

Heritage Statement

Address of site (including postcode)

Church House
Arundel Road
Angmering
West Sussex
BN16 4JS

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

Proposed works will not impact known heritage assets with the exception of the property. A planning application is not required.

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
Church House, Arundel Road, BN16 4JS	LB, CA

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.

Church House is a Grade II listed property. The older part of Church House is square/oblong in shape, being slightly wider than it is deep. It is believed to date from around 1700. It would appear the west half was built first and the rear east part following soon after. The property has been altered and extended since, most notably a two storey extension built around 1925.

The front faces west on to Arundel Road and the plot has return north frontage to Lansdowne Road. The property is within the Angmering conservation area.

There are many features of interest, in particular the front elevation which is brick faced with most bricks being laid alternate stretcher/header. The majority of the header bricks have a grey salt glaze finish.

A retaining boundary wall made of flint exists on the Northern boundary, part of the West boundary and the rear garden.

The windows are timber framed and single glazed. Most windows are sash style with the main front elevation being replacement Victorian style. The rear sashes are original Georgian small pane sashes.

Formal listing description:

TQ 0604 ANGMERING ARUNDEL ROAD 25/65 (east side)

GV Church House

II

C18. Two storeys. Three windows. Red brick and grey headers. Slate roof. Glazing bars missing. Doorway with pilasters, projecting cornice and rectangular fanlight.

Listing NGR: TQ0674604421

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.

The property is of 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.

Replacement of windows front elevation and rebuild of a section of boundary flint wall.

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.

- 1) Removal of 5 sash windows on the front elevation and replacement with joiner made like for like timber replacements using 4mm glass fixed with putty.
- 2) Take down and rebuild a portion of flint boundary wall that is roadside to straighten and ensure structural integrity using lime mortar and reusing flints. Reinstating patress plate.

What is the justification for the works?

All proposed works are required for the purposes of repair:

- 1) The timbers of the sash window are significantly decayed and repair is not worthwhile. The windows have very limited historic material and no historic glazing.
- 2) The section of boundary wall leans by more than 1/3 of its thickness and mortar joints are worn, eroded and losing adhesion.

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.

The proposed works are limited to those that are required to maintain the property's structural integrity.

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.

To ensure and maintain the structural integrity of the property. The proposed changes will use like-for-like materials and therefore will not significantly impact the appearance of the property.

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?

Not applicable.

Contact details:

West Sussex Historic Environment Record

<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

Historic England

www.historicengland.org.uk

Arun District Council Planning Department

Website: <http://www.arun.gov.uk/planning>

