

The Heritage Statement

Address of site (including postcode)

The Long House
Nyton Road
Eastergate PO 20 3UP

West Sussex Historic Environment Record

Have you consulted the West Sussex Historic Environment Record, which is identified as the minimum requirement of the National Planning Policy Framework (NPPF)?

☐ Yes ☒ No

If Yes, please attach any correspondence to this Heritage Statement as an Appendix 1 (including the HER Consultation Report)

If no, please provide the reasons why not below

I have taken advice from the chief conservation officer

HERITAGE ASSETS

What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

Please note: This may not just be the building or site itself. There may be an impact on the setting of other nearby or even quite distant heritage assets.

1. Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA)	☒
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

Please identify the names or address of the assets identified above?

Name/address of asset	Heritage Asset Type
The Long House Nyton Road Eastergate	Listed building
	Conservation area

ASSESSMENT OF SIGNIFICANCE

What is known about the affected heritage asset(s)?

Please describe the history, character and appearance of the heritage assets. As part of this you could provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping etc.

You should also describe the development site, and its relationship to its surroundings. For example, the building's position in the street-scene, or the potential for archaeological interest which may extend beyond a scheduled monument.

You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available as a starting point. Please do not just copy and paste the listing description!

Please include / attach any research material as an addendum to this Statement.

None

What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe what is important about the assets previously identified (otherwise referred to as the significance of the heritage assets), including their setting (and any below ground archaeology) identified in Section 3. Each asset should be discussed separately.

Listed Building:

The Long House:

The Long House is identified in the listing description as a C18 house of two storeys, with four windows. The elevations are painted brick. Modillion eaves cornice. Tiled roof. Modern porch. This building forms a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1 - 3 Malthouse Cottages in Church Lane Eastergate. The house is of

Architectural/historical significance

Conservation Area

Eastergate Square:

The Eastergate Square conservation area is somewhat urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction. An important feature is the war memorial which sits in the centre of the conservation area and acts as a focal point. In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of these Conservation Areas. Whilst a busy road runs through the conservation area, it retains a semi-rural character. It is thought that the conservation area is of architectural and historic significance.

What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☒
West Sussex Record Office	☐
Map regression (historic maps)	☐
Historic England sources	☐
Museum or Library (please provide details)	☐
Other (please state)	☐

Please include/attach any research material as an appendix to this statement.

PROPOSED WORKS

Please state the type of proposal e.g. extension to a listed building, internal alterations, new structure in the grounds such as a garage.

The proposal is to replace the tiles on the roof as they are no longer suitable for the listed building, having been damaged though the use of foam insulation on the underside.

We also intend to remove a small dormer on the rear elevation and replace with a conservation style 118mmx78mm rooflight and to add a further identical rooflight

Please list all of the works proposed e.g. replacement windows, removal of

internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Please see above. No other works are proposed

What is the justification for the works?

It is proposed to replace tiles that have been harmed by a previous occupier and require replacement since the f.

The loss of the dormer and its replacement with a rooflight will not harm historic fabric; and will return the rear elevation of the building to a more appropriate appearance. The additional rooflight will provide balance, and also ventilation which may enable air conditioning cooling the south facing bedroom to be removed. Overall, it is thought that the proposals will have a positive impact upon the listed building, and a neutral impact upon the conservation area.

How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

Please see above

IMPACT ASSESSMENT

How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) including:

1. The likely impact of the proposed works on the significance of the buildings and/or its setting.
2. The scale and nature of any harm that would be caused to the significance of the building.

3. Any potential heritage benefits, including proposals which enhance or better reveal the significance of the buildings.

Please see above

Mitigation

If harm has been identified as a result of the proposals, what steps have been taken to mitigate it?

This won't always be necessary, particularly if the works are solely to repair or restore a heritage asset. But if some degree of harm has been identified you will need to explain what steps have been taken to avoid, minimise the harm. For example, is the intervention the minimum necessary? Are the works reversible? How has new work been designed to complement or harmonise with the existing? If any feature is to be lost or hidden, will it be recorded?

No harm has been identified

Contact details:

