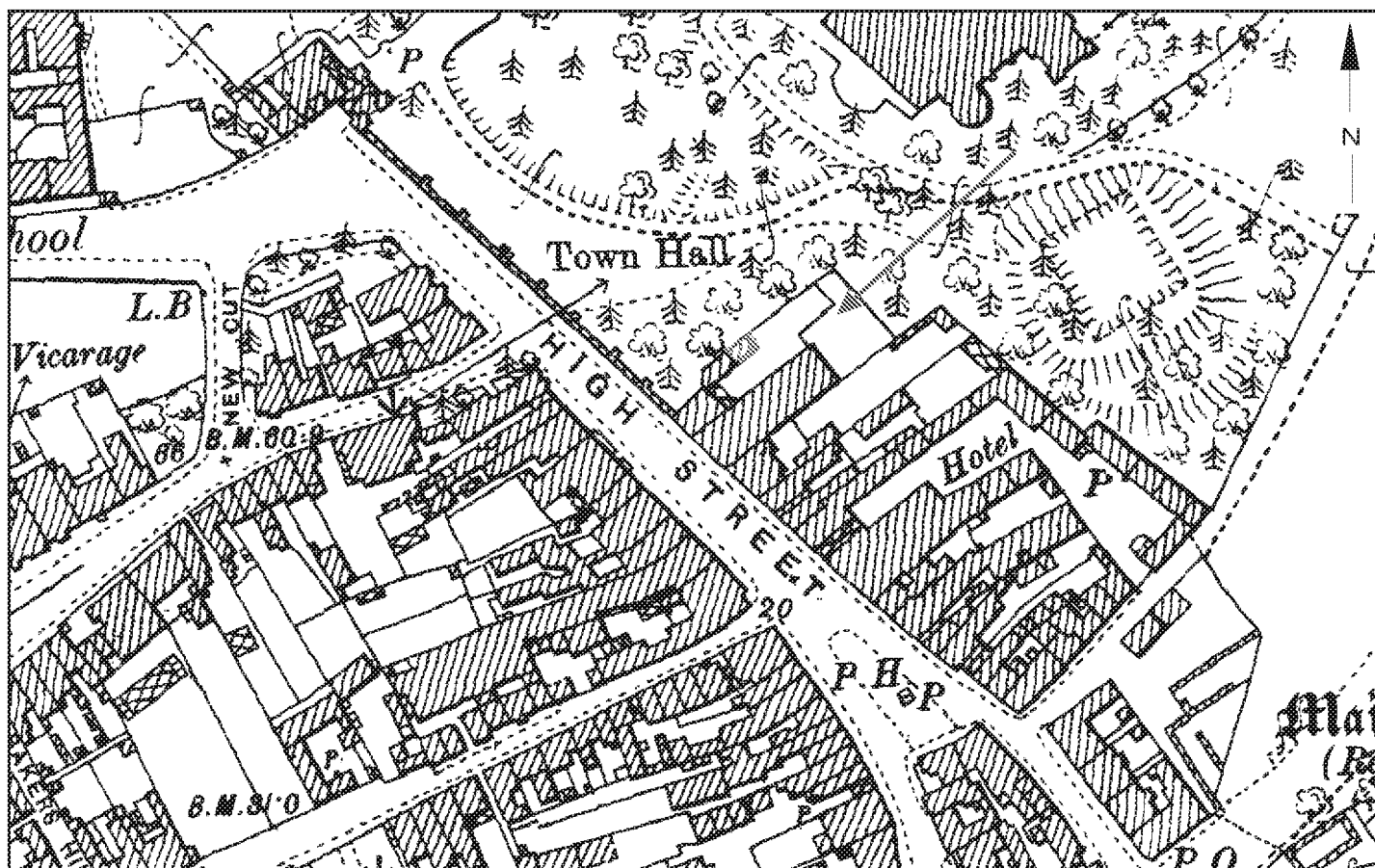
First Edition Ordnance Survey Map, 1874-5 (the property boundary shown is derived from the tithe map)



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Project Ref: 2019393	March 2019	Historic Map Extracts (enlarged)	
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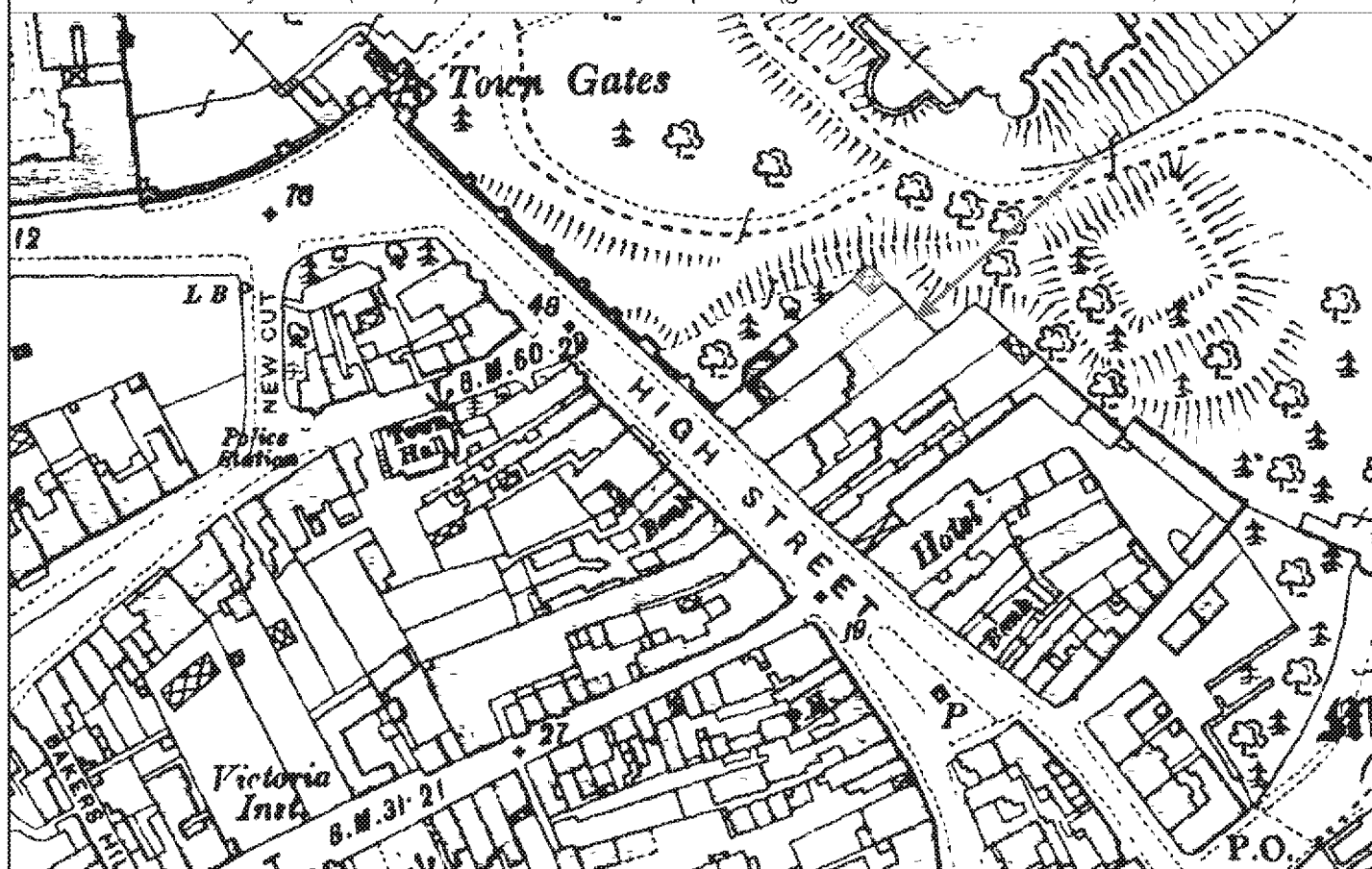


