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Heritage Statement & Assessment of Significance

Site: White Lodge, Rectory Lane, Angmering, West Sussex, BN16 4JU
Client: Mr D.Craddock

Date: January 2017

This assessment of significance has been drawn up in accordance with Policy HE6 of Planning Policy Statement 5 (PPS5), and Chapter 5 of the accompanying Practice Guide. In addition the Burra Charter Process (Articles 7-13) have been used to enhance the robustness in terms of measuring wider cultural significance issues. As such, this statement seeks to understand and demonstrate the overall impact of the current proposals upon the heritage asset that is affected.

Heritage Asset:

Building Details:

Building Name:

The White Cottage

Parish: Angmering**District:** Arun**County:** West Sussex**Postcode:** BN16 4JU

Details:

English Heritage Building ID: 1027680**Grade:** II**Date Listed:** 12th October 1954**Date Delisted:** N/A**OS Grid Reference:** TQ 06693 04476**OS Grid Coordinates:** -**Latitude/Longitude:** -

Listing Text:

C18 or earlier. Two storeys and attic. Five windows. Three gabled dormers. Stuccoed. Steeply-pitched hipped tiled roof. Casement windows, with wooden shutters on first floor. Small wooden porch with tent-shaped canopy.

Listing NGR: TQ0669304476

Proposed Development:

The proposed works consist of the addition of a two storey extension to the western end of the existing dwelling, to provide an enlarged Kitchen to the ground floor and revised bedroom arrangement with new en-suite to the first floor.

The proposed extension will continue the building line and form of the earlier Victorian extension, as described below, and has been chosen to provide the desired additional accommodation in the least sensitive area of the existing building.

The need for the development is rooted in the current dwelling being a house of a reasonable size, but which lacks the larger rooms which would be anticipated in such a home and the lack of which limit the enjoyment of the building in terms of contemporary living. The proposal seeks to provide a solution and these spaces, whilst not altering the historic core of the building.

The proposals are described in detail in the schedule of work and on the drawings listed with the Design Access Statement.

Building History and On-site evaluation

The building is thought to have originally been constructed in the mid-C18 as a pair of cottages. This is supported by evidence from the census and tithe maps, which confirm that two families were living in these dwellinghouses, then known as The Limes and Lime Tree Cottage, in 1840, 1901, and some time up to 1925 when it was shown at that census to be in the occupation of a single family.

The tithe map of 1840 indicates the core of the building, with a narrower extension to the western side. This is likely to be an earlier extension, as the extant section of the building displays later Victorian features in terms of internal joinery and is also has a very small set-back from the face of the original core of the building.

A photograph of circa 1900, taken from Angmering church tower, illustrates the form of the building at that time. This shows the core of the building and the western extension as existing, but with a plain roof at a lower pitch than currently and without the dormers which light the second floor of the current building. The pitch of the roof to the front of the building is also continuous at that time across both the main body and western extension.

By 1925-1930 a later photograph taken from the sweep of the bend on Arundel Road illustrates the last major set of alterations to the property now known as White Lodge. This shows the dramatic change in roof form, where a much taller, and higher pitched roof has been added across the main body of the building, as a single roof. This now includes the three dormers, indicating the addition of the rooms to the second floor, and also the extension and catslide roof to the eastern end which include the current Kitchen and small Dining space.

The house was subsequently offered for sale in both 1962, and 1976. Both sets of sales particulars provide photographs which illustrate the building in its current form, albeit without the substantial hedge which now screens the building from Rectory Lane.

On site investigation during a site visit accord well with the changes described above, and noted some more points of construction interest, which are relevant to the acceptability of the application.

The existing building has clearly been subject to many phases of alteration and extension. Whilst the front of the building hides the constructional changes to its original core beneath the incised render to the elevation, the rear, which is of brick and flint displays several areas of older openings which have been blocked or supplanted by later features.

