

The Old Bakehouse
High Street, Tarring, BN14 7NN

Design, Access & Heritage Statement - RevC

The Old Bakehouse
2 High Street, Tarring, BN14 7NN

Historic England - Official List Entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1250308
Date first listed: 21-May-1976
List Entry Name: 2 and 4, High Street
Statutory Address 1: 2 and 4, High Street
Location Statutory Address: 2 and 4, High Street
The building/site itself may lie within the boundary of more than one authority.
County: West Sussex
District: Worthing (District Authority)
Parish: Non Civil Parish
National Grid Reference: TQ 13235 04048

Details:
HIGH STREET 1. 5406 (East Side) West Tarring Nos 2 and 4 TQ 1304 SW 15/195 II GV 2. At the mouth of High Street abutting Parsonage Row at the north end, and comprising 3 cottages, the right-hand one being a Post Office, the 2 others probably formerly shops. C17 or C18 timber frame, much modified. 2 storeys. Steepish tiled roof with small gable in centre and 2 tall chimneys at south end. 3 windows in all, the upper centre and right hand ones being sashes with glazing bars. The right-hand cottage is faced with brick (painted) and has projecting eaves. The other 2 have a coved jetty to the upper storey, which is tile-hung. The south is tile-hung to the gable, otherwise rough-cast. It has 2 small casements above, one modern window at left side below.

Nos 2 to 16 (even) and Nos 20 to 32 (even) form a group.



Wider Context:
In the C10th Tarring was given by King Athelstan of England to the archbishops of Canterbury and listed in the Domesday book in 1086 as terringes. It is believed to have been visited by Thomas A'Becket, the martyred archbishop, in the 12th century as well as by St Richard of Chichester, patron saint of Sussex, in the 13th century.

Buildings dating back to the C13th include the Old Palace and the Parish Church of St Andrews.

Known for its warm climate and fertile soils, historically Worthing was a centre for market gardening. West Tarring was famed in particular for its Fig garden which are known to have existed in 1745 (although local tradition suggests that they may have been originally planted much longer ago in the days of the Archbishop Thomas Becket (1120 to 1170)). This garden survived for nearly 250 years but most of it was destroyed in the late 20th century.

Today the remains of the ancient gardens are spread across the rear of Bishop's Garth, South Street, Tarring, a Grade II listed building and 1 & 2 The Fig Garden, Bishop's Close. On one day of the year (July) residents are obliged by law to open up the gardens for free to members of the public.

Proposals:
As part of the application, the proposals include the sensitive re-instatement of some original detailing with the removal of the modern, suspended ceiling installations, and uncovering of a boxed-in bannister detail at ground floor level.

Elsewhere, there will be some small adjustments to recent, modern partitioning with all original partitions, wall and ceiling treatments remaining as existing.

Non-invasive works to floor finishes and materials are to reflect the current, approved installations. Ground floor: Existing terracotta block floor covered with a protective membrane and 50 mm of standard mortar/sharp-sand screed. The screed is battened out at 400mm centres using a short 25 mm screw and clad over with traditional style 125 mm tongue and groove European redwood floor with distressed finish.

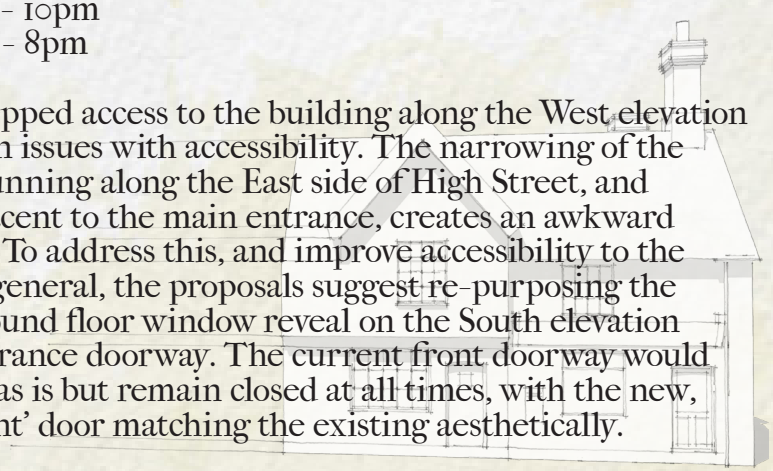
First floor: Existing floorboards over-boarded with 6 mm ply and overclad with tongue and groove vinyl faced plank.

