

Heritage Statement

Address of site (including postcode)

Garden House, High Street, Angmering, BN16 4AG

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

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
Garden House	Grade two listed

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.

Garden House is a detached brick and flint fronted building in the High Street (Old) of Angmering village. The property is road side, there is a diversified selection of properties from modern to ours.

The listed description is as follows –

Early C19. Two storeys. Six windows. Faced with flints with red brick dressings, quoins, stringcourse and modillion eaves cornice. Slate roof. Glazing bars intact. Doorway with rectangular fanlight and flat hood on brackets.

Listing NGR: TQ0706804337

Grade Two Listed

<https://historicengland.org.uk/listing/the-list/list-entry/1027717>

The photo is correct and the description above is correct in relation to the building materials. However the property has been knocked through previously to include the cottage on the right as you look at the picture. The front elevation includes all ten windows pictured. The front door on the left is to be retained. The door on the right is a false door and will also be retained.

The property has been previously double extended to the rear and modernised throughout some time ago, I would estimate this being around the time the previous owners moved in 35 years ago. The windows to the extension date from around this time and are in a poor state of repair, some of them we are unable to close. The bathrooms

I have discussed our plans with Rachel Slater (Historic Environment Record Officer, Environment and Heritage Team, Planning)

She has advised me, "The building is recorded on the 1839 Angmering Tithe Map, and is depicted on the OS Drawing of Littlehampton-Shoreham dated approx. 1806-7. Other than that, I have no further information on Garden House".

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.

I have been advised by HERO (As Above) the windows will have no significance on heritage assets including below ground.

It is our intention to replicate the windows with the materials documented.

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.

Replicate the existing windows and two internal doors.

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.

Replace the existing windows

What is the justification for the works?

Improve safety – windows don't open / some don't shut / toughened glass where required.
Improve ventilation – windows don't open.
Improve energy efficiency

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.

We are planning to replicate the existing design exactly visually, The units will be replaced on a like for like basis with hard wood, the windows will be painted white as existing. However I am hoping to replace the glass with Slim Light Krypton Filled units. I do not feel that this will be noticeable to the eye from the street. Our intention is to improve safety as very few windows currently open and we are planning to use toughened glass where required. We believe this will also improve the energy efficiency.

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.

I do not see how this will even be noticed based on the materials proposed.

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?

I have provided photographic evidence and this will be retained by me.

The window frames are hard wood and will be on a like for like basis, the glass is to be replaced. I am advised that replicas can be made however having inspected the suggested replacement I don't believe this will have any

impact visually to the property.

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>

