

ECE Planning

Heritage Statement

Ecclesden Barns

February 2022



ECE Planning

Project Name: Ecclesden Barns

Location Manor Barn, Ecclesden Lane, Angmering

Client: Mr and Mrs Lower

File Reference: P1859i

Issue	Date	Author	Checked	Notes
PL1	21.01.2022	SL	CB	

ECE Planning

Contents

Figures	4
1. Introduction	5
2. Heritage Statement.....	6
3. Conclusions	9

Figures

Figure 1- Listed Buildings.....	6
Figure 2- Dovecote at Ecclesden Manor (1353863)	7
Figure 3- Ecclesden Manor (1027679)	7
Figure 4- Ariel Map showing distance between site and Listed Buildings	8

ECE Planning

1. Introduction

- 1.1. This Heritage Statement has been prepared on behalf of the applicants, Mr and Mrs Lower, in support of a Full Planning Application for the following development:

'Redevelopment of redundant agricultural outbuilding to form 2no. holidays lets at Manor Barn, Ecclesden Lane, Angmering, BN16 4DQ'.

- 1.2. The Statement sets out the relevant heritage background for the determination of the planning application, including a description of the site and its surroundings, relevant planning policy and an assessment of the relevant heritage considerations.

2. Heritage Statement

Introduction

- 2.1. It is stated in Paragraph 189 of the National Planning Policy Framework (NPPF) states '*Heritage assets range from sites and buildings of local historic value to those of the highest significance..... these assets are a irreplaceable resource and should be conserved in a manner appropriate to their significance*'.
- 2.2. Impacts of the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of loss and / or degradation of their physical fabric or setting, which in urn leads to a reduction in the significance of the historic environment and its associated heritage assets.
- 2.3. Whilst the existing barn on site is not listed, it is located in close proximity to a couple of listed building situated on Ecclesden Lane. This Heritage Assessment examines the potential impact of the proposed development on this designation and other heritage assets in the immediate vicinity of the site.

Listed Buildings

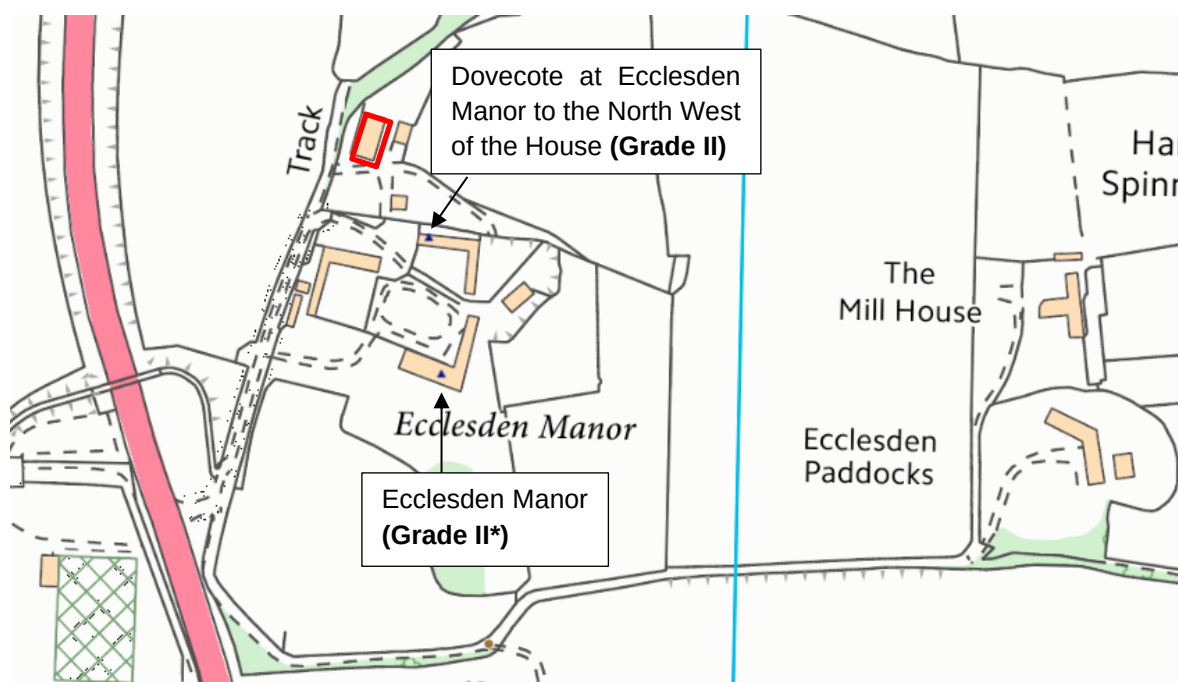


Figure 1- Listed Buildings

- 2.4. There are a couple of listed buildings surrounding the site (please refer to Figure 1). The listing entries for these building are as follows:
- Grade II listed 1353863 Dovecote at Ecclesden Manor to the North West of the House. The house is C18 or earlier and comprises a square building or red brick, grey headers, stone rubble and flints. The house has a pyramidal tiled roof with openings for the birds at its apex, surmounted by another pyramid.

ECE Planning

- Grade II* listed 1027679 Ecclesden Manor. The Manor was built by John Foster in 1634. The house is a storey story building with an attic, seven windows, faced with flints and red brick and a Horsham slab roof partly replaced with tiles. The Manor has casement windows with stone mullions. The Manor has a central gable with kneelers and ball finals rained aloft on the iron uprights resting on brick and stone piers. There is also a round-headed doorway with pilasters and keystone over with modern additions to the north.



Figure 2- Dovecote at Ecclesden Manor (1353863)



Figure 3- Ecclesden Manor (1027679)

- 2.5. The above heritage assets, The Dovecote at Ecclesden Manor is located (approximately 50m) from the site and Ecclesden Manor is located (approximately 100m) from the site.



Figure 4- Ariel Map showing distance between site and Listed Buildings

Impact of Proposals

- 2.6. The proposal seeks to redevelop the existing barn on the site and therefore the impact of the proposal is considered minimal.
- 2.7. None of the Listed Buildings are visible from the site and therefore the proposals do not impact on these heritage assets. The existing barn is surrounded by trees and hedges on all sides of which none will be affected by the proposal. This has been acknowledged in the SDNPA Pre Application Advice (SDNP/21/04436/PRE) which states that:
- 'Particular attention is required to assess the impact of the proposal on the two nearby listed buildings, however the building is already in situ and as such redevelopment scheme as detailed in this pre-app is not considered by the SDNPA Conservation Officer to cause a substantially significant negative impact on listed buildings'.*
- 2.8. The height, mass and scale of the proposed barn remain unchanged causing no adverse impact on the heritage assets and surrounding countryside.
- 2.9. All materials proposed will mirror the existing barn and blend with the residential properties and outbuildings along Ecclesden Lane.

3. Conclusions

- 3.1. As shown in this Heritage Statement, the proposal will have no impact on the nearby listed buildings by redeveloping an existing redundant barn to form 2no. Holiday Lets.
- 3.2. Furthermore, no works below ground are proposed also and therefore it is considered that no impact on archaeology could result from this change of use.
- 3.3. It is considered the above information is sufficient to enable the determination of this application. The proposal therefore fully addresses and accords with policies SD12 and SD13 of the South Downs Local Plan (2019).