The client has recently engaged with High Street Tarring Residents Association (Mr R. Scott) and proposes the first floor 'Multi-Use Room' could be used for local, community purposes. It would also be used as break-out space for the hair dressers (retained on the first floor) or additional space for patrons (whilst respecting the relevant and associated licensing conditions).

Significant, non-invasive, acoustic treatments have been specified in accordance with Local Authority Environmental Health commentary relating to the application. These measures would be considered alongside reduced opening hours as noted below. External usage hours will be further restricted.

Mon	Closed
Tue	Closed
Wed	10am - 10pm
Thur	10am - 10pm
Fri	10am - 10pm
Sat	10am - 10pm
Sun	12pm - 8pm

Primary, stepped access to the building along the West elevation has long seen issues with accessibility. The narrowing of the pavement running along the East side of High Street, and directly adjacent to the main entrance, creates an awkward pinch point. To address this, and improve accessibility to the building in general, the proposals suggest re-purposing the existing, ground floor window reveal on the South elevation as a new entrance doorway. The current front doorway would be retained as is but remain closed at all times, with the new, stepped 'front' door matching the existing aesthetically.



Signage materials along High Street would remain unchanged (timber detail) with subtle, hand painted lettering to the rendered brickwork columns on the South Elevation denoting 'The Sorting Room'.

The amended proposal for cold storage is now a free standing unit within the adjacent garage (free-standing external fan as shown within the drawing submission), requiring no fixings/ attachment to the existing garage structure and with access unchanged. The current use of the garage is for storage only, with wooden, double door access along Glebe Road, and single door access at the North West corner.

For security and storage, the proposals show a timber fence and gate installation in between 2 High Street and the garage.

Externally, all seating arrangements will be free standing tables, chairs and planting arrangements as approved.

Design Context:
After several years of trading, The Old Bakehouse Tea Rooms, well regarded as a popular meeting place and an asset for both locals and visitors alike, closed its doors for the final time in July 2023.

Having breathed life into the Salvington Village Store (a much valued and Council recognised Asset of Community Value) with The Refreshment Rooms, we are proposing a similar endeavour in the heart of Tarring Village.

Whilst supporting the existing hairdressing services and a new Community Room on the first floor, the old cafe area would become a licensed, social space with locally sourced, cold food platters, balanced with plentiful, non-alcoholic drink options.

Mirroring our efforts at The Refreshment Rooms, we would create a welcoming, inclusive setting whilst being mindful of issues that have blighted many residents over the years, including a zero tolerance approach to street drinking, smoking, and pavement loitering. Music will be restricted to ambient, background entertainment within the proposed, limited opening hours.

Internal works to the Grade II listed property would be minimal. The removal of small quantities of modern suspended tiling would expose original ceilings, with light refurbishment of the flooring and additional, acoustic treatments.

Existing floor build ups have been recorded as follows:

Ground floor: Existing terracotta block floor covered with a protective membrane and 50 mm of standard mortar/sharp-sand screed. The screed is battened out at 400mm centres using a short 25 mm screw and clad over with traditional style 125 mm tongue and groove European redwood floor with distressed finish.

First floor: Existing floorboards over-boarded with 6 mm ply and overclad with tongue and groove vinyl faced plank.

All works undertaken would be overseen and approved by the local authority heritage lead. First floor, Existing floorboards are to be over-boarded with 6 mm ply and clad with new vinyl plank.

The Old Bakehouse would provide seating for a maximum of 60 internal and external covers, facilitating two, landscaped seating areas.

We've shown how a conscientious and responsible approach to running a small, licensed premises can be a tangible benefit to a local community in High Salvington, and we know we can do the same in Tarring.

Chris & Shelley

