



FORMER CHANDLER BMW SITE, WATER
LANE, ANGMERING, WEST SUSSEX
HERITAGE STATEMENT

A statement to inform potential development of a site
within the setting of designated heritage assets.

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FORMER CHANDLER BMW SITE, WATER LANE, ANGMERING, WEST SUSSEX

Heritage Statement

1.0 Background

- 1.1 Forum Heritage Services have been commissioned by Landspeed to prepare a Heritage Statement for the present buildings and the setting of an irregularly shaped parcel of land located immediately south of Water Lane, Angmering, West Sussex (TQ 0695 0440) for the purposes of ascertaining its present relationship with adjacent designated assets; Grade II listed buildings and the Angmering Conservation Area in order to place proposed development within its historic context.

- 1.2 The development area (hereafter referred to as 'the site') is irregular in plan, covering an area of c. 0.5 ha, and is centred on NGR TQ 0695 0440 (See **Appendix A**: Location Plan)

2.0 Introduction

- 2.1 The site comprises a former garage/show room (now vacant) together with car parking/hard standing and covered car display areas, and a house with private garden (known as 'Phares Courtledge') The site lies approximately 8m above Ordnance Datum. The underlying geology consists of Quaternary Head; Clay, Silt, Sand and Gravel overlying Cretaceous Chalk. Brickearth is likely to be encountered towards the east.
- 2.2 The site does not have any Scheduled Monuments recorded in or within its immediate or wider vicinity (within 1 km) although there are the remnants of a Romano-British villa to the west of Angmering and Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains to the east of the settlement. Neither of these are considered to fall within the setting of the site. There are a number of Grade II listed buildings which either abut or which would be considered to form part of the setting of the site and fall within the designated Angmering Conservation Area (designated in 1975) which lies immediately to the west of the site and shares part of its northern-eastern boundary with the site. A number of non-designated heritage assets which form part of the conservation area townscape would also be considered to form part of the setting of the site.
- 2.3 The report provides an overview of the character and appearance of the Angmering Conservation Area including an assessment of its significance in relation to the site. It will also consider the relationship with other designated and undesignated heritage assets which could potentially be affected by development of the site.
- 2.4 This report was written by James Webb BSc(hons)Est Man. Msc Hist Con. PGDip UD IHBC, Director of Forum Heritage Services.

3.0 Historic Context

- 3.1 The site is located with the parish of Angmering, a long narrow parish stretching from the South Downs to the coastal plain. Prior to the reformation it comprised three separate parishes, namely West Angmering (St Margaret's), East Angmering (St Nicholas) and Bargeham.
- 3.2 Angmering is first mentioned in the late 9th century, as Angemaeringum. The name is thought to be derived from the Old English (Anglo-Saxon) personal name Angenmaer and the common suffix -ing, so the name is therefore believed to mean '(settlement of) the family or followers of Angenmaer'. At Domesday Survey (1086), Angemare or Langemare appears to have consisted of two estates or manors, which belonged to Earl Roger. Both were larger before the Norman Conquest, but one hide from each of them had been transferred to William de Braose. The remaining estates were assessed at ten hides in total (including the de Braose lands). There was land for four ploughs, three acres of meadow (William de Braose holdings also included 'a small pasture', woodland for three pigs, and the population consisted of 18 villagers (heads of households), possibly with two more on the de Braose lands.
- 3.3 The two estates mentioned in Domesday Survey may have been sub-divided into five shortly afterwards. The manor house of one of these smaller estates, Ecclesden, was situated approximately 500m east of the present site. Angmering generally prospered during the medieval period, with its economy being primarily based upon arable and sheep farming. The arrival of the railway in the mid-19th century, combined with the growth of the seaside towns along the south coast, made Angmering an ideal location for market gardening, and there are still several nurseries in the surrounding area.
- 3.4 The earliest map available of the area is Saxton's map of Sussex from 1575 which clearly shows Angmering. The map is not of a scale however to enable any sensible conclusions regarding the site to be made. This is also the case for Speed and Norden's maps of 1610 and 1695 respectively. Budgen's map of 1724 provides an indication of the framework of roads including Station Road, Arundel Road, The High Street which now form part of the boundary of the site and what appears to be the start of Water Lane which forms the northern boundary of the site but which is not traced beyond its junction with High Street
- 3.5 Budgen's map shows an unnamed stream flowing through or along the north edge of the site. It would appear that this watercourse has since been culverted and probably flows under Water Lane. This map also includes some of the larger houses in the surrounding area, such as Eglesdon (Ecclesden). Although the proposal site can be pinpointed reasonably accurately on this map, no features such as field boundaries are shown. Such features are depicted on Yeakell and Gardner's map of 1778 which shows the surrounding area in more detail than the earlier maps. However the depiction of fields, although appearing detailed, is probably schematic on this map. The orientation of some of the field boundaries appear to be slightly different to later maps, and the subdivisions between the gardens of the houses shown are absent.