© HB Archaeology & Conservation Ltd		30 High Street, Arundel, West Sussex, BN18 9AB	Fig. 7
Project Ref: 2019393	March 2019	Map dating from 1870-80	
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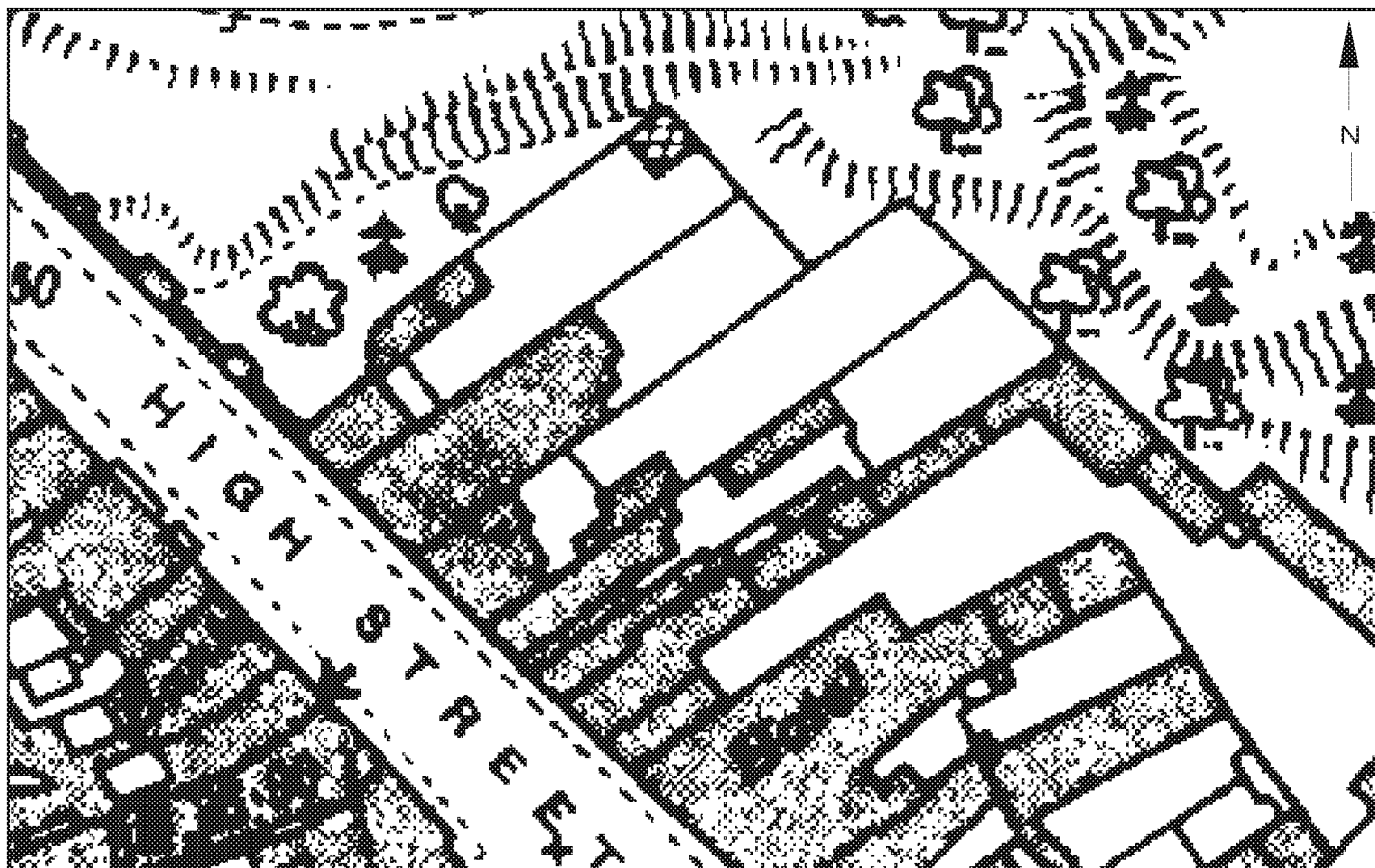


First Revision County Series (1:2500) Ordnance Survey Map 1896 (blue shaded structure added by this date)

2nd Revision County Series (1:2500) Ordnance Survey Map 1910 (green dashed - removed/alterd, blue added)



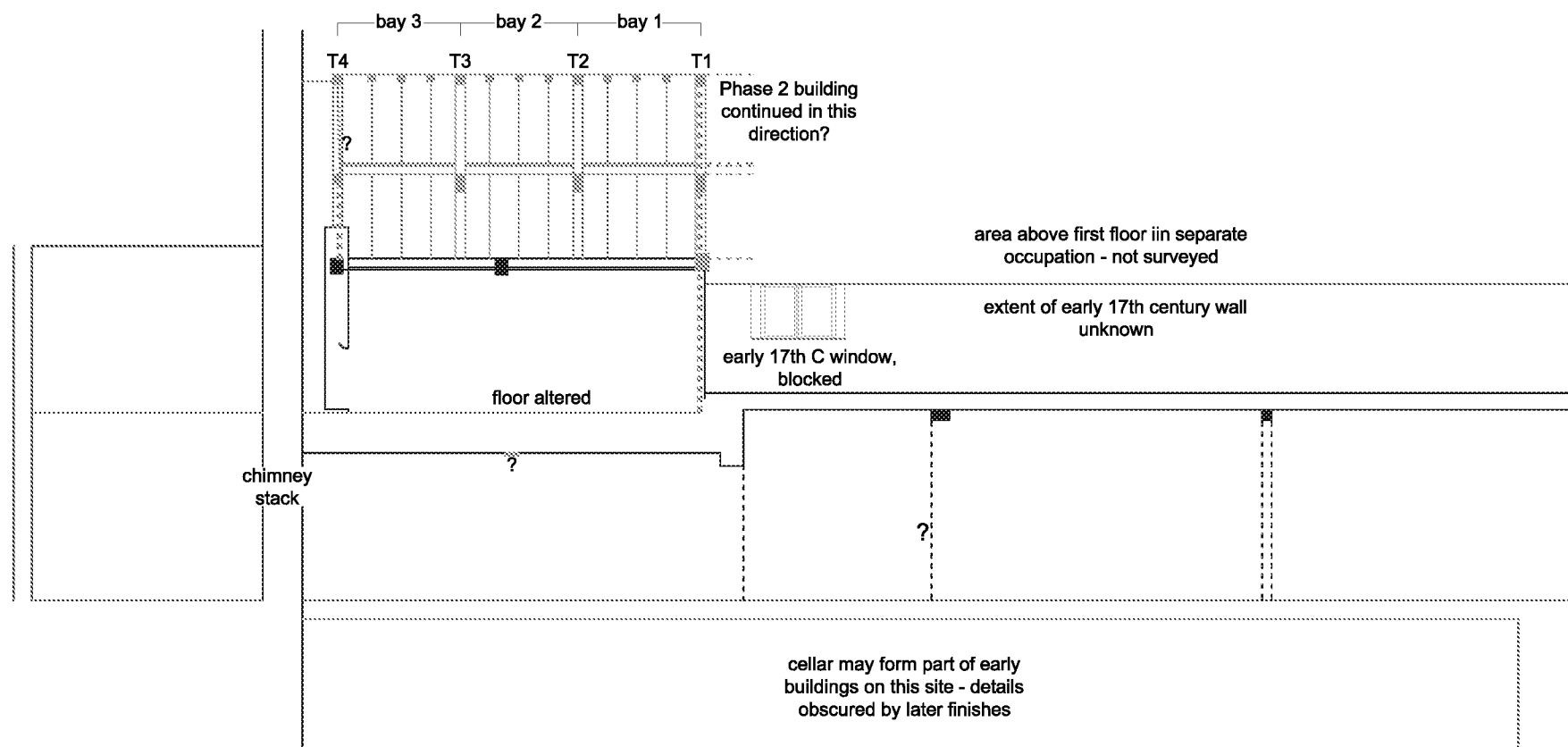
© HB Archaeology & Conservation Ltd		30 High Street, Arundel, West Sussex, BN18 9AB	Fig. 8
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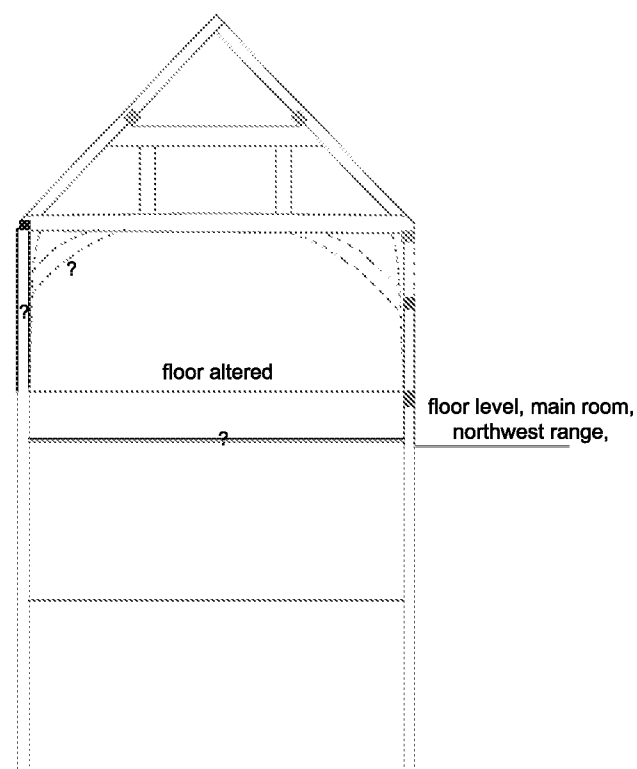
3rd Revision County Series (1:2500) Ordnance Survey Map 1937

