Historic England

SOUTH EAST OFFICE

Mr Jan Quantrill
[redacted]

[redacted]

Our ref: PA00845565
30 July 2018

Dear Mr Quantrill

Pre-application Advice

NEW PLACE FARM, 200 ARUNDEL ROAD, ANGMERING, WEST SUSSEX

Thank you for forwarding additional information in respect of your request for pre-application advice. Although we have not been able to visit the building we offer the following comments, which I hope you will find useful.

Newplace Farmhouse is the surviving portion of a larger late-16th century house. Although now subdivided into separate dwellings, its filled window openings provide some clue as to the earlier room function and placement. As the substantial remnant of what must have been a fine Tudor manor house, it is rightly listed at grade II*.

We raise no objection in principle to the addition of a rear extension. To ensure that the new extension is not visible from the front of the listed building, it should be stepped back from the building's side wall as is currently detailed. This will retain a sense of the principal building's form, whilst ensuring that the extension is subservient. Breaking through the rear window opening will see minimal loss of original brickwork and, in planning terms, is the least harmful way of providing a new opening.

That being said, careful consideration will need to be given to the design of the new element. Any new addition should respond contextually to the principal building's consistent use of materials (brick, Horsham stone and clay roof tiles) as well as its regular form. In this way, we suggest that an overly ornate conservatory is likely to jar with this established character and simple form, and will therefore be harmful to the building's significance. For this reason we recommend that a roof lantern and glazed link is not appropriate in this instance.

Next Steps

We feel that the design could be improved by taking references from the main house's consistent and established use of brick and clay tiles, and simple rectilinear and solid form. Similarly, the new addition should be attached directly to the principal building. One design solution might be the use of a tiled gable roof with the extension

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

incorporating a lower brick plinth.

I hope that this has been helpful. As part of the free cycle of pre-application advice we are able to offer one more letter, but after that point our advice would be on a chargeable basis. Further information about our pre-application advice can be found here: <https://historicengland.org.uk/services-skills/our-planning-services/charter/Our-pre-application-advisory-service/>

Yours sincerely

[redacted]

Liz Pollard
Assistant Inspector of Historic Buildings and Areas
E-mail: Liz.Pollard@HistoricEngland.org.uk

NEW PLACE FARM, 200 ARUNDEL ROAD, ANGMERING, WEST SUSSEX
Pre-application Advice

Information Provided
Emails dated 22 June 2018 & 08 June 2018
Existing and proposed ground floor plan and elevation
4 external photographs

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.