Within the existing western extension, the doors and joinery internally are in plain softwood, without adornment and appear to be mid-Victorian in age. The windows have been replaced with modern softwood casement windows in many places, and these are in a poor condition. The fascia and soffit have also been replaced, and the gutters are in uPVC. Otherwise these rooms, particularly to the first floor are plain, and without features.

Very limited access is available to any roof space, this being from the westernmost second floor room into a small space through to the internal wall on the line between the main body of the building and the western extension. This illustrates the C20 timber construction to the later pitched roof.

Externally the wall extending from the western end of the building, which would be replaced by the proposed extension is in modern brickwork. The garden space and raised water feature are also modern. The flint wall which divides this garden space from the parking area is of uncertain age, but is to be retained.

1. Significance of the Place

Following the desk based assessment *and on site evaluation* of the heritage asset, it is considered that the asset demonstrates the following nature of significance:

In all of the facets described below we have considered HISTORIC, EVIDENTIAL, and AESTHETIC values.

Historic:

The building is attributed with little discernable historic interest beyond its general contribution to the understanding of the wider place. This is taken to be an addition to the evidence for enlargement and gentrification of older properties in the core of the village as its standing and desirability were increased over time, and affluence of subsequent owners permitted aggrandisement.

Aesthetically this is most notably understood when looking at the front elevation and its formal façade to the historic core of the building, following an understanding of its development. Aesthetically the historic significance is limited to the traditional and formal style of the front elevation, and perhaps the sharp contrast with the rear.

One small footnote is the occupation of the building in the 1970s by the broadcaster David Jacobs.

It is not considered that the proposal would cause any harm to this aspect, or any future reading of the evidence of this process, but is a continuation of this natural development.

Extent of Fabric: All

Level of Importance: Low

Use:

The use of the building has always been, and will remain, as a dwelling. Its interest in this consideration is generally one of its development, in common with many old and now larger houses, which can demonstrate the phases of addition from a pair of modest cottages through to a substantial and remodeled house at the core of the old settlement.

In common with the above Historic assessment, it is not considered that any significance under this aspect will be harmed by the current proposals.

Extent of Fabric: All

Level of Importance: Low

Architectural

The architectural form and character of the building is one of remodeled formality, with the last phase of substantial alterations taking place in the early-mid C20. This sought to emphasise height and symmetry, with notes of the Queen Anne revival style, although the underlying size and form of the original dwelling does restrict this.

The rendering of the front elevation, together with incised lines to the render to simulate ashlar stonework, reinforce this reinvention of the dwelling.

Whilst interesting, this is by no means exceptional in either character or uniqueness of example.

The construction includes mixed traditional materials which have varied with the phases of construction and reflect the local vernacular, particularly in the use of clay tiles to the roof, and brick and flint to the walls, as still visible at the rear.

No element of visible construction is taken to be of particular interest, and those elements which are of greatest interest are to the central core, which shall not be altered by the proposals.

Whilst the central core of the dwelling maintains the imbued symmetry, the whole is already asymmetric by virtue of the Victorian extension to the west, and later catslide roof and extension to the east. It is not considered that the further addition of another bay to the western extension will do anything to harm this existing imbalance, especially in light of the screening of this end of the site from the road and wider views.

Extent of Fabric: Primary structure and form

Level of Importance: Low

Setting:

White Lodge forms part of the historic core of the village, and is within the north-western part of Angmering Conservation Area. It is noted within the Conservation Area Guide that Angmering conservation area is in three distinct parts, with White Lodge falling into the 'approach from Arundel Road'.

The noted features are those of brick and flint, which are not present in White Lodge except to the rear, and the sweeping bend to Arundel Road which invites views to the buildings along it. Whilst not technically on Arundel Road, White Lodge is partially visible to one when travelling out of Angmering as the road sweeps to the right, although this is heavily screened by trees to the periphery of the village green, and by its own hedging. This leaves only glimpses of the upper portions of the building, which would not be harmed by the proposed extension, which is to be at the far, and less visible end of the building.

