



Proposed Renovation

of

**44 Tarrant Street • Arundel
West Sussex • BN18 9DN**

Heritage Statement

August 2018

HERITAGE STATEMENT

44 TARRANT STREET, ARUNDEL

Introduction

44 Tarrant Street is a late 18th Century Grade II Listed Building located in the historic centre of Arundel, in West Sussex. The site forms part of a terrace of red brick houses on the North side of Tarrant Street-towards the West end of the street in a what is now a mainly residential area. Historical records indicate that during the 1950`s and 1960`s No 44 was sub-divided into three flats. It was subsequently purchased in 1969 and occupied by the same owner until its sale in 2017. By the end of this period the property had fallen into a considerable state of disrepair. The present owners -Mr and Mrs Field purchased the property with the intention of carefully restoring its historic fabric and returning it to its original status as a single dwelling.

This application has been the subject of a pre- application enquiry to Arun District Council ref. PAA/99/18 which sought the advice of the local authority with regards to previously carried out unauthorized internal works as well as for internal works to repair the historic fabric of the building as well as the enhancement of its notable architectural features.

1.00 An Assessment of the Heritage Significance

1.01 The Formation of the Town of Arundel

There are traces of early Roman development in Arundel, however it developed mainly as a Saxon town referred to in the Domesday Book in 1086, by which time Arundel had become a thriving market town and port, with a population of a few hundred. In 1243 Arundel Castle came to be owned by the Fitzalan Family and then at the end of the 16th century the castle and Earldom was passed to the Duke of Norfolk. The Norfolk Estate was a prominent employer for many centuries not just within the town but the surrounding villages as well. During this time the town developed as a busy port with docks and wharves built along the river bank as well as a key market centre for the Arun valley.

During the English Civil War Arundel Castle changed hands three times and at the end of the war it was severely damaged and reduced to a ruin. In 1787 its re-building was begun by Charles Howard 11th Duke of Norfolk and then re-structuring was again undertaken following a visit by Queen Victoria in 1846. This was masterminded by Henry Fitzalan Howard 14th Duke and completed by his son Henry Fitzalan Howard 15th Duke in 1900.

Between the Civil War and the late 18th century Arundel was in a relatively poor state. However it began to flourish again in the early 19th century -still as a busy market town and port with two breweries and a timber trade. Arundel Station was constructed in 1863. Gaslight was first seen in the town in 1838, the new Catholic Cathedral was commissioned in 1868. The town grew considerably throughout the 19th century until by 1901 it had a population of over 3000. Today the population is 3650.

1.02 Street Description

Tarrant Street lies within the Arundel Conservation Area which in total covers 500 buildings -many

of which are listed and many others of which are of historical or architectural interest.

A tithe map of c.1785 shows it known as Lower Lane and running parallel with Market Street which became Maltravers Street to the North and with the line of the River Arun to the South. The architectural characteristics of Tarrant are richly varied and range from the 16th century timber framed building which turns the corner from the High Street to the building on the corner of School Lane which is shown on the tithe map as Newburgh Arms Inn with stables, yard and garden owned by George Constable and occupied in the 1840s by James Holmes Hopkins.

In between there are many notable buildings including the Old Candle Factory in Tarrant Square; the 19th century printing works which housed the West Sussex Gazette and South of England Advertiser; the Victoria Institute a stuccoed classical building built in 1846 and the three storey furniture depository built by Charles Sparks in in the 1830s.

Listed dwellings include Walker House a three storey terraced house built in the late 18th century; Avola House an imposing detached house with a parapet roof and south facing terraced garden also of the late 18th century and Tarrant House at No 42 a red brick two storey house with noticeable ground floor porch with Tuscan pilasters and 6-panelled door which records show was owned and occupied by Robert Watkins who became the Duke of Norfolk's agent.