- 3.6 A Map of Estates in the Parishes of Angmering, Patching and Poling in the County of Sussex, the property of Sir Cecil Bishop, dated 1814 shows the long field forming part of eastern part of the site now attached to a house fronting on to the High Street which is described as a house, buildings and yard leased to William Sayels. The house and gardens which form the junction of The High Street and Water Lane have been separated from the previous triangle of land and are not listed on the map. The remainder of the site is shown as three cottages and gardens leased to Mr John Perkins. The only buildings shown are a block fronting on to the High Street. The plot containing Angmering Villas is shown with a building in the approximate location of the villa. The north-eastern corner of the site lies within a field referred to as The Steyn.

History of the site

- 3.7 The Angmering parish tithe map produced in 1838/39 (**Figure 1 Appendix B**) is perhaps the first map from which sensible and lasting conclusions can be made as this map appears to form the strong basis for the framework of the evolution of the site through the 19th and 20th centuries. The stream shown to earlier mapping can be seen to the south side of what is now Water Lane and further to the west of the area to the south of the church marked 'Poling'. The long parcel of land forming part of the eastern portion of the site, numbered 369 on the map, no longer extends northwards to Water Lane as the northern section now forms part of a garden to a property side-on to Water Lane and to the east of Eachways. Parcel 369 has a series of outbuildings (hatched) to its High Street end. The remainder of the site has been spilt into four parcels, 370, 371, 372 and 373. These all have a frontage on to High Street. Parcel 370 has a house set back and offset from the roadside. Parcel 371 has a house and outbuilding which front on to the High Street and a further outbuilding behind. Parcel 372 shows an "L" shaped building fronting on to the High Street, whilst 373 also has an "L" shaped building fronting the street and a small outbuilding to the rear. Parcel 375 has been formed from part of the previous large triangular parcel, the northern part of the long narrow field and a small part of the field called Steyn and contains a building fronting on to Water Lane. All these parcels are referred to as cottage and garden in the accompanying apportionment. Parcel 400 (numbered 4 on the map) is outside but to the boundary of the site and shows a building on the site of the present Eachways. The buildings, its boundaries are reflective of the present building on the site.
- 3.8 The First Edition 1 to 25 inch Ordnance Survey of 1876 (Figure 2 Appendix B) consolidates and confirms the earlier building pattern. There appear to be four additional small outbuildings within the southern part of what was parcel 369 (now 359), all outside the site boundary apart from (possibly) the very small building next to the corner of parcel 360. The outbuilding within what was parcel 371 (now 360) now appears to be attached to the northern building, or the latter has doubled in size. The outbuilding in what was parcel 373 (now part of 360) has slightly increased in size and has become "L" shaped. A well is marked within the garden of parcel 360. The major change is that what was parcel 375 has been subdivided into two and the building fronting on to Water Lane is no longer present. A pump is marked within the western parcel of this sub-division. The building on the corner of Water Lane (Eachways) is now titled *Post Office*.