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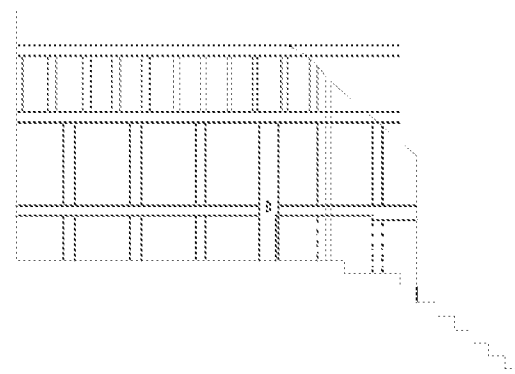




Section through the southeastern side of the property



The T1 truss, northeast facing



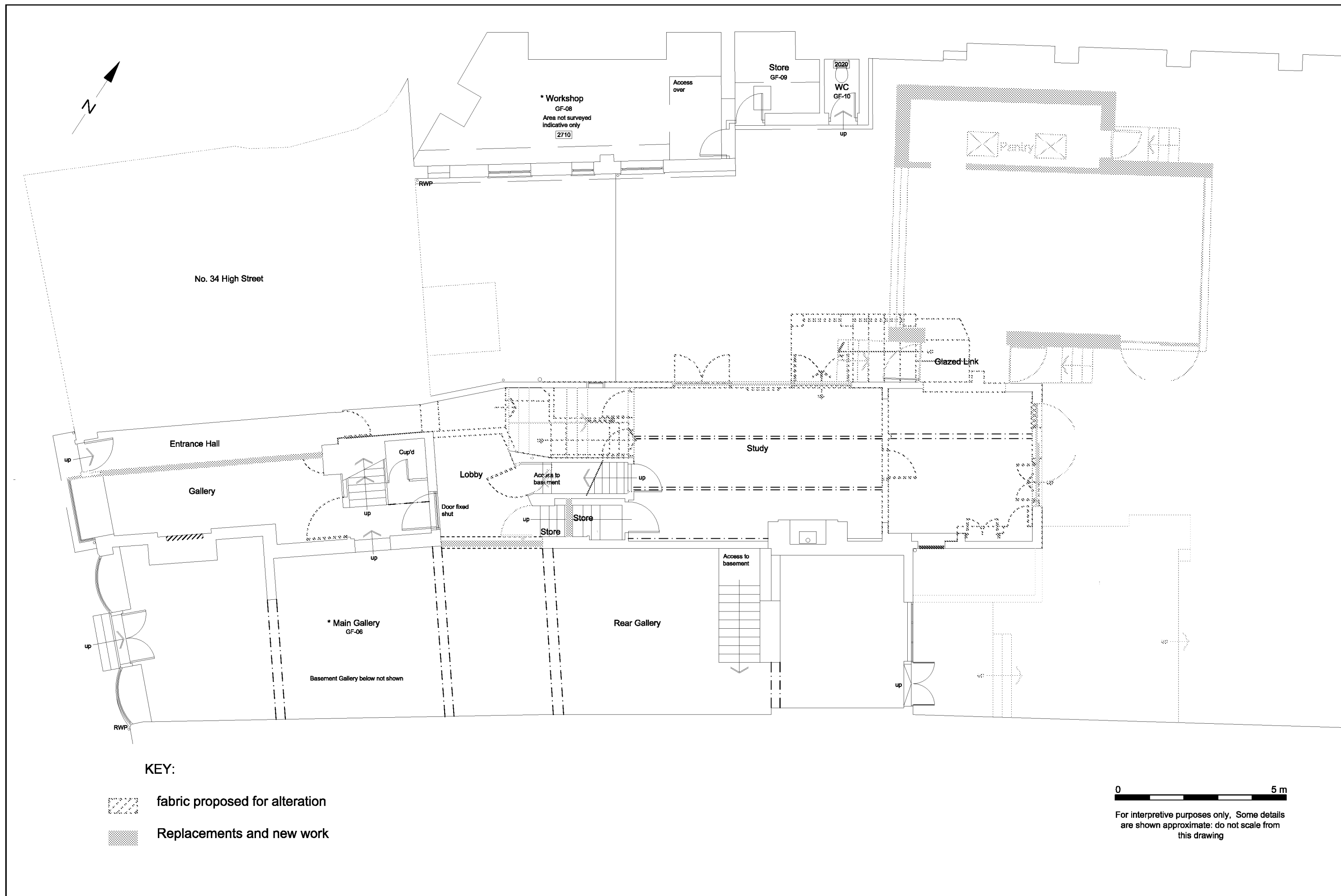
Phase 1 remains trapped by the northwest extension and the subsequent alterations to the southeast range

KEY:

- early 17th C
- late 17th or early 18th C
- by the mid 18th C
- late 18th and early 19th C, in situ by 1841
- After 1841, in situ or rebuilt by 1910
- 20th C
- Uncertain
- Evidenced
- Conjectural
- Overhead



For interpretive purposes only, Some details are shown approximate: do not scale from this drawing