The terrace of three storied red brick houses which includes No 44 are believed to have been built between 1785 and 1788 and are of significant quality compared with many of the more humble two storey cottages which were built in the town at this time largely of flint or beach cobbles with brick dressings.

1.03 No 44,Tarrant Street-Listing Status

Name: Railings to No. 44
List Entry Number: 1248470
Location: 44, Tarrant Street, Railings to No. 44.
County: West Sussex
District: Arun
District Type: District Authority
Parish: Arundel
National Park: Not applicable to this List entry
Grade: II
Date first listed: 26th March 1949
Date of most recent amendment: Not applicable to this List entry

Legacy System Information

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

Legacy System: LBS.
UID: 430084

Asset Groupings

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

Details: 1. 5401 TARRANT STREET (North Side). 26.3.49. No 44. - Railings to No 44. TQ 0107 1/65

2. Late C18. Red brick. Nodular flint on north side. Pitched slate roof. Rendered chimney. 3 storeys and basement with area. Brick modillion eaves cornice. 2 double-hung sash windows with glazing bars on 1st and 2nd floors, 1 on ground floor, and 1 casement with glazing bars in basement. 6-panelled door (top 4 panels fielded) and semi-circular fanlight in panelled reveals. Doorway framed by plain pilasters supporting fluted frieze and pediment. Iron railings with fleur-de-lys finials around basement.

Nos 36 to 64 (even) and Nos 70 to 74 (even) form a group with Nos 83, 85 and 91 to 101 (odd).

Listing NGR: TQ0159106963

National Grid Reference: TQ 01593 06962.¹

1.04 The Historical Development of the Dwelling

The below history of occupants shows that the dwelling has gone through many phases; it was built as a single dwelling and was later divided into three units with separate tenants on Ground, First and Second Floors.

History of Occupants (according to deeds)

A Local Historian, Mark Philips, records that in 1841 a Mr George Balchin lived at 44 Tarrant Street Mr George Balchin is mentioned as Town Clerk in 1845 and as Town Clerk and County Court in 1851.

Owner Robert Batcheler Garwood (deceased 13th March 1899)

Conveyance dated 14th May 1926

Mrs Helena Bulbeck wife of George Bulbeck (vendor, 40 Lyndhurst Road Hove) to Mr H.A.W. Middleditch (buyer, occupation electrical engineer)

Mr H.A.W. Middleditch (deceased 22nd September 1936, was retired electrical engineer) passed property on to Ada Middleton

Conveyance 31st August 1945

Ada Middleton (deceased 3rd July 1945) represented by executor Lloyds Bank (vendor) to Mrs Dorothy Sirrell (Fairfax Road Teddington)

Conveyance dated 3rd January 1969

Mrs Dorothy Sirrell (vendor) to Mr Nigel Raphe Power (20 Ladbroke Square, London)

Prior to Nigel Power purchasing the house in 1969, it was divided into three dwellings, at the time of sale the only remaining tenant was Mrs Saunders.

Tenants prior to Nigel Power purchasing the house in 1969:

Ground floor: Mrs Saunders

First floor: Miss Clements

Second floor: vacant.²

¹ *Historic England*, Railings to No 44. <https://historicengland.org.uk/listing/the-list/list-entry/1248470> [Accessed 14.05.18]

² Nullens, G. C. (n.d.). *Sussex Arundel Houses 1852 - 1890*. [Retrieved 03 26, 2018] <https://nullens.org/sussex-arundel-houses/part-b-arundel/1852-1890/#.WrkOq0xFzIU>

1.05 Architectural Assets-External Features

The front Georgian brick built façade is largely unaltered and comprises three storeys together with a basement protected by iron railings. The elegant doorway with its fan light framed by pilasters supporting a pediment provides the primary decorative feature and a brick modillion cornice forms the eaves to the slate roof. The ground floor original 6 over 6 front sliding sash window has been replaced with a Victorian 2 over 2 version. There are two 6 over 6 sliding sash windows to the first floor and two 4 over 4 ones to the second floor. A 4 panelled door with strap hinges leads from the basement.

