

Former Chandlers Accident Repair Centre, High Street / Water Lane, Angmering, BN16 4ED

National Grid Reference TQ 0692 0442

Heritage Statement for a Proposed Retirement Living and Commercial Development by McCarthy & Stone



Figure 1: View looking south down Water Lane with buildings of the south former Chandlers garage prominent in the street scene. Eachways and the Lamb Inn (both Grade II listed buildings) are to the right of the garage.

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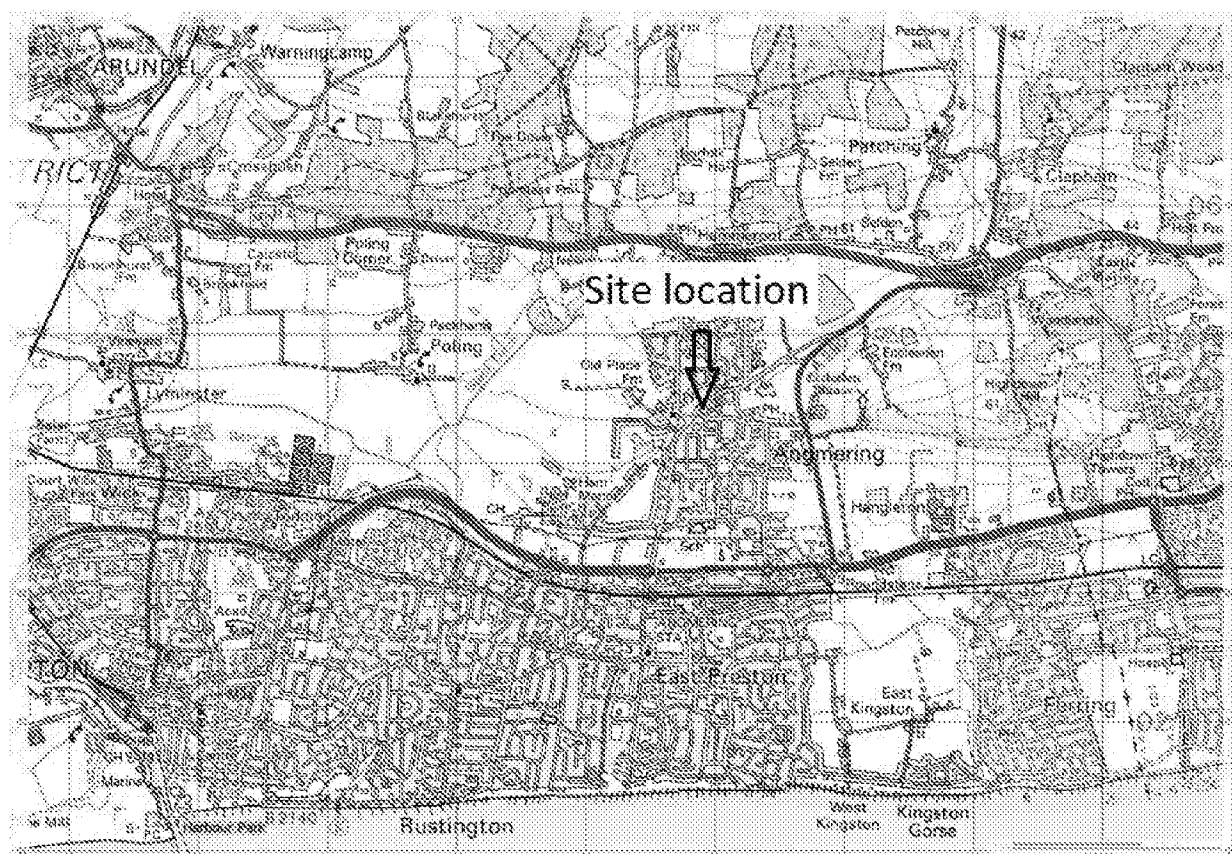


Figure 2: Location map with the proposed development site in Angmering arrowed (see also Figures 3-4). Ordnance Survey data Crown Copyright 2021. All rights reserved. Licence number 100051221.

Executive summary

McCarthy & Stone plan to build a mixed retirement living and commercial development on the former Chandlers Accident Repair Centre in Angmering. The site has frontages onto the village High Street and Water Lane, which runs north-east from it. The main access is off Water Lane, with two secondary ones on High Street – one a historic alleyway/lane, the other of recent origin. The garage closed a few years ago, and the site has been vacant since then. This former commercial operation has no prospect of revival, and a new use for the property must be found. It occupies an important location in the village centre, which cannot be left vacant. Its condition is deteriorating steadily, and is already an eyesore. A mixed residential and commercial development provides continuity with the site's previous usage on the Water Lane frontage, while also providing valuable retirement living accommodation in the core of the site with its primary aspect being towards the High Street (although most of the apartments would be situated in the core of the substantial curtilage, behind and hidden from the street). McCarthy & Stone has commissioned this Heritage Statement as supporting documentation for a planning application to Arun District Council, the local planning authority. The report assesses the historic development of the site and its surroundings through history, especially from the 19th century to the present day, in section 2. Section 3 assesses the significance of the former garage site and nearby heritage assets (designated or otherwise). Section 4 examines the potential impact of the proposed development on those assets.

The historical analysis in section 2 shows that the former garage site previously contained cottages and outbuildings on the High Street and Water Lane frontages from at least 1839 (probably much earlier) and well into the 20th centuries. A small industrial enterprise had been built off Water Lane between World Wars 1 and 2. This would become the Fares Courtledge garage in the 1940s, when the remaining cottages were also demolished. An inferior house which still exists on the High Street frontage was built after World War 2 as part of the garage complex, perhaps during the 1950s.

The Chandlers Garage and Accident Repair Centre closed several years ago. Its buildings stand empty, with security fencing to prevent intrusion and vandalism. Parts of the interior are becoming colonised by vegetation, but it is still very largely given over to hardstanding areas between and around the buildings.

There are no World Heritage Sites in the vicinity of Angmering. Two Scheduled Monuments lie within 2.5km of the village centre, with two Registered Parks c 2.6km and 6km away. No registered battle sites are present anywhere nearby. Angmering contains 29 listed buildings within 250m of the proposal site, or 47 within 500m. They are primarily clustered in the village centre and two roads (High Street and Arundel Road) leading out of it. Only two (Eachways and The Lamb Inn) are directly relevant, with a few on Church Road or along High Street being no more than marginally affected by the development. The rest would be unaffected.

The proposed development will comprise a two-storey apartment block, approximately H-shaped in plan, with a short terrace giving an appropriate residential frontage to High Street. A commercial retail unit extends north-east in a short block along the Water Lane frontage, with a design which is largely domestic in character. All frontages are expressed very well vertically and horizontally, with clear articulation, use of appropriate vernacular design language and materials, and maintenance of appropriate distance/deference to Eachways and the Lamb Inn. The architecture pays full respect to the both the scale and form of the area's residential and commercial heritage, and is predominantly residential in character even in the retail unit. The building is confident in its design, expression and materials. It will far surpass the quality and design of the existing buildings on the site, and will make a positive contribution to the village and its Conservation Area. Appropriate communal facilities such as bin stores, parking and landscaped gardens are also provided.

The design makes excellent use of the topography within and surrounding the site: the ground slopes upwards substantially to the east along High Street, and to the north-east along Water Lane. The later 20th-century houses on Cumberland Crescent (immediately to the north-east of the site), for example, are on rising ground and are set well above the garage site behind a vertical concrete sheet-piled retaining wall. The land also rises somewhat on the opposite side of Water Lane, where the large two-three storey apartment block at 24 Water Lane (opposite Eachways) is a dominant feature in the setting of the site (it also provides precedent in scale, but the KSA scheme eschews this – especially the additional storey and height). The proposed new build has appropriate and contextual frontages to both Water Lane and High Street, but the main block is largely set back from the roads and angled in such a way that it will not be a dominant feature in views into or from within the Conservation Area. The roofscape is kept largely at or below the heights of the surrounding buildings, using the site's topographical advantages to very good effect while providing a viable scale of development. The design is respectful to the village Conservation Area and its listed buildings in plan, elevational form, scale and materials while keeping a modern appearance which therefore does not seek to mimic or provide a pastiche of vernacular architecture (which is dominant in the street scene).