- 3.9 The Second Edition Ordnance Survey of 1896 (**Figure 3 Appendix B**) provides a clearer indication of the built form to High Street. Changes from the first edition mapping include a small building to the back corner of the boundary between what were parcels 372 and 373, the boundary between what were parcels 371 and 372 is missing, as is the pump and the title Post Office is no longer present. The water course to the south side of Water Lane is clearly shown and the area to the east of the site is titled *Allotment Gardens*.
- 3.10 The 1911 Ordnance Survey extract (**Figure 4 Appendix B**) shows whole site-holding is now land parcel 364 and 364a, for consistency the older parcel references will be referred to. There is a small building fronting on to Water Lane in what was the western part of parcel 375. The well is now absent as is the boundary between what was parcel 371 and what was parcel 370 to its south and the outbuildings between parcels 372 and 373 and between 369 and 370 are also absent.
- 3.11 There are two historic photographs of the edge of the site fronting High Street (Figure HP1 Appendix C) thought to have been taken c1920s showing a series of buildings; flint with thatch roofs and a clay tile roof and one which appears to be timber-framed but this may be patterned render. One building, formerly to the site of Parcel 371 appear to have a painted sign suggesting a commercial use or mixed use building. The buildings are modest in scale and locally distinctive given their use of a cobble flint, thatch and clay tile palette.
- 3.12 The aerial photograph of 1927 (**Figures HP2 and HP3 Appendix C**) provide a clearer understanding of the built form which fronted High Street and Water Lane. There is a three bay flint house with thatch roof to the south of Eachways, the set-back half-hipped (possibly commercial) building to the south of this and the outbuildings to the remaining part of High Street (partially obscured by the roof of the former Red Lion Public House). The utilitarian character of buildings fronting Water Lane (and to the rear) can be seen as can the allotments to the east of the site and very large trees to the eastern boundary.
- 3.13 The 1933 Ordnance Survey extract (**Figure 5 Appendix B**) shows some changes. There is a new boundary between the buildings in what were parcels 370 and 371 which appears to have moved northwards from its former position. The boundary between what were parcels 371 and 372 has returned but on a slightly altered alignment. The north-eastern corner of what was parcel 373 has been transferred to the parcel to the north where the small building fronting on to Water Lane has been joined by a larger one to the east and a long narrow building in the south-east corner of the new parcel. The gap between the two buildings in what was parcel 371 has been infilled and is shown as three buildings.
- 3.14 The 1947 Ordnance Survey extract (**Figure 6 Appendix B**) shows that the cottages and outbuildings in what were parcels 372 and 373 fronting on to the High Street have been demolished, as has the smaller building in the northern parcel fronting on to Water Lane. The boundary between what were parcels 371 and 372 now continues to the road and the boundary between the northern parcel and what was parcel 373 is now not continuous, forming one larger parcel.

- 3.15 The 1979 Ordnance Survey extract (**Figure 7 Appendix B**) shows significant changes both within and around the site. The areas to the east and south-east are now fully developed (Cumberland Crescent and Hillside Crescent respectively). All buildings shown within the site in 1947 have been demolished. A new boundary has been constructed west to east across the south of the site to include parts of what were parcels 369, 371 and 372. The south-western part of what was parcel 372 together with parts of 371 have been enclosed and a building called Phares Courtledge has been constructed parallel to but set back from the High Street. The remainder of the site is now one plot with a large building erected within the middle of the plot and titled Garage. Beyond the north-east corner of the site is now the entrance to a housing estate that has been built within the field called Steyn, later Allotment Gardens.

4.0 Description of the site and existing building

- 4.1 There are three separate buildings presently on the site. Each are linked by a combination of extensive areas of concrete hard-standing, tarmac and some pavements. The buildings comprise a modern brick clad, steel-framed open sided roofed parking area to the north corner of the site, formerly used as an open car showroom. A large showroom, offices and maintenance garage space to the central part of the site. This is brick and steel frame with low concrete/asbestos corrugated profile sheet roof to the rear section and flat roof to the front showroom with offices above.

- 4.2 To the south of the large garage/maintenance block there is a detached two-storey domestic dwelling of brick with a tile roof formerly known as Phares Courtledge. This sits back from the High Street in a garden space partially defined by a rendered brick wall. This space is now heavily overgrown with the vegetation now forming part of the boundary to High Street. This includes a number of trees which formed part of the former boundary to Phares Courtledge.

- 4.3 The rear cobble boundary wall to the garden of Eachways strongly defines the remaining part of the southern boundary of the site.

- 4.4 To the northern boundary of the site there is a significant level change (equivalent to a least one storey) between the site and the rear garden boundary fences to Cumberland Crescent.

5.0 Character and appearance of the Angmering Conservation Area

- 5.1 The site lies to the north-north-east of the Angmering Conservation Area. The conservation area was designated in April 1975.

