

Heritage Statement

For: Church Farm House, Rectory Lane, Angmering

Date: January 2015

Ref: 0343.HS.001

In producing a Heritage Statement to accompany an application, please address the following headings and issues where they are applicable to the site or building.

		YES/NO
1.	Schedule Ancient Monument (SAM)	
1.1	Do the proposals affect a Schedule Ancient Monument or it's setting?	No
1.2	If so, has the applicant sought or obtained consent from English Heritage for the proposed works? Please provide details.	n/a
2.	Archaeologically Sensitive Area (ASA)	
2.1	Do the proposals affect an Archaeologically Sensitive Area?	No
2.2	If so, has an archaeological desk-based assessment or field evaluation, in accordance with policy advice in <i>Planning Policy Guidance Note 16 'Archaeology and Planning'</i> , been carried out? If yes, please provide a copy with the application.	n/a
2.3	Please provide details of any pre-application discussions with the County Archaeologist, including whether such an assessment or evaluation has been commissioned and how the proposals have been amended to take account of the comments of the County Archaeologist.	n/a
2.4	(Please note that pre-application discussions with the County Archaeologist should also be undertaken for any major development proposals or significant infrastructure works whether or not the proposal lies within a known Archaeologically Sensitive Area).	
3.	Listed Building(s)	
3.1	Does the site boundary contain a listed building or does the site form part of the setting of a listed building lying outside the site boundary?	Yes
3.2	If so, please describe or illustrate how the special architectural or historic interest of the listed building and/or its setting is preserved by the proposals. In doing so you should have regard where appropriate to the list description, any commissioned building survey, national planning policy (<i>Planning Policy Guidance Note 15 'Planning and the Historic Environment'</i>), regional planning policy and local planning policy (including Supplementary Planning Documents and Supplementary Planning guidance notes).	
3.3	The property is a flint faced with red brick details, quoins, soldier coursing and chimneys. The tripe gables roof is clay tiled. The Proposals will carry	

	out localised repairs externally to restore a small section of the flint walling. The existing chimney, which is storm damaged and deemed to be structurally unsound by the structural engineer, is to be rebuilt in fully bonded brickwork, with details to match existing as agreed with the conservation officer. A number of the timber casement windows have been previously replaced with unsuitable replicas that are not fit for purpose and with joinery details that do not match the existing windows. A typical existing window has been agreed with the conservation officers for replication (annotated W1). The new windows to both the bedroom and en-suite bathroom at first floor as well as the second floor bedroom will be removed complete and replaced with new windows to match the existing W1 as detailed. The front (porch) door will also be removed complete and replaced as detailed.	
3.4	If the proposals involve demolition or part demolition of the building, has a structural survey of the building been carried out? If yes, please provide a copy with the application.	yes
3.5	Removal of the existing chimney stack by hand	
3.6	Have the proposals been discussed with a member of the council's Conservation team prior to submission of the application? If so please provide details, including details of how the proposals have been amended to take account of the comments of the Conservation team.	yes
3.7	A site meeting was carried out with two officers from the Council's conservation team (Mr M. White and Mr I. Wightman). The typical existing window details were discussed for replication and replacement of those to be removed at first and second floor. The damage to and condition of the existing chimney was discussed. It was agreed in principle that the chimney should be rebuilt and subsequently confirmed as a fully bonded single stack with details to match existing. Other external repairs to the flint work were agreed in principle. Internally, the configuration of the first floor en-suites was discussed for retrospective permission as well as the impact of remedial works where leaks have damaged the ground floor ceilings below.	
4.	Conservation Area(s)	
4.1	Does the site/building lie within a designated Conservation Area? Or do the proposals for the site affect the setting of a Conservation Area?	Yes
4.2	If yes to either question, please describe or illustrate how the proposals will preserve or enhance the appearance and character of the Conservation Area or its setting, having regard where appropriate to any published Conservation Area Appraisal, national planning policy (PPG15), regional planning policy and local planning policy (including Supplementary Planning documents and Supplementary Planning Guidance notes).	
4.3	Refer to 3.3	
4.4	If the proposals involve demolition or part demolition of a building that contributes positively to the Conservation Area, has a structural survey of the building been carried out? If yes, please provide a copy with the	n/a

	application.	
4.5	Removal of the existing chimney stack by hand	
4.6	Have the proposals been discussed with one of the council's Conservation team prior to submission of the application? If so please provide details, including details of how the proposals have been amended to take account of the comments of the Conservation team.	Yes
4.7	Refer to 3.7	
5.	Historic Parks & Gardens	
	Does the site lie within a Registered Park or Garden of Special Historic Interest? Or do the proposals for the site affect the setting of such a Historic Park or Garden?	no
	If yes to either question, please describe or illustrate how the proposals have taken into account this designation to ensure that there is no harm to the historic structure, character, principal components or setting of the park or garden. In doing so you should have regard where appropriate to the Register entry, national planning policy (<i>PPG15</i>), regional planning policy and local planning policy.	n/a