The former garage use of this central site in Angmering verged on being inappropriate for this location. Its current vacant and dilapidated status is a blight on the immediately neighbouring area. Properties on High Street, Water Lane and The Square are adversely affected by this. McCarthy & Stone's proposed mixed-use scheme will provide an appropriate mix of residential and commercial uses to the site. It will re-introduce important former building lines on High Street and Water Lane, emphasizing the locality's domestic scale while adding to the village's business stock. The design is appropriate in form, scale and character, with a good mix of vernacular materials and form. It will enhance the settings of the nearby listed buildings, while also enhancing the village Conservation Area and its setting.

1 Introduction

1.1 Planning context

The former Chandlers Accident Repair Centre occupies an important central position in Angmering, on the north side of High Street at its junction with Water Lane. The High Street frontage is within the Angmering Conservation Area, with the rest of the site lying immediately outside the CA but in its setting. McCarthy & Stone plan to develop retirement apartments in the core of the site and off High Street, with a small convenience store on the Water Lane frontage. The site currently contains the former garage buildings and forecourt, set within wide expanses of concrete and blockwork car parking and hardstanding. There is a modern detached house on the High Street frontage. None of the buildings, or the hard landscaping, have any historical or architectural value. The proposed new development would comprise 33 apartments (20 single-bed and 13 two-bed) in a two-storey block, with the convenience store in the arm of this fronting onto Water Lane. The building would be set within attractive communal landscaped grounds, while 26 residents' parking spaces will be provided along with 12 for the retail facility.

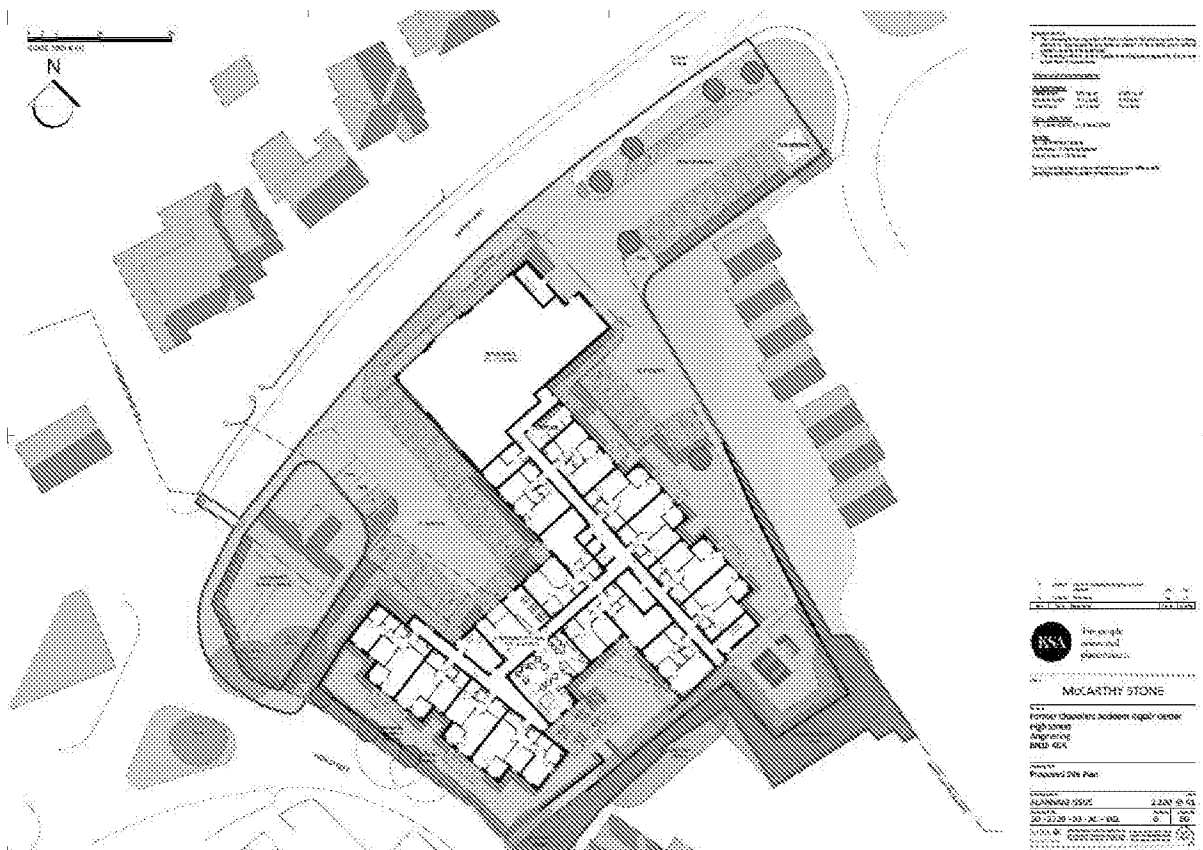


Figure 3: The plan of the proposed development, with Water Lane running across the top of the site. KAS Architects' plan SO-2729-03-AC-102.

The proposed development site does not contain any designated or non-designated heritage assets (except for the part within the village centre Conservation Area). Two Grade II listed buildings are adjacent to the site, with Eachways next door to the north-west and the Lamb Inn diagonally across Water Lane to the west, with a few more along Church Road, The Square and High Street. Housing along the north side of Water Lane was mostly built between World Wars I and II; the crescents off the south side of the Lane date from the 1960s. Both developments are typical of their time, and it is not surprising that they are excluded from the Conservation Area. Nevertheless the site is within the

setting of at least two listed buildings and is partly within the Conservation Area. McCarthy & Stone has therefore commissioned this Heritage Statement as supporting documentation for its planning application to Arun District Council, the local planning authority. The report assesses the historic development of the site and its surroundings through history, especially from the 19th century to the present day, in section 2. Section 3 assesses the significance of the former garage site and nearby heritage assets (designated or otherwise). Section 4 examines the potential impact of the proposed development on those assets.

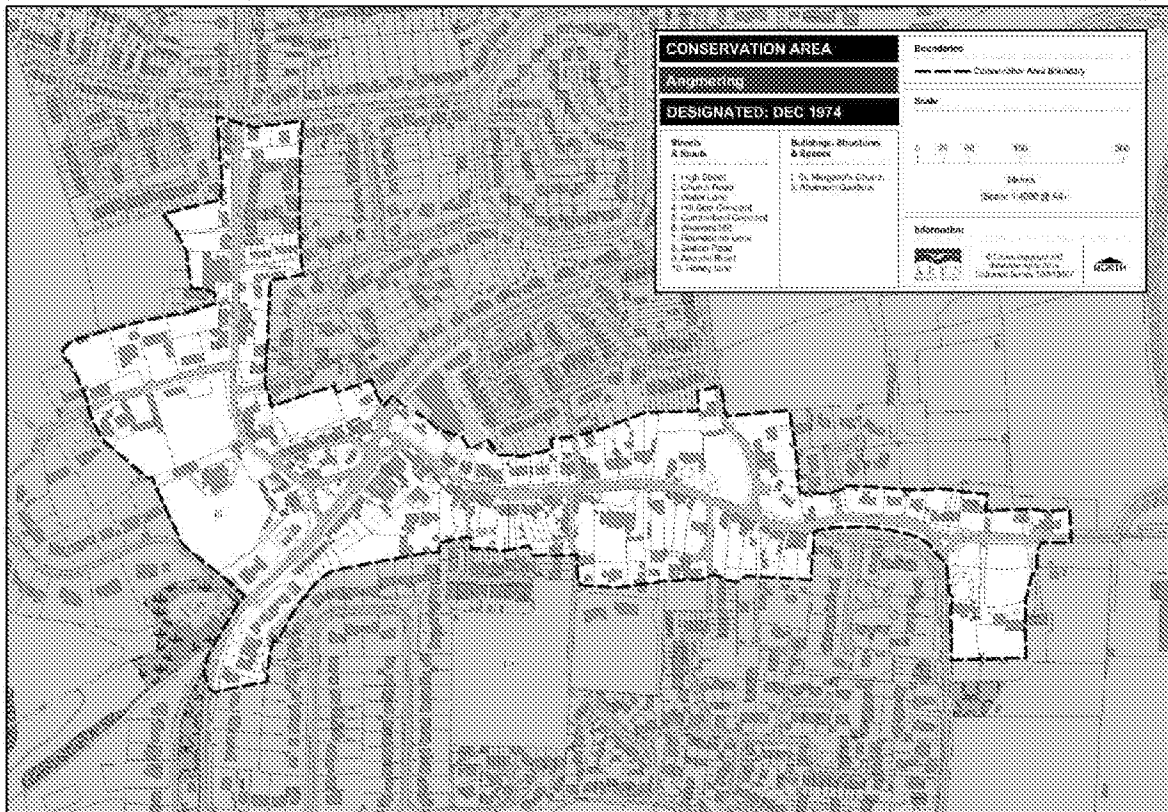


Figure 4: Map showing the extent of the Conservation Area, with the former Chandlers Garage site outlined in yellow.