- 5.2 There is no published conservation area appraisal for the Angmering Conservation Area but Arun District Council published Supplementary Planning Guidance in 2000; Conservation Areas, which seeks to provide an overview of the policy guidance for preservation and enhancement of conservation areas within the district. The document has a summary statement for Angmering at page 9 (with designation map). The summary is reproduced here:

‘Angmering Parish lies 3 miles east of Littlehampton and just north of the urban coastal area. The Conservation Area at Angmering was designated in April 1975.

The Conservation Area is the historic core of the village and consist of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village’s shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school now the library, frame a narrow entrance to The Square. The High Street is almost entirely residential and whereas Arundel Road is narrow and straight, the High Street is wider but with a significant gentle curve which invites exploration of the fine buildings distributed along the road.’

5.3 The following is a summary of the key characteristics of the Angmering Conservation Area. They are as follows (please also refer to the designation map at **Appendix D**):

- Clusters of high quality historic buildings (designated heritage assets) linked by buildings of townscape quality (mostly non-designated heritage assets) which define the particular sub-areas of the conservation area
- A consistent scale of two storey almost throughout the conservation area with dormers (where seen) often set into the roofslope giving a cottage scale to some houses
- Good enclosure to the street, particularly to the listed building clusters throughout, particularly evident to the edges of The Square
- A strong sense of arrival given the travelling down from north and south into the centre of the settlement
- A notable lack of treescape and landscaping to front garden except for the eastern part of High Street and Roundstone Lane
- Views up to the church of St Margaret but these are often glimpsed and not planned with the possible exception of these to Church Road which appears to centre on the church from The Square.
- Limited public realm but where found (such as to The Square or the churchyard of the church of St Margaret) it is well-defined and well-maintained.
- A simple palette of materials; mostly brick with flint or painted or rendered brick or flint. Colours are muted and traditional. Roofs are a mix of clay tile and natural slate with the former (as would be expected) seen to steeper pitches and possibly denoting (but not always) older buildings. Some survival of thatch.
- Well-defined wallscape where found (particularly to the eastern part of High Street) using coursed cobble flints with brick piers and half round copings of mortar (probably cement replacing lime mortar)

- Well-defined building lines almost throughout with long sections of townscape set to the back of pavement, strongly defining the streets (particularly High Street west and sections of Arundel Road)
- 5.4 The conservation area divides into a series of sub-areas (see **Appendix F**) which are complementary and cohesive but do have distinctive characteristics which more closely define what elements form part of each sub-area. The sub-areas are as follows:
- The Square (Church Road and Church Road)
 - Arundel Road approach
 - Church environs
 - Station Road
 - High Street (west)
 - High Street (east) & Roundstone Lane
- 5.5 The site falls to the immediate north of The Square character area. The key characteristics of this part of the conservation area are summarized in the following paragraphs.
- 5.6 The Square sits to the heart of the village settlement and forms a key part of the conservation area designation. The conservation area includes all of the buildings that enclose the informal sequence of green and developed spaces with the church of St Margaret set up from The Square and glimpsed along Church Road. This includes Eachways and Phares Courtledge to the southern boundary and within the site respectively. The site forms part of the north-eastern boundary of conservation area as it encloses the eastern end of The Square.
- 5.7 The Square is well-defined in townscape terms with an almost uninterrupted building line to the south and northern edges of the historic extent of The Square. This is more varied to the western side with later development. The south side of Church Road (to the northern edge of The Square) now comprises a series of houses and their gardens with boundary walls which form part of the established historic townscape of the space but give this side a more informal character. To the centre of this space is a triangular grassed area upon which the Grade II listed War Memorial for Angmering sits. This is one of two green spaces, the second being to the west of Eachways and forming part of the immediate setting of the latter and the Lamb Inn. The memorial comprises a Portland stone octagonal Latin cross, after the Reginald Blomfield Cross of Sacrifice design and stands approximately 4 metres high. It is of considerable historic and architectural significance to the village and forms part of a group of listed buildings which strongly define this part of the conservation area.
- 5.8 The scale of buildings enclosing The Square is a consistent traditional two storeys with the exception of the Lamb Inn which with its unusual mansarded roof and dormers to the attic space is the exception rather than the rule. Buildings are an attractive mix of brick and flint (but rarely mixed to a façade) and painted brick or flint, consistently white in colour. Roofs are generally pitched to the street with parallel ridges to the street and of a mix of natural slate and clay tile.