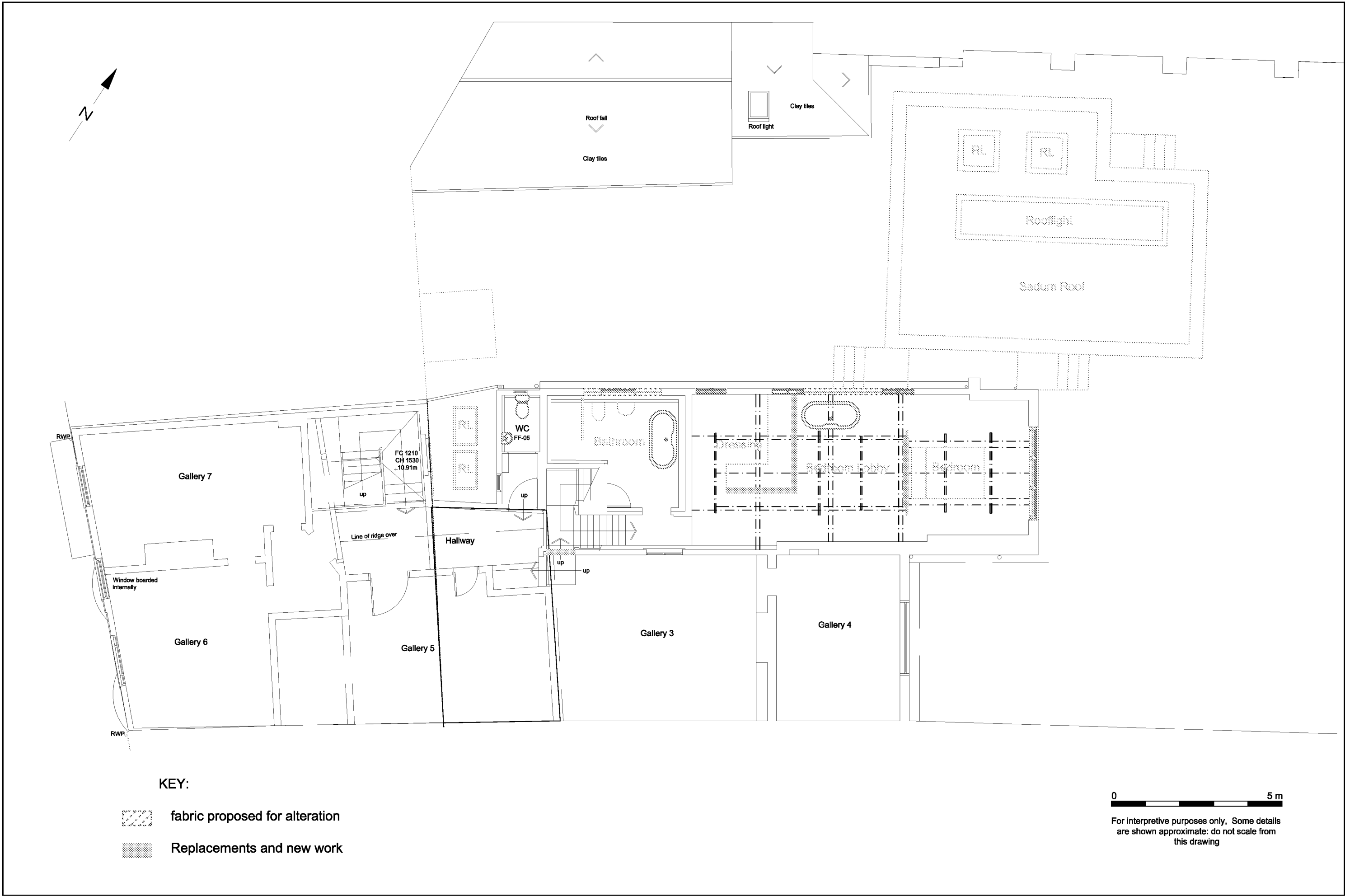






Plate 1: Early 17th century window



Plate 2: Detail of the early to mid 17th century graffiti



Plate 3: The early 17th century wall (wall-plate indicated by arrow)



Plate 4: Detail of chamfered opening and redundant mortise (mason's mitre indicated by arrow)



Plate 5: Phase 1 or 2 girder in the ceiling of the rear gallery



Plate 6: Gallery 3, with phase 2 roof structure and T1 queen post truss



Plate 7: Mortise for principal post with a jowled head linking the T1 truss tie-beam to the wall plate



Plate 8: Mid 18th century frontage with late 18th and early 19th century shop fronts inserted



Plate 9: Northeast elevation of the stair turret with queen closers finishing the wall to accommodate a return and the corridor



Plate 10: Moulded cornice and pilasters of late 18th century origin



Plate 11: Lettering just visible above the fanlight of the late 18th century shop front



Plate 12: Scars in the ceiling indicating the former location of the corridor partition for the northwest domestic entrance



Plate 13: Georgian doorcase and scar for H-hinge in gallery 2, first floor of the late 18th century northwest extension



Plate 14: The Edwardian ends of the rear wings, with later windows inserted



Plate 15: Replaced roof with rusticated timbers on the first floor corridor

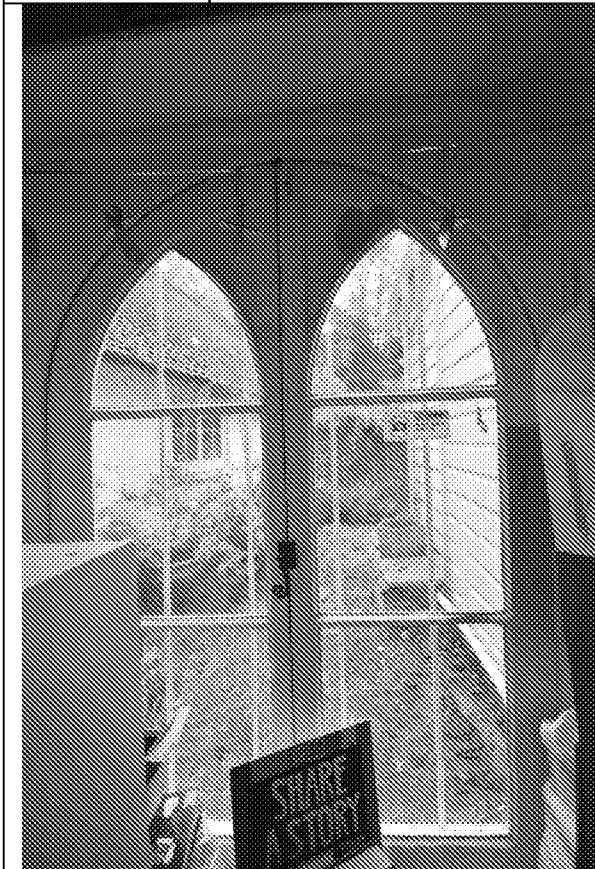


Plate 16: Glimpse to the back-plots from the ground floor shop in the adjacent property (No. 34)



Plate 17: Rear of No. 34, under separate ownership



Plate 18: View of the gardens looking towards the southwest side of the property



Plate 19: Bungaroosh of the northeast boundary wall



Plate 20: Brickwork of the northwest wall, built over the remains of an earlier structure (just visible)



Plate 21: Lower height of the property boundary and temporary boards in the southwest side of the grounds



Plate 22: Varied roof-slopes of the two remaining ancillary buildings



Plate 23: Store (former WC) with modern partitions, fittings and window

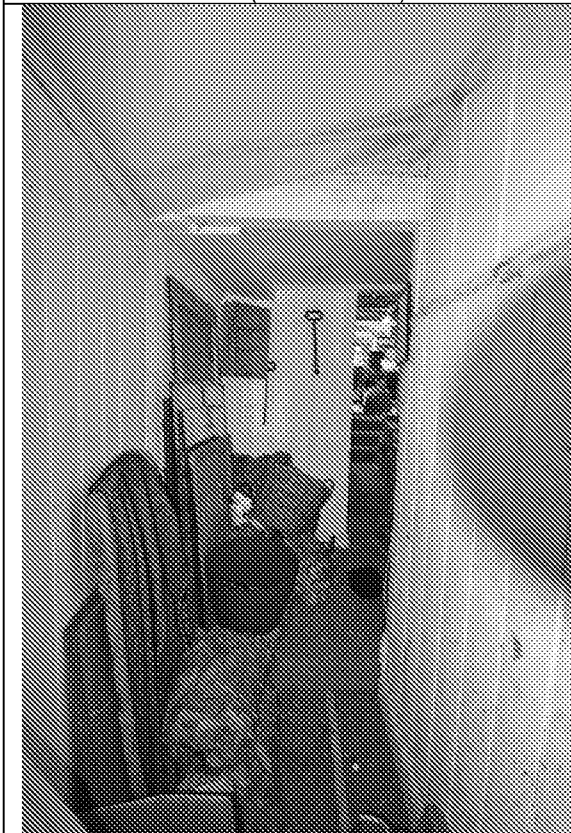


Plate 24: View from the narrow passage behind the staircase to the former light-well and the inserted store/WC enclosure. Note the varied short flights of steps used to link the separate areas

Appendix 1: Gazetteer of sites recorded on the West Sussex HER within a 250m radius of the proposal site.