The rear elevation as the functional façade is faced in flint with red brick dressings. The roof cladding has been replaced in tiles. Unlike Nos 46 and 48 where the rear elevations have relatively recently been extended across the width as single storeys -No 44 has an historic 3 storey extension on the East side of the elevation-which has meant that the original rear elevation can be viewed intact. The West elevation of the extended wing has two replacement windows.

A small lead covered porch sits above the simple 6-panelled ground floor back door.

The back door to the basement has vertical planks, battens and braces. This also has strap hinges and an original thumb latch.

The garden rises up the hillside to the North and is approached via brick steps leading from a sheltered courtyard.

1.06 Architectural Assets-Internal Features

a) Staircase

The staircase comprises an elegant open well flight of stairs with a closed string which rises up through the four storeys of the house. The handrail is a simple curved top handrail which has been revealed as hardwood with square stick balusters periodically strengthened with metal sticks. A small opaque skylight is set into the roof with the outline evident of a larger original roof lantern.

b) Internal Doors

The basement door leading to the bottom of the stairs case is a four panelled door as are the doors on the top floor-a typical feature of the more functional spaces. Elsewhere the internal doors are 6-panelled with simple bead mouldings. An interesting feature in the basement is the game larder under the ground floor landing which would have been located for convenience adjacent to the kitchen. This is constructed of open fretwork designed for ventilation purposes and has an original lockcase.

c) Doorcases

These are comprised of an arrangement of simple mouldings with a ovolo profile set around the door opening. Characteristically those to the doors on the ground and first floor are slightly more elaborate than on the second floor with an additional recess framing the opening.

d) Skirting boards; Panelling; Cupboards etc

Skirting boards throughout have the same simple profile but on the ground floor measure 220mm and elsewhere 150mm.

The ground floor windows to the street elevation are fitted with shutters which fold back into the recess within the window reveals and are divided horizontally. In the closed position they can be secured with swivel shutter bars.

The rear ground floor room features an arched recess set within the wall opposite to the fireplace. This is framed with a simple moulding and would have served as a display cupboard at a time when it was popular to show off items of china and glassware.

The opening within the wall dividing the two spaces on the ground floor may well have been fitted with a pair of folding panelled doors although there is no recent evidence of their existence.

The corresponding wall below in the basement features a horizontal sliding sash window-this may well have been relocated from another building and inserted to use for ease of communication between the occupants of the parlour and the kitchen. This type of window is a particularly interesting example of 18th century joinery and not particularly common in Sussex. They were often relatively cheap to make in as much as they did not require the sash cords; weights etc of the vertical sliding windows and were often found in lower ceilinged properties.

On the ground floor there are two panelled cupboards fitted into the recess either side of the fireplace-in the drawing room. There is also a further cupboard on the second floor to the study. These three cupboards would appear to be original .

e) Walling

Internally the walls are timber framed and faced with laths and reeds and finished in hydraulic lime. The reeds would have been an accessible and durable material gathered from the banks of the River Arun. The internal face of the external walls have been more recently finished in softboard. The dividing wall between the kitchen and parlour in the basement is comprised of chalk-again a readily available local material.

f) Flooring

Throughout the ground ,first and second floors elm floorboards of varying widths span timber joists. The basement comprises large flag stones to the front parlour and brickwork to the kitchen.

g) Fireplaces

The only original fireplace surround existing would appear to be the one in the rear ground floor room which is painted hardwood with simple reeded mouldings and circular features to

The corner blocks below the mantel shelf. Subsequently the fire surround has been fitted with a cast iron inset for a gas fire. The intention is that the inset will be replaced with stone in order for the fireplace to revert to an open fire. A brick built fireplace surround is evident in the parlour-this however has fallen into a poor state of repair. Remnants of a corbelled brick fire surround can be found in the kitchen with a copper boiler adjacent which would have been used for washing clothes, dishes and all household cleaning activities requiring hot water. The proposal is for the copper is to be repositioned in the utility room