The Heritage Statement and Desk-based Archaeological Assessment have been prepared in full accordance with the National Planning Policy Framework (NPPF, 2019 revision). Paragraph 189 states that

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.¹

The Arun Local Plan 2011-2031 was adopted Arun District Council on 18 July 2018.² Policy HER SP1 refers to conservation of heritage assets (designated or otherwise) within the local planning context. It reflects the content of the NPPF (2012 and 2018 editions), focussing on the significance of heritage assets and the desirability of conserving (where possible enhancing) them/their setting. Proposed developments which achieve this should be permitted.

¹ This replaced paragraph 128 of the 2012 NPPF.

² [Adopted Local Plan 1 Arun District Council](#)

1.2 Sources and methods of the study

This report addresses the historic character and significance of the former Chandlers Accident Repair Centre site, and its relationship to nearby heritage assets (designated or otherwise). It therefore provides a full Heritage Statement and impact assessment of the proposed development, in accordance with the NPPF and Local Plan. It examines the historic development of the site and its environs. It is not known to have any archaeological potential, and no request for a desk-based archaeological assessment has been made in pre-application consultation with Arun District Council. The report also defines the significances of the site, and the impact that the proposed development might have on nearby heritage assets (including the Conservation Area).

The former garage and its surroundings were visited on 29 September 2020 to examine and assess the historic character and values of the site, its relationship to Angmering generally, and any issues relating to heritage assets nearby (primarily Eachways, the Lamb Inn, and the Conservation Area). The potential for impacts on nearby non-designated but locally important buildings was also covered within the context of the Conservation Area. Photographs used in this report were taken during the site visit unless otherwise stated.

Other research for this report included consultation of various sources such as the National Heritage List, Arun District Council's 2000 Supplementary Planning Guidance on Conservation Areas,³ the Historic England Archive, historic mapping, and published or archival sources such as the 1839 Tithe Award, Censuses, and other historical data. A search of the online Britain from Above collection of early aerial photographs revealed only one image of Angmering, from 10 June 1927, but it is an important one and is included in the report. The Covid-19 crisis has affected research, for example precluding examination of the Historic England aerial photography collection.⁴ This would have been of interest in showing the general development of the site and its surroundings, but this is well attested historically through old maps. These (including the Ordnance Survey editions) were an important source for this report, and a selection of them is used to depict the development history of the site in section 2. Lidar imagery for the site has not been checked, as its surface is completely covered by modern buildings and hardstanding. It therefore has no potential for earthworks or other surface relief features.

The online resource England's Places was also checked: this contains digitised/scanned versions of all the historic photographs formerly housed in 'Red Boxes' at the Historic England Archive.⁵ There are 25 photographs of Angmering, mostly of the Church of St Margaret. The site and its surroundings are not included on any of them. Other online sources of old photographs such as the Frances Frith collection were also checked.⁶ All sources are referenced as necessary in the report.

1.3 Designated heritage assets

There are no World Heritage Sites in the vicinity of Angmering. The Royal Botanical Gardens, Kew is the nearest (National Heritage List ref 1000101), but at more than 70km to the north it is clearly irrelevant to the current study.

³ There is no separate Appraisal or Management Plan for the Angmering Conservation Area.

⁴ The Historic England Archive closed in March 2020 and will not re-open until June 2021 – too late for this study.

⁵ The photographs themselves can now be seen by appointment only, having been removed to full archive storage conditions. <https://historicengland.org.uk/images-books/photos/englands-places/>

⁶ For example, [Click here to return to home page \(photohistory-sussex.co.uk\)](#), [Angmering Village Life - Slideshow of early photos](#) and [Angmering Village Life - Then & Now](#)

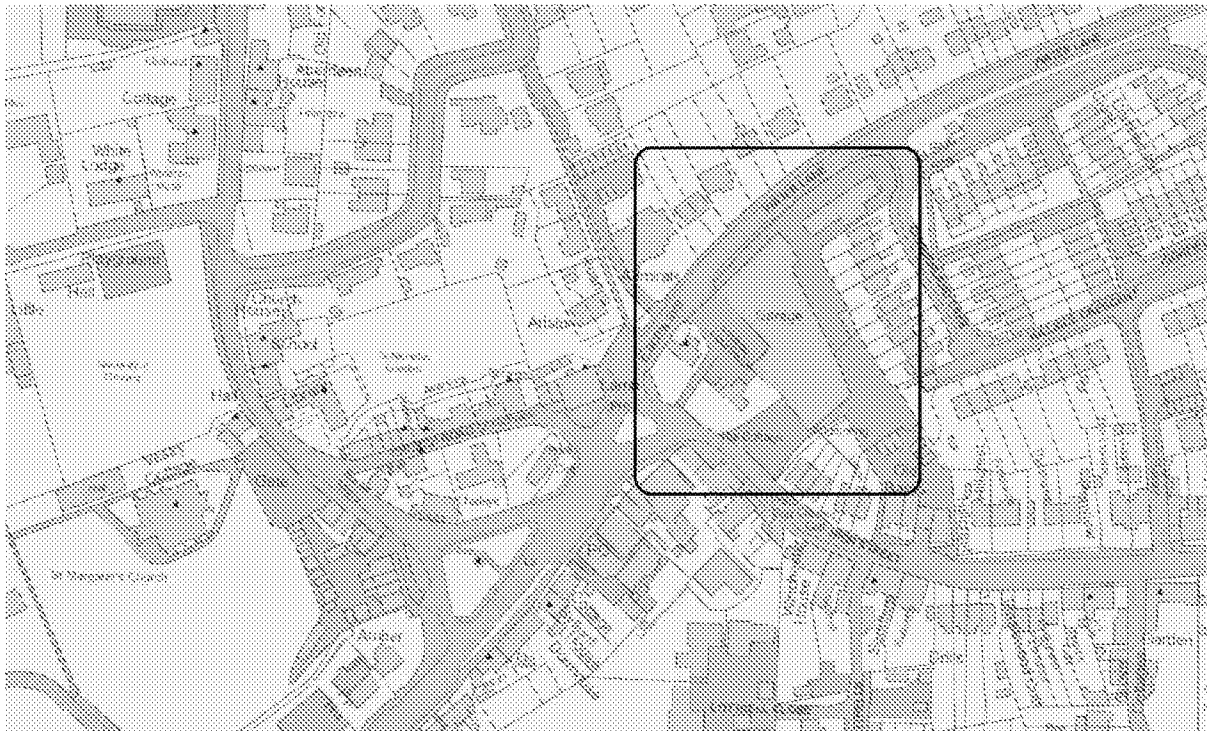


Figure 5: Extract from the National Heritage List mapping for Angmering showing the listed buildings (small blue triangles) within the village centre. The two nearest Scheduled Monuments are off the map, one each to the west and east.

There are only two Scheduled Monuments⁷ in the Vicinity of Angmering. These are a Romano-British villa and traces of Iron Age occupation c 1.5km to the west of the former garage site;⁸ and Highdown Hill Camp, a Ram's Hill-type Bronze Age enclosure, Anglo-Saxon cemetery and associated remains c 2.3km to its east.⁹ The two sites are far enough from the garage that they will not be affected by the proposed development there. The distance and topography also mean that their settings would not be affected by the new building at the site.

Angmering contains 29 listed buildings within 250m of the proposal site, or 47 within 500m. They are primarily clustered in the village centre and two roads (High Street and Arundel Road) leading out of it. Only two (Eachways and The Lamb Inn) are directly relevant, with a few on Church Road or along High Street being no more than marginally affected by the development. The rest would be unaffected. The full list information for the nearest listed buildings is provided in the following table.

Property name	NHL no	Grade, date listed	Summary
Eachways	1027683	II; 20.9.1984	Early C19. Two storeys. Four windows. Faced with square knapped flints with long and short quoins and windows surrounds of white brick. Tiled roof. Glazing bars intact.

⁷ Sites designated under the Ancient Monuments and Archaeological Areas Act 1979 specifically because of their archaeological importance.