Along Rectory Lane, the presence of White Lodge is heavily screened by the thick hedging, making views fleeting and of the upper portions only. Other dwellings along the lane are large, with some having been extended over time, and at least one notable large new house.

The place to this portion of the village is characterised by a grouping of dwellings and the village church around a small green to the south of Rectory Lane. Views of White Lodge from across the playing field from the church are limited by the hedging to the property, which screens the ground floor, and a tree to the western side, which would further act to obscure the proposed extension. The upper central portion of the property is prominent by virtue of the height of the roof to the central core, although this will not alter. The general view is in fact most harmed by the placement of the modern 'scout hut' within the field, which is incongruous in form and draws one's eye into the middle distance before reaching White Lodge.

The place includes a number of other listed buildings in close proximity. Notably the church and the other dwellings along Arundel Road. There is also a further listed house some three properties to the west along Rectory Lane.

It is not considered that the proposed extension would lead to White Lodge being out of character, or harming the setting of the other listed buildings or in the wider sense. Its existing landscape screening will limit the impact of the extension, which is positioned at the least sensitive end of the building.

Extent of Fabric: All

Level of Importance: Medium

Location:

The location of White Lodge within the rural village of Angmering has no specifically understood historic, aesthetic, or evidential significance to any socio-geographic or resource based factors. It is one of a large number of historically rural villages within the region.

In common with many such villages, especially those in close proximity to the southern road infrastructure and larger settlements, the connection with the rural world which once supported villages such as Angmering, and added to their character, has been eroded. This has been exacerbated by the significant extensions to the settlement in the last century.

Extent of Fabric: None beyond wider geographic location

Level of Importance: Low

Artistic:

No decorative areas of interest have been noted internally or externally.

Extent of Fabric: None

Level of Importance: None

Cultural:

The building has no specific cultural value to a specific group, although it could be argued that its age and historic setting described above bestow a value from the perspective of the rural vernacular.

Extent of Fabric: All

Level of Importance: Low

Archaeological:

No archaeological importance is known.

Extent of Fabric: None

Level of Importance: None

Contents:

The extension is proposed as a continuation of the existing western Victorian addition to the building, which is plain and without features or items of fixed contents which would be lost.

Extent of Fabric: None

Level of Importance: None

2. Impact of development

Consideration of Issues

Consideration has been given to assess all areas of recognized possible significance to the asset, these are set out above, and discuss both the asset as it is, and where relevant the particular possible impact of the proposals from this application on each of the facets.

Exploration of the asset have not revealed any aspects which are considered to be of high importance, and the only consideration judged to be of medium importance is that of Setting. All other areas of possible significance are considered to be low, or are not present in this asset.

Basis for Judgement

It is acknowledged that the core of the building is the most significant section in heritage terms, and that this element is also that which contributes most to the significance of the setting and place, due predominantly to its presence and size.

Taking this into account, the proposed extension has been sited on the least sensitive part of the building, where it is also has the least impact on any relationships with the other nearby listed buildings, and by virtue to the existing screening will have the least impact on wider views.

The proposed works are not considered harmful to these recognized areas of significance.

The existing building has been altered many times, with new openings created, and existing ones altered or infilled. The placing of the proposed extension as a continuation of the existing Victorian gable end will mean that a minimum of existing fabric is lost. This fabric is not considered to be historically significant, and is devoid of features.

Conclusions

The proposals will permit White Lodge to continue on the path that has led to its periodic improvement and enlargement over the last 250 years since it was built. These have always been aimed at providing a dwelling fit for the times at which its owners have altered it. This remains true today, with the applicant seeking to provide greater balance to the living and sleeping accommodation, which will keep the property fit for contemporary living in a house of this size without the need to undertake major alterations to more historic areas.

Given the scope of impacts described above, and the consideration of the extension to those areas of significance to this asset and its setting, we hope that you will be able to support this application.