2.00 Assessment of Impact

2.01 Statement of Impact of the Proposed Works

The purpose of the scheduled programme of renovation is primarily to retain and enhance the original fabric of the building and its fixtures and features. Importantly also is the desire to return the building to its historic purpose as a single dwelling-having been occupied for many years as three apartments. The intention is that once the inherent damage caused by damp ingress and decay has been rectified the longevity of the building as a heritage asset will be secured.

The following items of work are considered **essential** in order to achieve the above criteria:

- a) Repair to the internal wall fabric-to include the removal of the internal lining of the external walls in softboard and wallboard and its replacement for thermal, environmental and aesthetic reasons in “Savolit “ boarding with a facing of hot lime plaster.
- b) Treatment of the existing internal walls as indicated with either an “encasing” layer of “Savolit”thus preserving the original reed and lath walling within or the careful repair and supplementation of the original reed with new reed and lath and in both cases a facing of hot lime plaster.
- c) Essential structural repairs all as described in the accompanying notes produced by Bryceson Shaw Associates ie the replacement of the rotten wall plate at roof level to the rear elevation with a replacement in air dried oak; the introduction of RC lintels to support the basement corbelled fireplace; the replacement of 3 no air dried timber joists to the North West corner of the kitchen; a replacement ceiling to the utility room in air dried oak; the installation of a steel box section in order to facilitate the removal of the central post in the kitchen together with in-situ reinforcing repairs to the cross beam; splicing in of the existing soleplate to the basement passage wall; repair of the cracked brickwork to the rear external wall at basement level using a Helifix system and installation of two further RC lintels to protect both the ground floor front room fireplace and Bedroom 3 second floor fireplace from collapse.
- d) Replacement of the rotten window linings in softwood to the rear ground floor window in the Dining Room to match the original profiles.
- e) Careful reinstatement and repair where necessary of all original joinery features following treatment to internal walling including doorcases; skirting boards; picture rails; internal doors; cupboards etc and redecoration in heritage colours and breathable paint.
- f) Repair of the game cupboard including brick and stone repairs on a like for like basis; removal of the softboard and render and replacement with reed; lath and hot lime plaster; repair of the original lockcase and restoration of the fretwork door.

- g) Rewiring for safety and fire risk purposes -to meet current electrical standards; removal of electrical meters installed for multiple occupancy purposes. Light fittings to be replaced like for like ie downlighters in plasterboard ceilings to be replaced with low energy downlight fittings and original ceilings without light fittings to be retained with freestanding lamps utilized as necessary. Smoke detectors to be installed in specified locations.
- h) Kitchen extractor fan for environmental purposes to be fitted to external rear basement wall with discreet ss grille.
- i) Basement to receive comprehensive damp-proofing treatment in order to halt extensive degradation of existing structure throughout and to enable the basement rooms to be reinstated as habitable spaces. The unusually invasive and detrimental damp problems and their resultant affect on the historic fabric of this building's basement can be largely attributed to the fact that a number of the neighbouring properties have been tanked over the years with the effect that the re-directed ground water has found its way through to the weakest point ie the building without barrier treatment. Unfortunately this implies that the usual historic means of dealing with damp penetration in this instance will prove futile. The approach to be adopted is one therefore which will allow the external appearance of the property to remain and for any penetrating damp to be dealt with internally whilst retaining the aesthetic of the internal appearance. Original floor coverings ie stone flags and brick paviors are to be carefully taken up; recorded and relaid upon installation of the proprietary damp proof-membrane. Patched in areas of cement between the brickwork are to be removed and historic brick paviors to match are to be pieced in.
- j) Existing basement chalk walling to be limewashed to prevent further flaking.
- k) External walling -localised repointing to the lime mortar to flintwork and brickwork.
- l) Careful overhaul of the original sliding sash windows and repair as necessary of the existing weights; sash cords and ironmongery etc.
- m) Removal of existing replacement machined tiles to rear roof elevation to be replaced in natural Welsh slate to match existing front elevation roof and all rainwater goods overhauled and renewed as necessary in cast iron.
- n) Reinstatement of small lead covered canopy porch to match existing.