⁸ [Romano-British villa and traces of Iron Age occupation 500m WSW of New Barn, Angmering - 1015886 | Historic England](#)

⁹ [Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains, Ferring - 1015877 | Historic England](#)

Property name	NHL no	Grade, date listed	Summary
The Lamb Inn	1027684	II; 20.9.1984	C18. Two storeys and attic. Four windows. Two dormers. Faced with roughcast. Modillion eaves cornice. Mansarded slate roof. Glazing bars intact. Doorway up four steps with iron handrail having rectangular fanlight and flat hood on brackets. Later L-wing to north west.
Conyers St Nicholas	1353839	II; 12.10.1954	L-shaped building with a C18 front, but the back wing (No 9) probably older. Two storeys. Five windows. Stuccoed. the front portion has a mansarded slate roof, the back portion a steeply-pitched hipped tiled roof. Glazing bars intact. Doorway with flat hood over and the date 1585 recently placed over it.
Little Avenings	1232913	II; 20.9.1984	C18. Two storeys. three windows. Painted brick. Tiled roof. Casement windows on first floor, sash windows below with glazing bars. Doorway with flat hood on brackets. The westernmost window-bay is a later addition of higher elevation.
Blaber Cottage	1232936	II; 20.9.1984	C17 or earlier timber-framed cottage, refaced with flint cobbles and brick and dated 1649. Hipped tiled roof. Casement windows. Two storeys. Two windows.
Jade Cottage, Pooks Cottage, St Margaret	1027715	II; 20.9.1984	Range of C18 cottages. Two storeys. Six windows in all. Faced with flints, now painted. Tiled roofs. No 1 has brackets eaves and sash windows with glazing bars. Nos 2-5 have a modillion eaves cornice and casement windows.
Saddlers	1027716	II; 20.9.1984	C18. Two storeys and attic. Three windows. One gable C19 dormer. Faced with flints with brick dressings, quoins and stringcourse, the whole painted. Tiled roof. Glazing bars missing. One C19 bay on ground floor. Doorway with flat hood on brackets at the head of three steps with iron handrail.
War Memorial	1360799	II; 14.6.2002	Angmering War Memorial, situated at the village green at the junctions of Arundel Road and Water Lane, is listed at Grade II for the following principal reasons: Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it made in the conflicts of the C20; * Architectural interest: as an elegant example of a Latin cross of Portland stone in a style that emerged as the recognisable look of remembrance; * Sculptural interest: as a good example of a memorial bearing fine inscriptions by the renowned sculptor, letter carver, typographer and engraver, Eric Gill; * Group value: with Grade-II listed cottages around the village green.

Property name	NHL no	Grade, date listed	Summary
Table 1: Summary data for listed buildings near the Chandlers Garage site.			

Highdown is the nearest site on the Register of Parks and Gardens of Special Historical Interest – c 2.6km to the east. It is Grade II*,¹⁰ and will be unaffected by the proposed development. Arundel Castle¹¹ (also Grade II*) is only other Registered Park nearby, but at c 6km to the north-west of the Water Lane site, it will also be unaffected by the development. There are no Registered Battlefields within 50km.

Arun District Council adopted a Supplementary Planning Guidance report on the Conservation Areas within its boundaries in October 2000 (SPG 11). This states that the Angmering Conservation Area was designated in April 1975 (the current CA map gives December 1974 as the date of adoption – see Figure 4). The boundaries have not changed since the 2000 SPG. The CA is dealt with in a short entry, reproduced here:

The Conservation Area is the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school now the library, frame a narrow entrance to The Square. The High Street is almost entirely residential and whereas Arundel Road is narrow and straight, the High Street is wider but with a significant gentle curve which invites exploration of the fine buildings distributed along the road.

2 The former Chandlers Garage site: historical description

2.1 Geology and topography

The geological bedrock is shown as the Lewes Nodular, Seaford, Newhaven, Culver and Portsdown Chalk Formations (undifferentiated). This chalk sedimentary material formed approximately 72 to 94 million years ago during the Cretaceous Period in a local environment dominated by warm chalk seas. Head - superficial deposits of Clay, Silt, Sand and Gravel - overlie the bedrock. These formed up to 3 million years ago during the Quaternary Period, in a local environment previously by subaerial slopes.¹²

The north-west part of the former garage site is fairly flat at around 5.45m above Ordnance Datum (aOD), with a gentle rise on High Street before this rises more steeply further along. The land also rises significantly to the north-east, and there is a sheer face here towards Cumberland Crescent and to the south-east behind Old Barns (a property on the north side of High Street). These edges are sheet-piled.

¹⁰ [HIGHDOWN, Ferring - 1001212 | Historic England](#)

¹¹ [ARUNDEL CASTLE, Arundel - 1000170 | Historic England](#)

¹² Information from the British Geological Survey's online Geology of Britain viewer.

2.2 Historical evidence for the development of the site

Angmering is situated c 3km inland (north) from the south coast of West Sussex. It enjoys a fine geographical position, with good access to water (the Black Ditch stream ran through Angmering), while timber, flint and clay for building materials were readily available. The land is mainly rich brickearth to the south and chalk on the higher ground to the north, well suited to arable and livestock farming. The Romans took full advantage of these benefits from soon after the invasion in AD43, with nearby Chichester being an important regional capital. Evidence for settlements of this period has been found in numerous locations, the most notable being the substantial Roman villa and bathhouse near the parish's western boundary, and a smaller bathhouse on the slopes of Highdown to the east. The Anglo-Saxon settlement of the village and area was important as well, perhaps starting a more permanent community. The placename may be derived from a Saxon personal name, 'Angenmaer', with the '-ing' element 'the people of'. Settlement continued to evolve after the Norman Conquest, with a system of manors to control land ownership and tenure. The 1086 Domesday Survey records the village as being divided into the two principal manors of 'Angenmare' (possibly East and West). These were later subdivided to include Ecclesden and Ham. The settlement was considered to be a small market town – granted a Charter by King Richard II in 1384 – and until c 1830 was the location of an annual district hiring fair for securing the services of labourers and shepherds. Richard II's Charter undoubtedly helped Angmering grow in importance.

Angmering contains several houses with medieval and Tudor origins. Many others are from the Georgian and Victorian eras. More substantial expansion took place during the middle and later decades of the 20th century, as Angmering grew outwards from the historic core around The Square and High Street while extensive areas of formerly open space closer to the centre were also infilled. The following illustrations show the historical development of the proposal site and its environs.

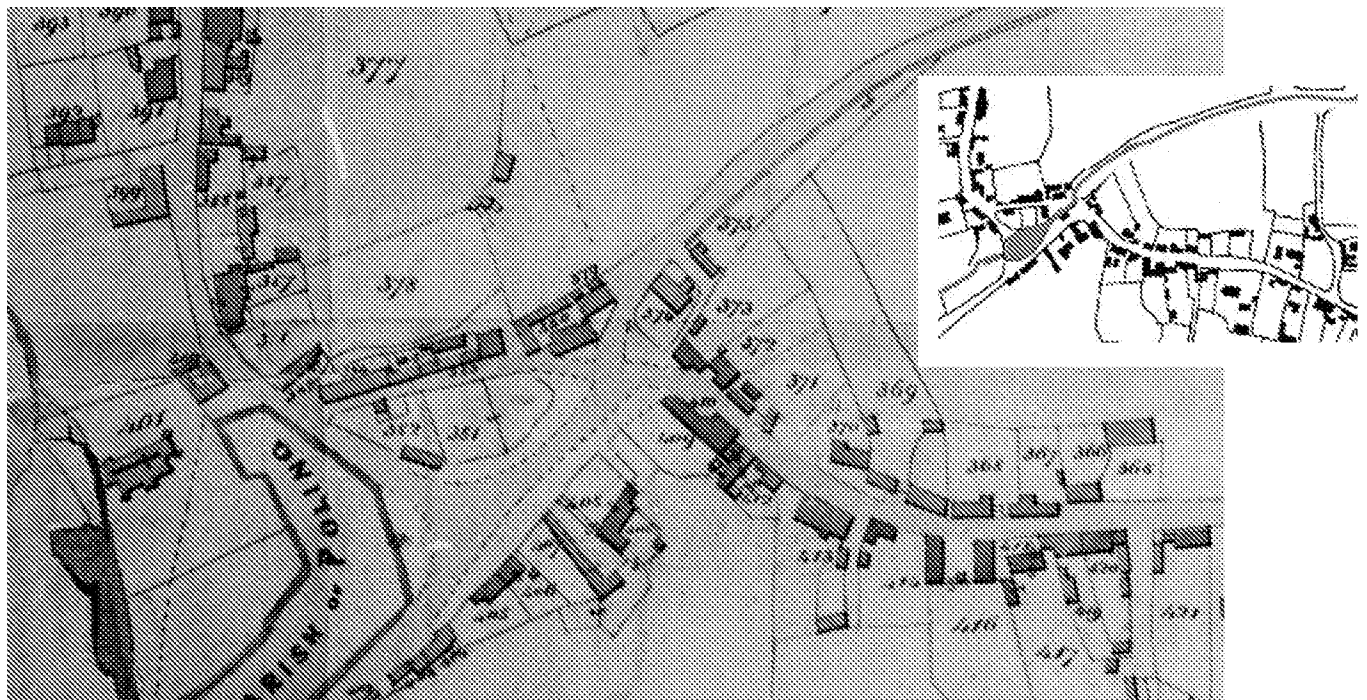


Figure 6: Extract from the 1839 Tithe Map. Eachways is plot 374 (owned by Richard and William Holmes, occupied by 'Johnson and others'). The proposal site includes all of plots 371-3 (described as cottages or outbuildings with gardens owned by Edward Smith with various tenants), with most of 369 (a 'Barn Outbuilding Yard and Croft') and 375 (cottage and garden, owned and occupied by Robert Snelling). Note the open watercourse on the south side of Water Lane – shown with a pond on The Square on the Inclosure Map of 1809 (see inset).