No	NGR (TQ)	HER ref	Description
1	Not given	Not given	Arundel Conservation Area
2	0170 0746	DWS31	Scheduled Ancient Monument defining the medieval and later motte and bailey castle at Arundel Castle. 11th century with later modifications
3	0197 0707	DWS5	Scheduled Ancient Monument defining the medieval hospital of The Holy Trinity at Maison Dieu. Late 14th century.
4	0128 0913	DWS373	Registered Park or Garden defining the Early and mid C19 partly walled pleasure grounds and walled park at at Arundel Castle
5	01640 07256	DWS820	Medieval parish church of St Nicholas. Late 14th century with later alterations. Grade I listed
6	01918 07256	DWS832	Arundel motte and bailey castle. 11th century with later additions and alterations. Grade I listed.
7	01671 07263	DWS1217	Late 14th century former collegiate church, now private mausoleum of the Dukes of Norfolk at the Fitzalan Chapel. Grade I listed.
8	01686 07208	DWS819	Late 14th century priory at St Wilfreds. Dissolved at Reformation, abandoned, then re-established in C19 as convent of Servite Nuns. Grade II* listed.
9	01847 07112	DWS1222	16th century building with 18th century frontage at 51 High Street (west side). Grade II* listed.
10	01648 07099	DWS1209	Mid 18th century stables at No 26 Maltravers Street (The Vicarage). Grade II* listed.
11	01884 07122	DWS814	Late 18th century public house at The Norfolk Hotel. Grade II* listed.
12	01820 07143	DWS853	18th century town house and associated railings at No 61 High Street. Grade II* listed.
13	01963 07097	DWS1125	Medieval hospital of The Holy Trinity at Maison Dieu. Late 14th century. Grade II listed.
14	01876 07071	DWS1221	15th or 16th century building, refronted 18th century, at 37, 37A, 39, 41 and 41A High Street. Formerly the Crown Commercial Inn. Grade II listed.
15	01757 07160	DWS1115	16th-17th century or earlier building at 8 Maltravers Street. Grade II listed.
16	01922 07094	DWS1357	16th or 17th century building at 8a High Street. Grade II listed.

No	NGR (TQ)	HER ref	Description
17	01914 07100	DWS813	16th or 17th century building at 12 High Street. Grade II listed.
18	01809 07073	DWS1191	16th or 17th century building at 21 and 21A Tarrant Street. Grade II listed.
19	01913 07046	DWS1354	16th or 17th century building at 25, 25A & 25B High Street. Grade II listed.
20	01826 07082	DWS1152	17th century building at 13 and 15 Tarrant Street. Grade II listed.
21	01669 07072	DWS805	17th century building at 25 to 29 Maltravers Street. Grade II listed.
22	01679 07082	DWS1216	17th century building at The Little House, Maltravers Street (Formerly listed as part of No 2 Baker's Arms Hill). Grade II listed.
23	01879 07061	DWS848	17th century building at Stenton House, 33 High Street. Grade II listed.
24	01902 07075	DWS1095	Late 17th century building at 19 High Street. Grade II listed.
25	01884 07052	DWS847	Late 17th century building at 31 High Street. Grade II listed.
26	01827 07136	DWS852	Late 17th century building at 59 High Street (west side). Grade II listed
27	01911 07076	DWS1353	Late 17th century building at 17 High Street (centre island). Grade II listed.
28	01684 07070	DWS838	Early 18th century building at 2 Bakers Arms Hill. Grade II listed.
29	01659 07063	DWS1367	Early 18th century building at 31 Maltravers Street. Grade II listed.
30	01810 07149	DWS1098	Early 18th century building at 63 High Street. Grade II listed.
31	01715 07141	DWS1117	Early or mid 18th century building at 14 Maltravers Street. Grade II listed.
32	01748 07161	DWS1116	Early-mid 18th century building at 10 Maltravers Street. Grade II listed.
33	01928 07057	DWS844	Mid 18th century building at 11 High Street (centre island). Grade II listed.
34	01767 07163	DWS1114	Mid 18th century building at 6 Maltravers Street (north side). Grade II listed.
35	01851 07151	DWS1360	Mid 18th century building at the former George Inn (30 to 34 High Street). Grade II listed.
36	01708 07137	DWS1118	Mid-late 18th century building at 16 Maltravers Street. Grade II listed.
37	01694 07043	DWS1159	Late 18th century building at Avola House. Grade II listed.
38	01723 07116	DWS1108	Late 18th century building at Duff House. Grade II listed.
39	01832 07129	DWS1097	Late 18th century town house 55 & 57 High Street. Grade II listed.
40	01918 07033	DWS843	Late 18th century house at 1 High Street. Grade II listed
41	01730 07123	DWS829	Late 18th century building at 11 High

No	NGR (TQ)	HER ref	Description
			Street (south side). Grade II listed
42	01715 07107	DWS830	Late 18th century building at 15 Maltravers Street. Grade II listed.
43	01866 07139	DWS815	Late 18th century building at 26 High Street. Grade II listed.
44	01756 07142	DWS1107	Late 18th century building at 3 Maltravers Street. Grade II listed.
45	01755 07043	DWS1153	Late 18th century building at 33 Tarrant Street. Grade II listed.
46	01777 07182	DWS1356	Late 18th century front to earlier building at 71 High Street. Grade II listed.
47	01700 07013	DWS1193	Late 18th century building at 43 to 47, and No 49 Tarrant Street. Grade II listed.
48	01677 07001	DWS1194	Late 18th century building at 51 and 53 Tarrant Street. Grade II listed
49	01707 07100	DWS1109	Late 18th century stables to no. 15 Maltravers Street. Grade II listed.
50	01715 07052	DWS1158	Late 18th century terrace at 12 and 14 Tarrant Street (Walker House). Grade II listed.
51	01744 06958	DWS1146	18th century building at Arundel River Board. Grade II listed.
52	01690 07084	DWS837	Early 19th century building at 1 Bakers Arms Hill. Grade II listed.
53	01815 07077	DWS1190	Early 19th century building at 19 Tarrant Street. Grade II listed.
54	01910 07053	DWS845	Early 19th century building at 23 High Street. Grade II listed
55	01747 06990	DWS840	Early 19th century building at 3 Brewery Hill. Grade II listed.
56	01746 07135	DWS828	Early 19th century building at 5 Maltravers Street. Grade II listed.
57	01694 07057	DWS1349	Early 19th century building at 6 Bakers Arm Hill (west side). Grade II listed.
58	01807 07154	DWS854	Early 19th century building at 65 High Street. Grade II listed
59	01804 07158	DWS1355	Early 19th century house at 1 Maltravers Street and No. 67 High Street. Grade II listed.
60	01672 07119	DWS1208	Early 19th century building at 22 Maltravers Street. Grade II listed.
61	01919 07071	DWS1094	Early 19th century building at 13 and 15 High Street. Grade II listed.
62	01858 07098	DWS850	Early 19th century building at 1-3 Tarrant Street and No. 49 High Street. Grade II listed.
63	02021 07012	DWS1144	Early 19th century terraced cottages at 20A, 22 and 24 Queen Street. Grade II listed.
64	01668 06991	DWS1155	Early 19th century building at 55, 55A and 57 Tarrant Street. Grade II listed.