2.02 Proposed Mitigation Strategy

As previously stated- with the objective in mind of enhancing and restoring the original heritage asset and furthermore in observation of the comments made by Mr Martyn Whyte the Conservation Officer the following mitigating proposals are detailed:

- a) Re-instatement of the central skylight to the staircase well in order to enhance with natural light -the staircase -one of the key and intact historical features of the property.
- b) Replacement of 2 no modern fixed casement windows to the West elevation with sliding sash windows as well as the glazed door and side light to the pantry lobby with a more sympathetic window arrangement. The replacement of the Victorian sliding sash window to the ground floor street elevation to match exactly the corresponding rear elevation window with an 8 over 8 arrangement. Reinstatement of the top floor front elevation lower sash window like for like. Replacement of existing fixed casement window to rear basement with opening casement window.

- c) The replacement of the boarded basement roof to the proposed external wc with a traditional wood cored lead roll roof.
- d) The removal of areas of previously reinstated “Savolit” board to the internal walls and repair of the existing reed and lath timber framed walls in identical materials.
- e) To remove the recently applied studwork partitioning to the bathrooms in order to reveal the original curved wall of the staircase.
- f) Opening up of all original fireplaces where feasible and the installation of surrounds sympathetic to the design of the original ground floor fireplace surround.
- g) External enhancements to include the replacement of modern brickwork treads to the external steps in hand made clay paviors; replacement of stone/brick paviors and upvc drainage channels with handmade clay brick paviors and concealed ss slot drainage channels; replacement bespoke metal handrails and balustrading to external steps for aesthetic and safety purposes. Replacement of modern timber decking to upper garden level in bespoke metalwork.
- h) Removal of modern radiators and installation of traditional radiators.
- i) Reinstatement of a bespoke kitchen and utility space with handmade cabinetry and surface mounted copper plumbing.
- j) Repair of existing elm floor boards.

3.00 Justification and Heritage Benefits

3.01 Observations and Records

As described at the beginning of this statement the life span of 44,Tarrant Street spans significant changes in the social, commercial and architectural history of Arundel.

An extensive measured survey of the property has been carried out in order to provide an accurate record of the building and its garden .The existing fixtures and fittings have also been examined and recorded.

3.02 Essential Repairs

The proposed programme of renovation work will not only protect the fabric of the building from further and inevitable degradation but also ensure its longevity for the benefit of future generations. The schedule of essential repairs has been carefully defined and wherever possible traditional construction materials have been specified .However where degradation of the existing fabric has been excessive the decision has been taken to implement the remedial work using modern materials in order to avoid the necessity of reconstructing sections of the building.

3.03 Minimised Intervention and Mitigation

It should be noted that no there are no proposed changes to the historic footprint of the property and that changes made to the internal arrangement of rooms are designed to reflect the historic plan form.

The mitigation proposals are extensive and are proposed in the light of detailed research and consultation with the Conservation Officer.

4.00 Appendices

4.01 Schedule of Specified Material

a)Walling

To be Hot Lime Plaster (pre mixed) applied to:

- Woodwool boards (Savolit) applied to inner face of external masonry
- Woodwool boards (Savolit) encasing original reed and lath
- Replacement/repaired reed and lath

b)Wall Finishes

To be traditional breathable paint ie Farrow and Ball or similar applied to plastered finishes and traditional limewash to masonry finishes.

c)Damp Treatment

To be Type 3 Drained system by Newton Waterproofing.

Victoria Holland RIBA
August 2018