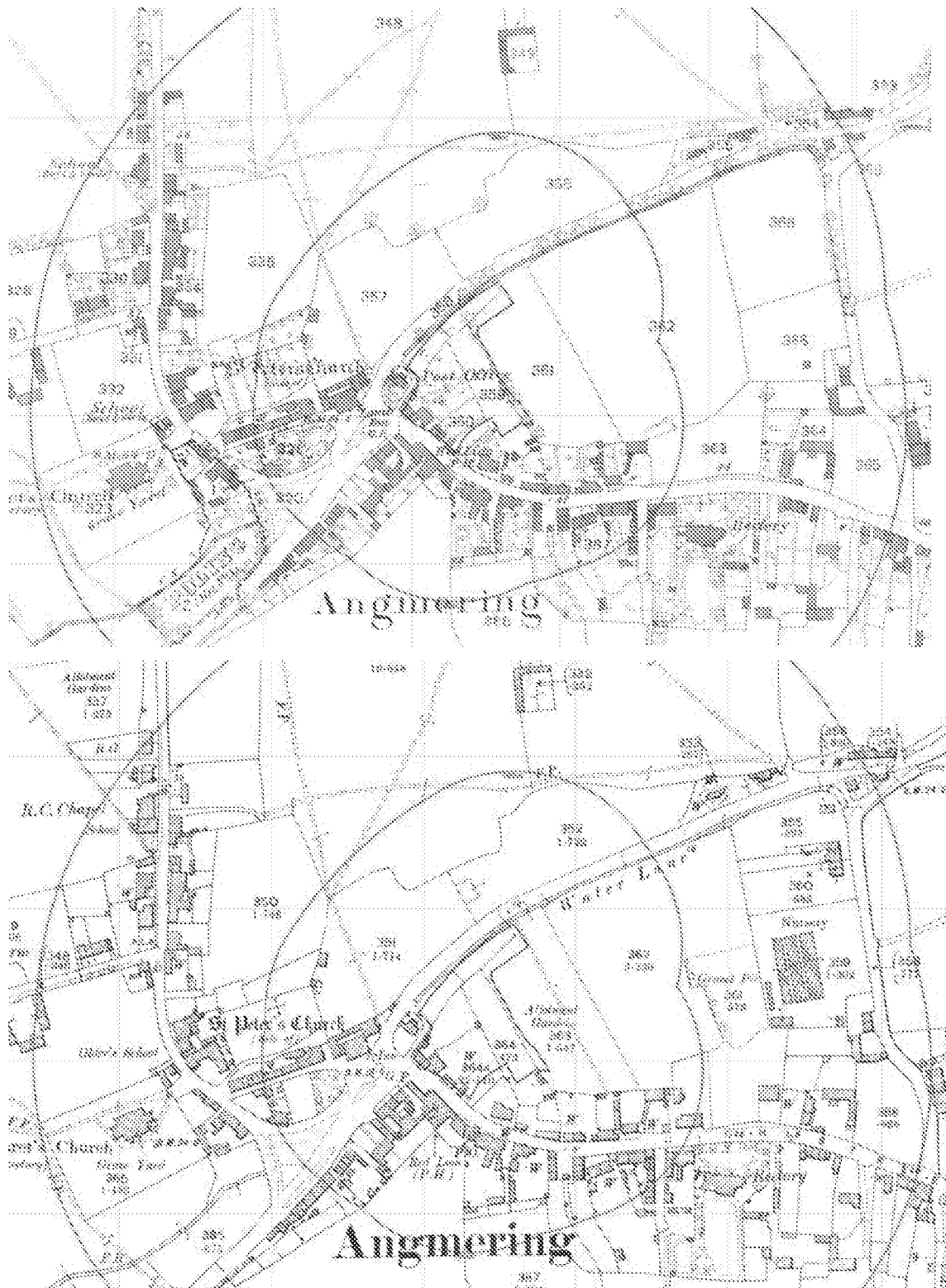
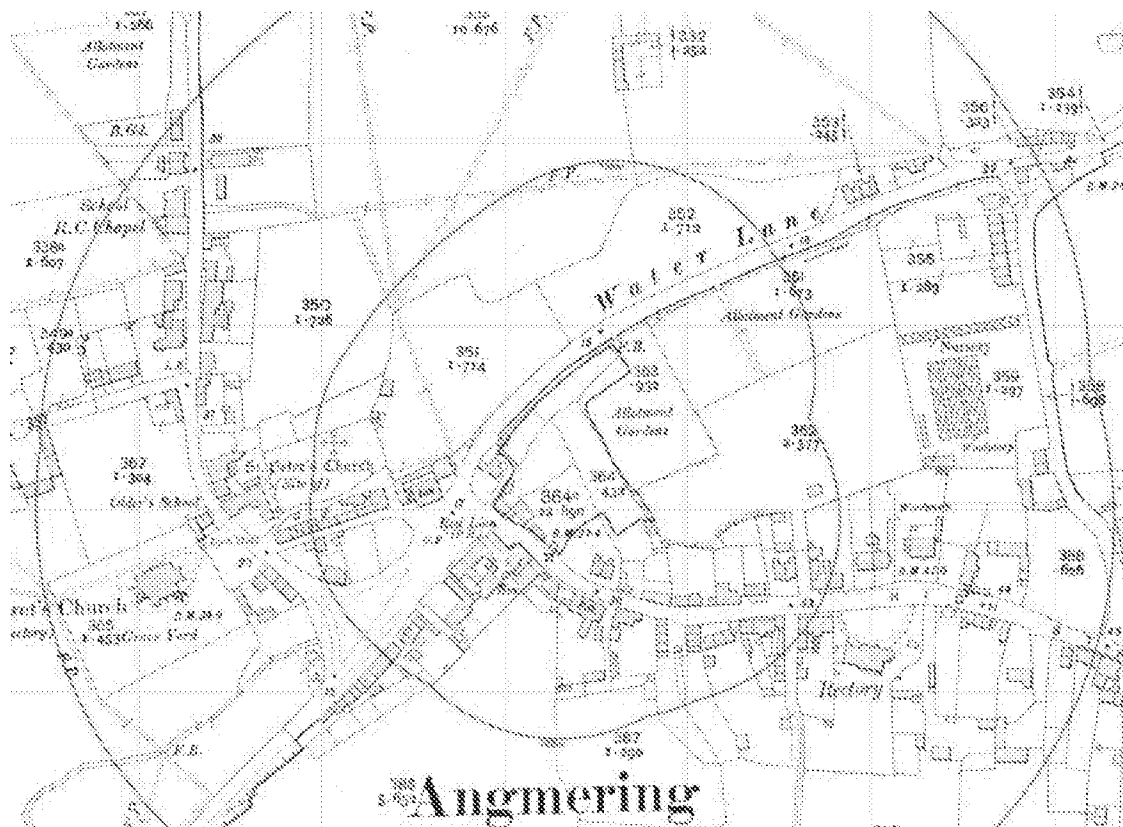


Figure 7: Top- extract from the 1st edition 25-inch OS map of 1876. This is very similar to the Tithe Map, with most of the buildings within the development site and the Water Lane stream still shown – cottage 375 is the only absentee. Only a few buildings existed on Water Lane itself, towards its east end. Bottom – the same area on the 1897 2nd edition (cottage 375 is still not shown). Some development had occurred south of the houses on Water Lane, with a gravel pit, Nursery, and some additional houses off the lane connecting this with High Street.