No	NGR (TQ)	HER ref	Description
65	01697 07096	DWS831	Early 19th century building at 17-21 Maltravers Street. Grade II listed.
66	01791 06981	DWS1197	Early 19th century former warehouse at 5 River Road (the Antique Market). Grade II listed.
67	01650 07176	DWS1365	Early 19th century former vicarage and associated railings at Tower House, 1 London Road. Grade II listed.
68	01772 07142	DWS827	Earlier 19th century town hall, built c. 1833-8. Grade II listed.
69	01737 06938	DWS1145	Early 19th century warehouse on south side of River Road. Grade II listed.
70	01914 07094	DWS812	Mid 19th century building at 10 High Street. Grade II listed
71	01869 07133	DWS1359	Mid 19th century building at 24 High Street. Grade II listed.
72	01787 07172	DWS810	Mid 19th century terraced house at 69 High Street. Grade II listed.
73	01779 07167	DWS1113	Mid 19th century building at 2 and 4 Maltravers Street. Grade II listed.
74	01714 06997	DWS1224	Mid 19th century brewery on Brewery Hill. Grade II listed.
75	01890 07034	DWS1220	Mid 19th century building at The Swan Public House, 27-29 High Street. Grade II listed.
76	01775 07077	DWS1157	Mid 19th century bank, later a working mens club, at The Victoria Institute. Grade II listed
77	01893 07114	DWS1358	Late 19th century (dated 1890) building at 18 and 20 High Street. Grade II listed.
78	01940 07071	DWS811	Late 19th century (dated 1895) building at 2-8 High Street. Grade II listed.
79	01675 07021	DWS1174	Late 19th century warehouse, dated 1880, at The Arundel Emporium. Grade II listed.
80	01773 07037	DWS1192	19th century congregational chapel at The Union Church and associated garden walls and piers to north.
81	01871 07087	DWS849	Probable 19th century building at 43 High Street. Grade II listed.
82	01841 07120	DWS851	19th century newspaper office at 53 High Street (west side). Grade II listed.
83	01756 07233	DWS1099	Mid 19th century town gate and castle walls. Grade II listed.
84	01988 07126	DWS1133	Mid 19th century bridge gates at Arundel Castle. Grade II listed.
85	01860 06984	DWS1189	18th century warehouse at south-east end of Surrey Wharf. Now delisted.
86	01634 07201	DWS1102	Pavement leading to the churchyard of Church of St Nicholas. Grade II listed
87	01635 07216	DWS1363	Mid 19th century gateway to St Nicholas' Church. Grade II listed.

No	NGR (TQ)	HER ref	Description
88	01645 07200	DWS1364	19th century South and West Walls of the churchyard of Church of St Nicholas. Grade II listed.
89	01619 07217	DWS821	19th century walls of churchyard of St Nicholas Church immediately flanking the gateway. Grade II listed.
90	01621 0707	DWS1121	Raised pavement behind and above longer raised pavement in front of Nos 32 to 38 Maltravers Street. Grade II listed.
91	01671 07098	DWS1210	Raised pavement in front of Nos 20 to 38 (even) Maltravers Street, including railings. Grade II listed.
92	01883 07094	DWS846	Streetlamps flanking the War Memorial. Grade II listed
93	01708 07039	DWS1348	Octagonal, tapering cast iron posts at Bakers Arms Hill. Stamped "C and H Tickell, Southampton" on one side, "Arundel Corporation 1819" on the other. Grade II listed.
94	01944 07024	DWS1096	Cast iron street lamp west side of bridge on High Street (centre island). Grade II listed.
95	01971 07094	EWS322	cast iron street lamp west side of bridge on High Street (centre island). Grade II listed.
96	01739 07057	DWS1195	Wall to garden of Nos 13 and 15 Maltravers Street. Grade II listed.
97	01686 07014	DWS1154	Wall between Nos 49 and 51 Tarrant Street. Grade II listed.
98	01864 06997	DWS1150	Wall from west edge of car park to north-east corner of No 5. Grade II listed.
99	01744 06981	DWS841	Wall on North side of garden to No 3 Bewery Hill. Grade II listed.
100	01633 07184	DWS823	Early 19th century brick gate piers west of 1 London Road. Grade II listed.
101	01697 07134	DWS1119	Early 19th century railings to no 18, Maltravers Street.
102	01859 07143	DWS816	Early 19th century railings to No 28 High Street. Grade II listed.
103	01654 07189	DWS824	19th century Purbeck Stone retaining wall in front of Tower House. Grade II listed.
104	02009 07068	DWS1213	Earlier 19th century (c. 1831) stone tables outside St Nicholas' Hall. Grade II listed.
105	01710 07185	DWS1104	19th century wall of Tower House, to North and East of garden, and of No 14 Maltravers Street. Grade II listed.
106	01724 07141	DWS1201	Mid 19th century wall to Garden of No 14 Maltravers Street. Grade II listed.
107	01886 07093	DWS8682	WWI war memorial. Grade II listed.
108	01971 07071	DWS1173	20th century K6 type telephone kiosk. Grade II listed.

No	NGR (TQ)	HER ref	Description
109	0136 0878	DWS8141	Archaeological Notification Area no. SDNPA 021, defining the historic core of Arundel, Arundel Castle, the Church of St. Nicholas and the Roman Catholic Cathedral
110	01658 07258	MWS3446	14th century church of st Nicholas, and Fitzalan Chapel, part of a secular college at Arundel founded before 1066.
111	0185 0735	MWS3514	Medieval and later motte and bailey castle at Arundel castle. 11th century with later modifications.
112	01917 07256	MWS9721	Arundel Castle, built between the 11th and 13th Centuries, with sections rebuilt between 1890 and 1903.
113	01681 07206	MWS11361	Arundel Priory originally building in 1380 and then rebuilt in the early 19th century as a Convent of Servite Nuns.
114	01848 07112	MWS11077	16th century timber framed building at 51 High Street.
115	01648 07099	MWS12407	Vicarage and stable at 26 Maltravers Street. Built originally in the 17th century with the south front and interiors dating to the mid 18th century.
116	01884 07122	MWS12477	The Norfolk Hotel, No. 22 High Street, built c. 1783-5
117	01820 07143	MWS11441	18th century Town house and associated railings at 61 High Street
118	01971 07094	MWS4765	The Hospital of Holy Trinity Maison Dieu, Arundel, founded in c.1380 and dissolved in 1546.
119	01875 07082	MWS8563	Timber-framed building dating to the 15th or 16th century at the former Crown Commercial Inn, 41 High Street.
120	01876 07071	MWS11434	Timber-framed building dating to the 15th or 16th century at 37 and 37A, High Street. Originally the Crown Commercial Inn and was the political centre of the Tory party scum in Arundel
121	01878 07077	MWS11435	Timber-framed building dating to the 15th or 16th century at 39 High Street
122	01757 07160	MWS9737	16th or 17th century or earlier house at 8 Maltravers Street.
123	01922 07094	MWS11120	Timber-framed house dating to the 16th or 17th century, with an early 19th century front, at 8a High Street.
124	01914 07099	MWS11302	Timber-framed house dating to the 16th or 17th century at 12 High Street
125	01809 07073	MWS10924	16th or 17th century jettied house with a 19th century shop at 21 and 21A Tarrant Street
126	01913 07046	MWS11117	Timber framed house with shop front of 16th -17th century date at 25 High Street