- 5.9 There is an openness to the character of this part of the conservation area with attractive and settlement-defining views through The Square to the War Memorial and up to the church along Church Road and across to the Lamb Inn and Eachways to the eastern end of The Square. Both of these buildings close views to the east and form an important role at the edge of The Square and to the north-eastern boundary of the conservation area. It is important to note the significance of the townscape role of both the boundary treatment to Eachways and the area to the south-east of Eachways to both the setting of this Grade II listed building and the character and appearance of this part of the conservation area.

6.0 Site context (in relation to heritage assets)

Overview

- 6.1 There are a total of 54 Listed Buildings within a 1km radius of the site, dating from the 17th century onwards. Some of these are within 100m of the site such as Blaber Cottage, a 17th century or earlier timber-framed cottage, The Public Library which was originally the Older School, founded by Sir William Older in 1682. The Lamb Inn is an 18th century building directly on the other side of Water Lane to the site. Saddlers is an early 19th-century cottage nearby on High Street, but separated from the site by more recent buildings.
- 6.2 The following designated and undesignated heritage assets are considered to fall within the setting of the site and have therefore the ability to be harmed by inappropriate or poorly designed development on the site. These are also shown on the conservation area map (see **Appendix F**)

Eachways

The Lamb Inn

1 to 5 Church Road (inclusive) [one list entry]

Little Avenings (No.7 Church Road)

Conyers (9 Church Road)

Blaber Cottage (to the south side of Church Road)

Angmering War Memorial (listed 2002) and forming a group with listed cottages around the green

Byfleet House and Hazel Cottage (to south side of green)

Anns Cottage, Dolphin Cottage and Elm Grove, The Square (to west of Byfleet Hse)

Saddlers, High Street

Parish church of St Margaret (Grade II*)

Undesignated heritage assets

Blaber House

Walls to Church Road Cottage

Former Red Lion PH and Vesta Cottage and Creston Cottage, lower section of High Street (opposite the site)

Winchester House and Cotrell House (to the east of the former Red Lion PH)

- 6.3 The site forms part of the north-north-eastern edge of the conservation area. Eachways forms an important part of the edge informal edge of 'The Square'. The land to the south-east (presently partly the garden to Phares Courtledge) also forms part of this important enclosure to this space and is presently poorly defined and maintained. The historic pattern of development presented a strong building line to The Square (see **Appendices B and C**) which has been lost and any proposed development should seek to re-instate this building line and architectural interest.
- 6.4 Eachways forms an important townscape role of not only defining part of the gateway to the conservation area to the north (from Water Lane) on approaching The Square but also forming part of the informal enclosure to The Square (which is more of a series of green spaces than the formality of a Square would imply) and closing views across The Square along with the dominant Lamb Inn to the north-west side of Water Lane. This grouping with the Lamb Inn and to a lesser extent the former Red Lion Public House (to the south of the site) forms an important part of the character of the conservation area and forms one of a series of clusters of historic buildings which characterise key parts of the conservation area (see also **Appendix F**).
- 6.5 The Square, which sits to the heart of the conservation area designation is not a formal space, as the title would suggest. But rather an informal series of green spaces with historic encroachment (in the form of Church Road) to its north side which has provided boundary walls to gardens rather than houses fronting the space. There are a number of Grade II listed buildings set around The Square in key groups, notably to the southern side (Byfleet House and Hazel Cottage, Anns Cottage, Dolphin Cottage and Elm Grove and to the north side of Church Road (nos 1-9 inclusive - see above) although the latter are somewhat disconnected from the green due to the encroachment of Blaber Cottage (Grade II listed) and Blaber House (a non-designated heritage asset).
- 6.6 There is an important view west towards the Grade II* listed church of St Margaret along Church Road. The view is also repeated from the church looking east funnelled by the listed group to the north side of the street and looking towards the group of the Lamb Inn and Eachways (and its cobble flint boundary wall) and on to the site. This is an important view in relation to the setting of the Grade II* listed church of St Margaret.