3. Stubbs Hill, High Street. The right-hand side of the street has changed little in 100 years. What is Woodies News (later The Enchanted Florist) was the Red Lion PH. The pub closed in about 1932. The stores at Winchester House at the top of the hill were purchased by G. W. Stubbs, draper, in 1923 and old Angmering families still refer to the hill as 'Stubbs' Hill.

Figure 8: Top - extract from the 1911 25-inch OS map, much the same as before but with a small house now shown where cottage 375 had been. The middle and lower images show the High Street frontage of the proposal site at the very beginning of the 20th century, with the cottages on plots 372-3 in the middle photograph and the outbuildings on 371 at lower left with the same scene today (from the Angmering Village Life website – see footnote 7).

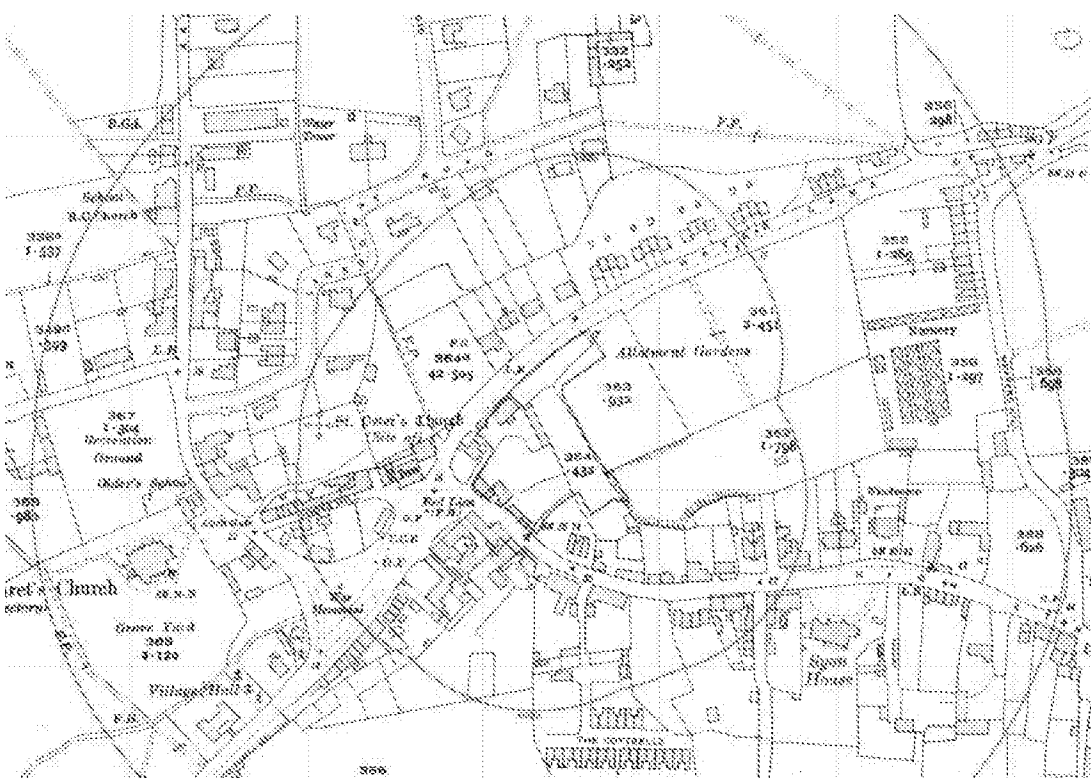


Figure 9: Top – An aerial photograph taken from the west in 1927¹³ with Eachways arrowed. This shows garage or light industrial buildings to its rear on Water Lane. The cottages and outbuildings on High Street are still present. Bottom – the 1932 1:2500 OS map shows exactly this arrangement, and also demonstrates that the houses on Water Lane were built between 1927 and 1932 (they are not shown on the aerial photograph but are on the map). New housing had also sprung up elsewhere in the village centre in the same period – compare this map with the 1911 edition in Figure 8.

¹³ [EPW018285 ENGLAND \(1927\)](#). The village centre, Angmering, 1927. This image has been produced from a copy-negative. | Britain From Above



Figure 12: Extract from the 2003 1:1250 OS map. No changes had taken place since 1994. No 24 Water Lane, the property directly opposite Eachways, was still present as it had been, in the same form, since at least 1942. It has since been replaced with a block of seven apartments.

In summary, the site contained cottages and outbuildings on the High Street and Water Lane frontages in the 19th and well into the 20th centuries. A small industrial enterprise had been built off Water Lane between World Wars 1 and 2. This would become the Fares Courtledge garage in the 1940s, when the remaining cottages were also demolished. The inferior house which still exists on the High Street frontage was built after World War 2, perhaps during the 1950s.

2.3 The site and its surroundings today

The garage closed several years ago. Its buildings stand empty, with security fencing to prevent intrusion and vandalism. Parts of the interior are becoming colonised by vegetation, but it is still very largely given over to hardstanding areas between and around the buildings. The following photographs show the current status of the site, its buildings and surroundings.



Figure 13: Views of the garage site. Top, looking from and back towards Water Lane; upper left, the two-storey block looking towards Water Lane, with outbuildings to the right – the vegetation above is on the higher ground of Cumberland Crescent; upper right, the forecourt canopy at the north-east end of the site on Water Lane; above left, entrance to the garage off High Street; above right, another view from Water Lane with the modern house off High Street at centre right – the roofscape of properties further up High Street illustrates the rising ground in that direction. Right – workshop interior.



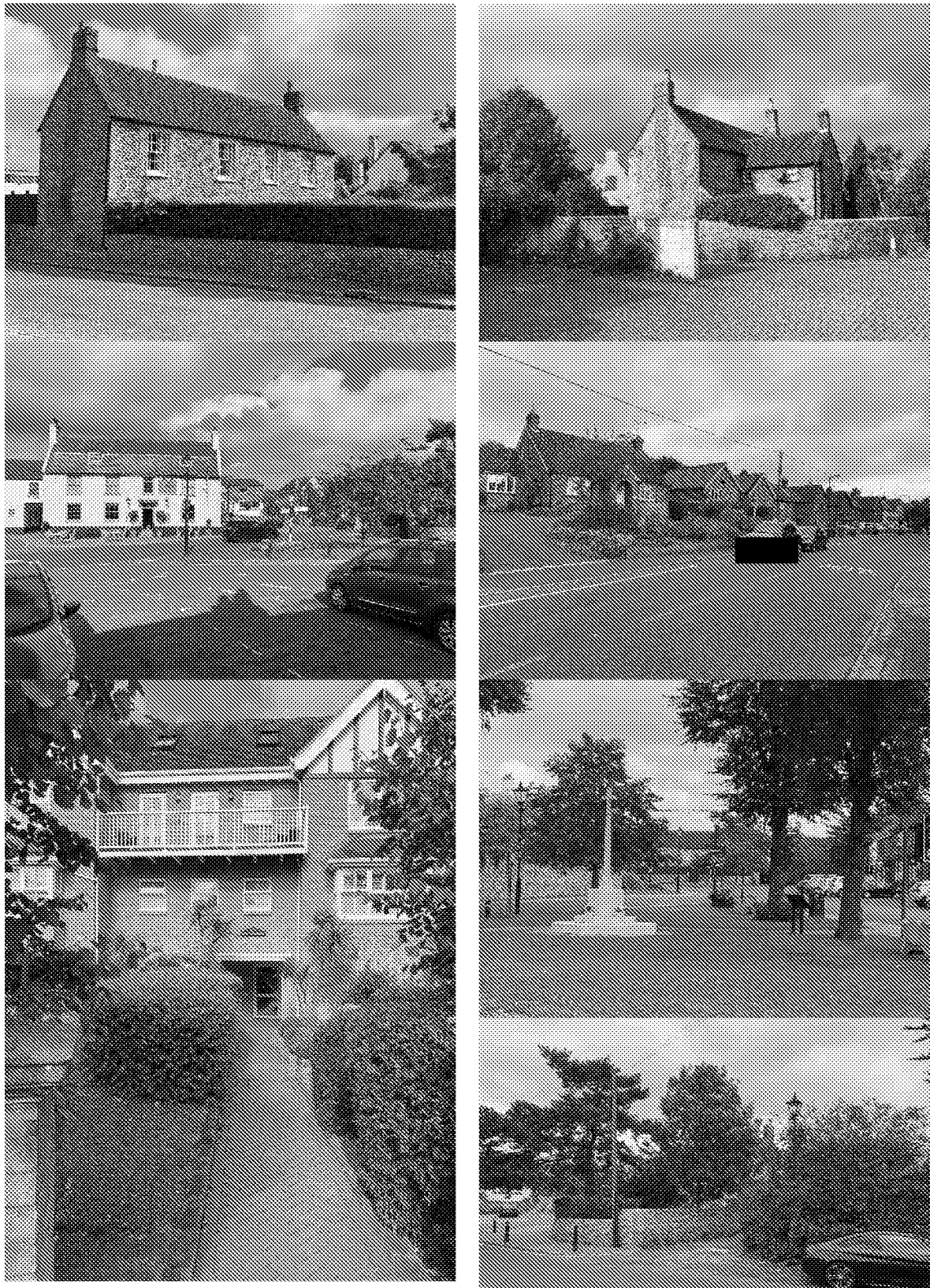


Figure 14: Local views. Top, Eachways seen from the west and east (within the site); upper left, The Lamb Inn; upper right, Water Lane looking north-east from the site; left, the large apartment block at 24 Water Lane, directly opposite Eachways; middle right, view along The Square with the War Memorial in the foreground and Eachways in the background; bottom right, the corner of High Street and Water Lane with an alleyway within the development site leading north-east past Eachways.