No	NGR (TQ)	HER ref	Description
127	01915 07041	MWS11118	Timber framed house with shop front of 16th -17th century date at 25a and 25b High Street
128	01826 07081	MWS10301	18th century timber framed building at 15 Tarrant Street
129	01676 07074	MWS11150	A Terraced Cottage dating to the 17th century at 25 Maltravers Street
130	01669 07071	MWS11151	A Terraced Cottage dating to the 17th century at 27 Maltravers Street
131	01666 07069	MWS11152	A Terraced Cottage dating to the 17th century at 29 Maltravers Street
132	01679 07082	MWS12475	Timber framed house built in the 17th century at The Little House, Maltravers Street
133	01879 07061	MWS6504	17th century timber framed building at Stenton House
134	01902 07075	MWS9723	Late 17th century house at 19 High Street
135	01883 07052	MWS11285	Late 17th century house with outbuildings dating to the 18th and 19th century and a modern shopfront at 31 High Street
136	01827 07136	MWS11293	House dating to the late 17th century at 59 High Street
137	01911 07076	MWS11116	House, with shop front, dating to the late 17th century at 17 High Street
138	01685 07069	MWS11280	House dating to the Early 18th century at 2 Bakers Arms Hil
139	01659 07063	MWS11144	An early 18th century house with a late 18th century front at 31 Maltravers Street
140	01810 07149	MWS9724	Early 18th century stuccoed house at 63 High Street.
141	01715 07141	MWS9739	Early or mid 18th century house at 14 Maltravers Street
142	01748 07161	MWS9738	Early or mid 18th century house at 10 Maltravers Street
143	01929 07056	MWS11282	House dating to the mid 18th century at 11 High Street
144	01767 07163	MWS9736	Mid 18th century house at 6 Maltravers Street.
145	01856 07149	MWS11124	House, part of the former George Inn, dating to the mid 18th century at 30 High Street
146	01850 07151	MWS11125	House, part of the former George Inn, dating to the mid 18th century at 32 High Street
147	01845 07155	MWS11126	House, part of the former George Inn, dating to the mid 18th century at 34 High Street
148	01708 07137	MWS9740	Mid or late 18th century house at 16 Maltravers Street
149	01695 07043	MWS11340	House dating to the late 18th century at Avola House, 16 Tarrant Street

No	NGR (TQ)	HER ref	Description
150	01723 07116	MWS11368	Late 18th century house at Duff House, No 13 Maltravers Street
151	01919 07033	MWS11281	Terraced house dating to the late 18th century at 1 High Street
152	01715 07107	MWS11238	House built between 1792 and 1793 at 15 Maltravers Street
153	01865 07136	MWS11217	House and shop, with some timber framing visible, dating to the late 18th and 19th centuries, at 26 High Street
154	01756 07141	MWS9742	Late 18th century house at 3 Maltravers Street
155	01755 07043	MWS10302	Late 18th century building at 33 Tarrant Street
156	01777 07182	MWS11119	Late 18th century front to an earlier house at 71 High Street
157	01712 07023	MWS10917	Late 18th century terraced house at 43 Tarrant Street
158	01707 07020	MWS10918	Late 18th century terraced house at 45 Tarrant Street
159	01704 07018	MWS10919	Late 18th century terraced house and shop at 47 Tarrant Street
160	01700 07015	MWS10920	Late 18th century terraced house and shop at 49 Tarrant Street
161	01681 07003	MWS10921	Late 18th century house at 51 Tarrant Street
162	01673 06999	MWS10922	Late 18th century house at 53 Tarrant Street
163	01707 07100	MWS12408	Stables to No 15 Maltravers Street, built in the late 18th century.
164	01716 07049	MWS12499	Walker House, a terraced house built in the late 18th century at 12 Tarrant Street
165	01712 07047	MWS12500	Walker House, a terraced house built in the late 18th century at 14 Tarrant Street
166	01745 06959	MWS10173	18th and 19th century building at Arundel River Board.
167	01690 07087	MWS11279	Terraced house built in the early 19th century at 1 Bakers Arms Hill
168	01815 07076	MWS10923	Early 19th century house and shop at 19 Tarrant Street
169	01911 07053	MWS11283	House dating to the early 19th century at 23 High Street
170	01749 06986	MWS11284	House dating to the early 19th century at 3 Brewery Hill
171	01747 07135	MWS11236	Former Bakery, now a house with a shopfront, dating to the early 19th century at 5 Maltravers Street
172	01695 07056	MWS11133	House dating to the early 19th century at 6 Baker's Arms Hill
173	01807 07154	MWS11294	House dating to the early 19th century at 65 High Street
174	01803 07158	MWS11432	Early 19th century house at 1 Maltravers

No	NGR (TQ)	HER ref	Description
			Street and No. 67 High Street.
175	01672 07119	MWS11426	House dating to the early 19th century 22 Maltravers Street
176	01919 07070	MWS9722	Early 19th century shop at 13 and 15 High Street, Arundel
177	01858 07098	MWS11433	Early 19th century house at Nos 1-3 Tarrant Street and No 49 High Street,
178	02015 07002	MWS10170	Early 19th century terrace cottage at 20A Queen Street
179	02016 07008	MWS10171	Early 19th century terrace cottage at 22 Queen Street
180	02021 07012	MWS10172	Early 19th century terrace cottage at 24 Queen Street
181	01668 06991	MWS10298	Early 19th century building with projecting shop fronts at 55, 55a and 57 Tarrant Street.
182	01701 07098	MWS11239	Terraced House dating to the early 19th century at 17 Maltravers Street
183	01698 07095	MWS11240	Terraced House dating to the early 19th century at 19 Maltravers Street
184	01694 07092	MWS11241	Terraced House dating to the early 19th century at 21 Maltravers Street
185	01791 06981	MWS12438	The Antique Market, 5 River Road. A former warehouse, built in the early 19th century.
186	01650 07176	MWS12496	Tower House, a former Vicarage, built between 1785 and 1823.
187	01772 07142	MWS12498	Arundel Town Hall, built by the 12th Duke of Norfolk between 1833 and 1838.
188	01737 06938	MWS12508	Early 19th century warehouse on River Road belonging to the Arun River Board,
189	01914 07093	MWS11216	House with a shopfront dating to the mid 19th century at 10 High Street
190	01870 07133	MWS11123	House dating to the mid 19th century at 24 High Street
191	01788 07173	MWS11154	Terraced house dating to the mid 19th century at 69 High Street
192	01779 07167	MWS9735	Mid 19th century terraced houses with the first floor jettied at 2 and 4 Maltravers Street
193	01714 06997	MWS12463	19th century brewery at Brewery Hill
194	01890 07035	MWS11075	Mid 19th century public house at The Swan, 27 High Street,
195	01888 07043	MWS11076	Mid 19th century Shop at 29 High Street
196	01776 07073	MWS12479	Victoria Institute working men's club, formerly the Arundel Savings Bank, built in the Mid 19th century
197	01899 07111	MWS11121	House and shop dated to 1890 (dated rainwater head) at 18 High Street
198	01893 07115	MWS11122	House and shop dated to 1890 (dated