The Special Planning Guidance for Wimborne St John's notes that much of the Area contains semi-detached or detached houses, with some small groups of three houses in terrace form. Equally, however, three-storey apartment blocks are present within the Conservation Area on the east side of Avenue Road at its junction with Leigh Road (Moorhills), diagonally opposite St John's Church. Two and a half storey apartment blocks have also been built recently at the junction of New Borough Road and Station Road (the former already features several large two and a half storey houses), immediately to the south of the Conservation Area. There are several other examples of two and a half storey or three-storey blocks nearby (eg at the junction of New Borough Road and Poole Road, further south along the latter at Stour Walk, on Rodway close to the town centre (and numerous listed buildings), and on Leigh Road (eg Kingsleigh Court, and at its junction with Grenville Road just to the north of the Market). Examples of buildings and views in and around the Conservation Area are provided on the following pages.

3 Significance

This section of the Heritage Statement has been prepared in accordance with paragraph 189 of the National Planning Policy Framework (2019). This requires applicants to describe the significance of any heritage assets (including any contribution made by their setting) that might be affected by their proposals sufficiently to understand the impact of development proposals on that significance (the impacts are dealt with in Section 4 below). The assessment follows standard professional guidance, in particular Historic England's *Conservation Principles*. A simple hierarchy of significance is used: **high** (eg national), **medium** (eg county), **low** (eg local), or **neutral / no** significance (not important but also may not detract from a site's value). Aspects which are **detrimental** (where something has a negative effect on significance) or **visually intrusive** will also be identified. These assessments cover the historic, evidential, aesthetic and community values of the heritage asset in question if appropriate.

Statutorily designated heritage assets such as Scheduled Monuments and most listed buildings¹⁴ are of national significance. Grade I buildings are defined as being of "exceptional interest", representing 2.5% of the c 400,000 listed buildings. Grade II* buildings are described as being of "more than special interest" and comprise 5.8%. The rest are Grade II and of "special interest; 91.7% of all listed buildings".¹⁵ All the listed buildings within 500m of the garage site are Grade II except for the Church of St Margaret, which is II*. These are of **high** significance for their group value, and in several cases (eg the Church) individually. They demonstrate the historical development of the village from medieval and early post-medieval times through to the 19th century, and are of good aesthetic quality both individually and for the overall streetscene. The buildings are important communally as private residences, public facilities (such as the pub), and places of worship (the church) or commemoration (the War Memorial). They are also the critical framework for the village Conservation Area, although that also includes many non-listed but locally-important buildings. There have of course been many losses of older buildings around Angmering, including within the current site where the various cottages and outbuildings shown in the earlier maps were demolished

¹⁴ Some Grade II listed buildings may be exemplars of regionally significant vernacular traditions rather than nationally important in their own right, so that "not only are all buildings of strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock": DDCMS 2018, *Principles of Selection for Listed Buildings*

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

¹⁵ <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

between 1932 and 1942. Even this, however, is evidence for the many ways in which settlements and their layout/buildings adapt with the times: the garage site evolved from a semi-rural agricultural character into light industry and commerce on the edge of the village core, leaving residential character behind.

The Grade II listed Eachways and The Lamb Inn continue to provide important visual and conceptual links between the commercial and residential elements of Angmering. Though relatively plain, both have considerable architectural and visual quality. They stand in a vital location with the village, at the junction of its main topographical components – The Square, High Street, and Water Lane. The house and pub are prominent in views from and along all of these, perhaps especially so along The Square where they are among the strongest features of the streetscene. They influence and frame views in a very attractive way. They are good examples of regional rather than nationally significant vernacular architecture, and are of **medium** significance historically for their ages, evidentially as examples of the village's evolving housing and commercial stock, and aesthetically/communally for the reasons just described.



Figure 15: Eachways to the left, with the gable end of The Lamb Inn to the right, from the garage site entrance on Water Lane.

The Angmering Conservation Area is of **medium** significance as a good regional example of smaller settlements and their historic development. The building stock is of good regional quality, with post-medieval vernacular stock being dominant, and there are few truly grand pieces of architecture. Even so the overall quality of the village centre is good, and the layout around a limited number of axes provides a concentrated and pleasing character. The limits of the Conservation are tightly drawn, however, reflecting the strong inter-wars and post-war suburban growth which expanded the village outwards but also saw most of its open internal spaces infilled with housing.

The Conservation Area is also the main location of locally-important (but not listed) buildings – ie non-designated heritage assets. These are mainly of later 18th to early 20th (pre-World War I) date, with domestic and commercial premises well represented. Individually, these buildings are of **low** significance historically, evidentially, aesthetically and communally – but they are important as a group within the Conservation Area and in that context groups on High Street, The Square and Arundel Road are of **medium** significance.



Figure 16: A view south-westwards towards The Square from the pavement in front of Eachways.

Inter-war development saw the start of expansion out from the historic core (especially along and north/north-west of Water Lane) while also witnessing early infill development such as The Cottrells, south of High Street. While much of this is good sturdy building stock, it does not have much character or contribute to the village's design or character. The greatly accelerated post-war (especially 1960s) expansion contributed even less. It is not surprising that the Conservation Area boundary omits all these developments. These periods of expansion are of **neutral** significance because they mostly avoided the historically and visually sensitive parts of the settlement (ie the Conservation Area).

It seems unlikely that any substantive alterations will be made to the Conservation Area boundary in the future because of this. Meanwhile there are a few gap or opportunity sites within or around it, with the former Chandlers Accident Repair Centre being one of the more obvious examples. The existing buildings are functional at best, with a large footprint and substantial height/massing. Hard landscaping is a dominant characteristic of the site. Architectural quality does not seem to have been a factor in the design and development of the site: as the OS maps make clear, the main (one could say sole) intent was to maximise the built area. The buildings are ugly, and visually dominant

on Water Lane. Fortunately they do not intrude on the High Street to any degree due to existing tree cover and the village's topography: the garage sits at the lowest point of what amounts to a shallow valley with rising ground to east (High Street) and west (Water Lane and the estates beyond it). It is also overlooked from higher ground to the north/north-east (eg Cumberland Crescent and housing around it), but not from the south. This means that the site is barely perceptible in the important view looking north-eastwards along The Square. Thus the garage is undoubtedly **visually intrusive** in views on/from Water Lane (including towards the Conservation Area) but **neutral** in its impact on High Street and most views from within the Conservation Area. The garage buildings are **negative** because of their awful design and disuse, and **visually intrusive**. The post-war house off High Street is **neutral** at best, but only because it is largely hidden from view by vegetation. It is of very inferior design and materials, and would be **visually intrusive** on the street scene and Conservation Area if it were more open to view.

4 Development proposals: impact appraisal

Section 16 of the 2019 National Planning Policy Framework deals with the desirability of conserving and enhancing the historic environment within and through the planning process. Special attention is given to the need to preserve or enhance heritage assets, especially designated ones. Paragraphs 192-6 deal with the potential for developments to harm a designated heritage asset (such as a listed building) or its setting. Paragraph 196 states that

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Conservation Areas receive particular consideration in paragraphs 200 and 201:

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

These considerations are reflected in the policies of the Arun Local Plan.