No	NGR (TQ)	HER ref	Description
			rainwater head) at 20 High Street
199	01945 07064	MWS11212	House with the first floor timber framed built in 1895 at 2 High Street
200	01940 07071	MWS11213	House with the first floor timber framed built in 1895 at 4 High Street
201	01933 07080	MWS11214	House with the first floor timber framed built in 1895 at 6 High Street
202	01919 07090	MWS11215	House with the first floor timber framed built in 1895 at 8 High Street
203	01675 07021	MWS11430	Furniture repository, built c. 1880, later converted to offices and a restaurant, at The Arundel Emporium, No. 18 Tarrant Street
204	01773 07037	MWS12478	The Union Church, formerly a Congregational Chapel, built between 1836 and 1838.
205	01872 07087	MWS11290	House and shop dating to the 19th century at 43 High Street
206	01842 07120	MWS11292	Newspaper Office built at the turn of the 20th century.
207	01756 07233	MWS12497	Tower Gate and castle walls, Arundel Castle, built in 1850.
208	01988 07126	MWS11342	The Bridge Gates to Arundel Castle built in the mid 19th century.
209	01860 06984	MWS12509	18th century warehouse at Surrey Wharf
210	01634 07201	MWS11362	Limestone pavement leading to the churchyard of St Nicholas Church, Arundel
211	01635 07216	MWS11364	The Gateway to the Church of St Nicholas, Arundel. 19th century
212	01645 07200	MWS11363	South and West Walls of the Churchyard of the Church of St Nicholas, Arundel. 19th century
213	01619 07217	MWS11365	Walls of the Churchyard of St Nicholas Church, immediately flanking the gateway. 19th century
214	01621 07071	MWS11443	Raised Pavement in front of Nos. 32 to 38 Maltravers Street, Arundel, dating to the mid 19th century.
215	01671 07098	MWS11463	Raised Pavement in front of Nos 20 to 38 Maltravers Street, Arundel. 19th century
216	01883 07094	MWS11305	2 Streetlamps flanking the War Memorial, Arundel
217	01708 07039	MWS11438	Octagonal, tapering cast iron posts with shallow conical caps, erected at either end of Bakers Arms Hill in 1819
218	01944 07024	MWS12415	Iron Streetlamp on the south side of the High Street, near to Queen Street.
219	01739 07057	MWS11473	South Garden Wall to Nos 13 and 15 Maltravers Street, Arundel.
220	01686 07014	MWS12501	Late 18th century wall between Nos 49

No	NGR (TQ)	HER ref	Description
			and 51 Tarrant Street,
221	01864 06997	MWS12502	Wall situated along River Road, Arundel
222	01745 06980	MWS12504	19th century wall to No. 3 Brewery Hill, Arundel
223	01633 07184	MWS11341	Gatepiers to the West of No 1 London Road, Arundel, built in the early 19th century.
224	01654 07189	MWS11465	Purbeck stone retaining wall to a raised pavement built in the 19th century.
225	02009 07068	MWS12436	Stone Tables outside of St Nicholas Hall, Mill Road, dated to approximately 1831.
226	01710 07185	MWS12503	19th century wall of Tower House, London Road,
227	01724 07141	MWS12505	19th century garden wall to No. 14 Maltravers Street
228	01886 07094	MWS9027	War memorial dedicated to the two World Wars, situated in Arundel High Street
229	01971 07071	MWS11382	K6 Telephone Kiosk, Mill Road, Arundel, built in 1935
230	01826 07081	MWS10300	17th century timber framed building at 13 Tarrant Street
231	01859 07143	MWS11431	House and shop dating to the late 16th or early 17th century at 28 High Street
232	01730 07123	MWS11237	House dating to the late 18th century.at 11 Maltravers Street
233	01832 07128	MWS11425	Late 18th century Town House, converted into the National Westminster Bank. High Street
234	01697 07134	MWS9746	Early 19th century house, the site of the former Theatre in Arundel, at 18 Maltravers Street
235	020 070	MWS2691	Palaeolithic implements found at Arundel, including at least three handaxes.
236	01659 07312	MWS2689	Historic Town of Arundel, in existence by time of Domesday survey in 1086.
237	0197 0708	MWS3515	Medieval town defences of Arundel, comprising two lines of defences on north and western sides of the town; the eastern and southern sides being defended by marsh and river.
238	0075 0930	MWS6561	Arundel to Whiteways Cross turnpike
239	01959 06902	MWS14176	Site of 18th and 19th century Swallow Brewery, Queen Street.
240	019 073	MWS7582	WWII Infantry Post
241	01956 07063	MWS9028	War Memorial dedicated to the First World War
242	0183 0710	MWS6739	Five cut features revealed during evaluation to rear of 51 High Street/Tarrant Street: square/rectangular pit with 13th century fill, two 14th century pits, probable medieval cut feature,

No	NGR (TQ)	HER ref	Description
			and remains of infilled post-medieval cellar wall.
243	01736 07062	MWS6740	Archaeological evaluation adjacent to Victoria Institute, Tarrant Street. Revealed small feature with 13-14th century artefacts - also some late medieval and early post-medieval pottery
244	0197 0709	MWS4221	Small excavation at Blackfriars to determine whether further walls of the south ranges could be located. Much of the area was disturbed by tree roots, some medieval pottery and some building material was recovered but there was no evidence for further buildings
245	0175 0700	MWS4362	Six trenches excavated at NGR TQ 0175 0700 at Ninevah Shipyard in 1992 in order to assess the archaeological potential of the site. The site was covered with modern concrete and hardcore, and all the layers up to 1.6m down contained post medieval or modern brick
246	01786 07039	MWS7065	Two trenches were excavated at at Ninevah House, prior to building works. All the deposits excavated were of a recent date, and showed that the ground level has risen at least 1m in the last 200 years (approx.).
247	01922 07006	MWS4360	Large test pit excavated behind the post-medieval quayside wall, which corroborates documentary evidence for 19th century rebuilding.
248	01805 07029	MWS9505	Watching brief at Crown Yard, recorded 1m of modern made ground across the site.
249	0190 0702	MWS6524	Human Bones found at the Old Bus Station, Arundel in the late 1980s.
250	0181 0740	MWS6372	Archaeological Evaluation at Arundel Castle, North Bailey. No archaeological features were found.
251	01805 07029	EWS1131	Watching Brief at Site of Crown Yard. Modern made ground only
252	0197 0709	EWS1056	Geophysical Survey at Dominican Friary Ruins identified evidence for archaeological remains although they also indicated disturbance.
253	(SU) 8627 1286	EWS1762	Secrets of the High Woods Project, Historic England National Mapping Programme
254	0187 0708	EWS1012	Historic Building Survey at 41 High Street,

Appendix 2: List Entry Description

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353740

Date first listed: 26-Mar-1949

Location

Statutory Address: 30-34, HIGH STREET

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

County: West Sussex

District: Arun (District Authority)

Parish: Arundel

National Grid Reference: TQ 01851 07151

Details

1. 5401 HIGH STREET (East Side) ----- Nos 30 to 34 (even) TQ 0107 1/24 26.3.49.
II GV

2. Mid C18. Former George Inn. Red brick, with chaining of grey headers between window ranges. Rusticated quoins of brick up to cornice level. Moulded brick cornice above 1st floor. Rubbed brick voussoirs on 1st floor. Pitched tile roof, masked by parapet with ashlar coping. Red brick chimneys. 3 storeys. 5 bays, of which centre 3 break forward. 2 flanking bays have Venetian windows with double hung sashes and glazing bars on 1st floor. All other windows are double-hung sashes with glazing bars, those on 2nd floor segment-headed, although 2 on 2nd floor have been filled in. All 3 houses have shopfronts inserted on ground floor. No 30 has a segmental bay on either side of the door, and dentilled cornice above glazed double doorway with semi-circular fanlight. No 32 has 1 oblong bay window with glazing bars, 1 door with oblong fanlight, and moulded cornice over both. No 34 has an oblong bay window with renewed glazing bars on either side of panelled double doors, top 3/4 glazed, with marginal glazing bars. Moulded entablature over all, with fret pattern on frieze. In the C18 The George Inn belonged to the Duke of Norfolk and was the political centre of the local Whig party, until superseded by the Norfolk Arms in 1783-5.

Nos 18 to 34 (even) with the Castle Walls and Town Gates form a group.

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

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