The proposed development is fully illustrated in KSA's drawings such as SO-2729-03-AC 100 (Site Location Plan); 101 (Existing Site Survey); 102 (Proposed Site Plan); 104 (Site Sales Plan); 105 (Hazard Identification Drawing); 106 (Maintenance & Access Drawing); 200 (Ground Floor Plan); 201 (First Floor Plan); 202 (Roof plan); 205 (Articulation Plan); 300 (Sections); 301 (Site Sections); 400-3 (Elevations); and 405 (Perspective Views). These drawings are being finalised: the application set may slightly vary from those assessed here, but the final drawings will not materially affect the analysis and conclusions in this report. The client brief is described in their Design and Access Statement, along with the rationale, choices and influences on the application scheme. The author of this report contributed substantially to the design process through discussion with colleagues on

site during the visit in September 2020, design team meetings (via MS Teams due to Coronavirus), and through commenting on iterations of the design (plans, elevations, street scenes etc).



Figure 17: The design of the Water Lane (upper) and High Street frontage elevations.

The scheme has been the subject of pre-application advice from Arun District Council (dated 12 March 2021), which was largely positive and accepted the principle of the development. With regard to the Conservation Area and listed buildings, the Council commented that “the demolition of the [existing garage] units and the construction of tiled pitch roofed buildings of a similar size and proportion to Eachways and the other two storey listed buildings within the Conservation Area would constitute a significant improvement in the Conservation Area and the setting of the Listed Building”. Some concerns were raised over the “lack of an active frontage on High Street” and that “the mass of the new buildings will subsume the listed building Eachways however this is not likely to be the case as they will only be marginally bigger than the Listed Building. The primary impact on the setting of the listed building is the terrace of flats on High Street immediately adjacent to Eachways. The terrace is to be rendered in white which will complement Eachways but will be set slightly forward of the front building line of Eachways. This is not considered to have a significant adverse impact on the listed building. The setting of the listed building on Water Lane will be obliquely affected by a rendered and stock brick frontage though this is set well back from Eachways such that it is not considered to have a significant adverse impact”. The Council continued: “in this instance, it is considered that the proposed development causes less than substantial harm to the Conservation Area and the setting of the Listed Building close to which it is sited. The public benefit of developing a derelict site and the quality of the buildings proposed adjacent to the Listed Building and in the Conservation Area are considered to address the less than substantial harm and therefore the proposal should be determined in accordance with the relevant sections of the Development Plan. The design of the development scheme is commensurate with its location in a historic village centre and therefore the proposal is considered to comply with policy EH1 of the Angmering Neighbourhood Plan and Policies HER DM1 & HER DM3 of the Arun Local Plan”. We suggest below that the revised scheme now being presented to the Council is not at all harmful to any heritage assets (designated or otherwise) – on the contrary it makes a strongly positive contribution to the setting of the listed and locally important buildings nearby, while also conserving and enhancing the Angmering Conservation Area.

The proposed development will comprise a two-storey apartment block, approximately H-shaped in plan, with a short terrace giving an appropriate residential frontage to High Street. A commercial retail unit extends north-east in a short block along the Water Lane frontage, with a design which is largely domestic in character. All frontages are expressed very well vertically and horizontally, with clear articulation, use of appropriate vernacular design language and materials, and maintenance of appropriate distance/deference to Eachways and the Lamb Inn. The architecture pays full respect to the both the scale and form of the area's residential and commercial heritage, and is predominantly residential in character even in the retail unit. The building is confident in its design, expression and materials. It will far surpass the quality and design of the existing buildings on the site, and will make a positive contribution to the village and its Conservation Area. Appropriate communal facilities such as bin stores, parking and landscaped gardens are also provided.

The design makes excellent use of the topography within and surrounding the site: the ground slopes upwards substantially to the east along High Street, and to the north-east along Water Lane. The later 20th-century houses on Cumberland Crescent (immediately to the north-east of the site), for example, are on rising ground and are set well above the garage site behind a vertical concrete sheet-piled retaining wall. The land also rises somewhat on the opposite side of Water Lane, where the large two-three storey apartment block at 24 Water Lane (opposite Eachways) is a dominant feature in the setting of the site (it also provides precedent in scale, but the KSA scheme eschews this – especially the additional storey and height). The proposed new build has appropriate and contextual frontages to both Water Lane and High Street, but the main block is largely set back from the roads and angled in such a way that it will not be a dominant feature in views into or from within the Conservation Area. The roofscape is kept largely at or below the heights of the surrounding buildings, using the site's topographical advantages to very good effect while providing a viable scale of development. The design is respectful to the village Conservation Area and its listed buildings in plan, elevational form, scale and materials while keeping a modern appearance which therefore does not seek to mimic or provide a pastiche of vernacular architecture (which is dominant in the street scene). The design is therefore fully appropriate for the Conservation Area, preserving and enhancing it.

Most the village's listed buildings will be completely unaffected by the proposed development. The examples on the south side of The Square and along Church Lane have minimal to no view of or towards the former garage site, while the line, topography, built form and planting along High Street mean that Saddlers (the nearest listed building to the east) will also be unaffected. Ivy Cottage, Thorpe Cottage and Garden House lie still further to the east, and again will not be affected at all. The proposal therefore has no impact on these listed buildings or their settings. Three nearby listed buildings require further assessment, as does the potential for impact on the Parish Church of St Margaret. The latter is well to the west of the garage site, with buildings on the east side of Arundel Road and along Church Lane providing important physical/visual buffering. The churchyard is on somewhat higher ground, however, and has extensive views eastwards across the village centre. Even so the distance to the garage site is substantial, and the scheme has been designed to be as discrete in the townscape as possible. The visual impact on the churchyard view will be low, with the new frontage terrace on High Street being the main or only visible element. This part of the building has extensive historical precedent on the site itself (cottages and outbuildings existed here from 1839 or earlier until about a century later), and is firmly based in the local context of properties along the High Street. Therefore it is suggested that the development will have very little impact on the setting of the Grade II* listed Church.



Figure 18: View from the churchyard with the gable of the Lamb Inn in the middle distance. The gable ends beyond that are on Cumberland Crescent behind the proposal site.

The Grade II War Memorial sits within a small triangle of green space on the village green, at the junction of Arundel Road and Water Lane. It is a focal point of the local community and historic environment, but as a commemorative structure it is at the centre of views rather than having an outward-looking aspect. The proposed development on the garage site is mostly set well back from the view looking north-east along The Square from the memorial, and will therefore hardly appear in this perspective. The proposals will have minimal to no impact on the setting of the Grade II war memorial.

The Lamb Inn on the corner of Water Lane and Church Road has its main elevation fronting onto The Square. There is very limited fenestration in its east gables looking along Water Lane (see Figure 15). Thus the garage development would have very limited visibility either from The Lamb's principal elevation or from its east gables. The current status of the garage is a blight on the Inn and the wider village. The environment would be considerably enhanced by construction of the new apartment and commercial block. The setting of The Lamb will therefore be improved if the scheme proceeds, and there will be no harm to the Grade II listed building.

Eachways is the immediate neighbour to the garage. The former cottages and outbuildings on the latter site have long gone, and any sense of the site's wider historical context went with them. The former garage buildings are inappropriate for this important village-central location, and they are detrimental to it – especially in their current vacant, deteriorating state. The post-war house is no better, being of inferior design and materials. It too is inadequate and inappropriate, not least in being set so far back from High Street. The setting of Eachways is therefore compromised and harmed by the existing buildings on the garage site. The proposed scheme provides a good mix of

commercial and residential uses, appropriate for the site and contextually based. The design uses a good palette of vernacular materials and form while being obviously modern and of its time. Its plan, elevation and form are modest, in keeping and in scale with the surroundings, and makes good use of the existing strong terracing of the garage site down into the prevailing topography with its rising ground to the north-east and south-east. The new block keeps a good distance away from Eachways so that the latter retains plenty of space around it. The new block also re-establishes building lines on a domestic scale and character to both High Street and Water Lane, thus helping Eachways to sit in its proper context and strength as the 'bookend' historic building for Water Lane and High Street. The proposed development therefore does not cause any harm to Eachways or its setting. On the contrary, it will enhance them.

5 Conclusions

The former garage use of this central site in Angmering verged on being inappropriate for this location. Its current vacant and dilapidated status is a blight on the immediately neighbouring area. Properties on High Street, Water Lane and The Square are adversely affected by this. McCarthy & Stone's proposed mixed-use scheme will provide an appropriate mix of residential and commercial uses to the site. It will re-introduce important former building lines on High Street and Water Lane, emphasizing the locality's domestic scale while adding to the village's business stock. The design is appropriate in form, scale and character, with a good mix of vernacular materials and form. It will enhance the settings of the nearby listed buildings, while also enhancing the village Conservation Area and its setting.

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