- 6.7 The approaches to The Square of Arundel Road and High Street are highlighted by the conservation area SPD as distinct character areas (see Paragraph 5.2). The distinction to Arundel Road is the more formal, mixed uses and grander scaled municipal buildings as well as private dwellings, to include the church set off and up from the street but very much dominating the approach from the north.
- 6.8 High Street, which has the Grade II listed Saddlers to its south side along with the undesignated heritage assets of the former Red Lion Public House (now The Enchanted Florists and Parish Council offices and Vesta Cottage and Creston Cottage, to the lower section of High Street, opposite the site and Winchester House and Cotrell House, to the east of the former Red Lion Public House) is a wider street and has the characteristic common to all of the conservation area; clusters of historic buildings with buildings of a polite and townscape quality which complement and link these groups along the street. The older buildings tend (but not in all cases particularly to the larger higher status houses such as the Grade II listed Syon House, now Angmering Manor) to be built to the back edge of the pavement giving good enclosure to the street and providing the extended deflected views along the distinctive curving street line. This curve is accentuated and enhanced by the drop in level into The Square. At this point, the site forms a crucial part of the townscape and is presently poorly defined by the existing site infrastructure. There is significant opportunity for enhancement of the conservation area through appropriate development at this juncture.
- 6.9 The site also forms an important part of the transition between the High Street character of enclosed streetscape, level change and sweeping building line and the relative openness and informality of the edge of The Square character area on which the High Street enters. Presently Eachways forms an important part of the partial enclosure of The Square with this enclosure falling away with the later development of Phares Courtledge set back from the building line.
- 7.0 Proposed development and impact on significance of heritage assets
- 7.1 The proposed development will require the demolition of all of the buildings on the site and the construction of the following:
- Two storey mixed use unit to Water Lane comprising 4000 sq ft of retail space and residential units above (3 x 2 bed apartments and 2 x 1bed apartments)
 - Two storey detached building to north edge of site comprising 1 x bed and 2 bed apartments
 - A two storey detached Parish building (offices and meeting spaces) fronting High Street to the south of Eachways
 - A terrace of two storey houses (5 no) fronting High Street

- Six houses (two and three storey) to the rear of High Street terrace and mixed use unit with associated parking set around a private landscaped courtyard space

- 7.2 All of the proposed development has the potential to impact on both the setting of Grade II listed buildings and the character and appearance and setting of the Angmering Conservation Area.
- 7.3 The most sensitive part of the site in terms of both having a relationship with the existing Grade II listed Eachways and falling within the Angmering Conservation Area is the southern edge of the site onto High Street. There was a strong desire to reinstate lost townscape and enclosure to High Street whilst providing positive enclosure to the street with active frontages. This has been achieved by the introduction of a terrace of modest scaled houses and the Parish offices being sub-divided into a series of elements which present a domestic scale to the street scene rather than a commercial or overtly civic scale which could have dominated and negatively impacted upon the setting and townscape role of Eachways in the conservation area.
- 7.4 The scale of proposed development has responded to the established scale of much of the conservation area. The materials palette has been kept simple and responds to the character and appearance of much of the buildings which front High Street and The Square; painted render or brick, flint with brick dressings, weatherboarding (seen to some outbuildings within the conservation area) and clay tile and natural slate. The palette has been intentionally kept simple and responsive to the local vernacular as well as paying regard to buildings lost from the site (see **Appendix C**).
- 7.5 To Water Lane, the buildings have been kept to a domestic scale and broken up in massing terms with variation in roof and bay treatment. The scale is two storey so as to not dominate views from and to Eachways on approaching the conservation area from the north and so as not to loom above Eachways in views from The Square and further afield such as those looking down from the church.
- 7.6 Towards the rear of the site, the houses are in some case an additional storey which has allowed for some parking under accommodation leaving more open amenity courtyard space. The level change and distance between the High Street elevations and the proposed rear block are considered to reduce and minimize the impact of the additional scale on views towards the site from The Square. The courtyard space requires a degree of enclosure from taller houses to give some sense of place. In views, the height of these houses will be lost in the composition of the view taking in the rear of houses to Cumberland Terrace. This is particularly the case for elevated views from the Grade II* listed church of St Margaret where this perceived increased height will be lost in the array of roofs and gables seen on rising land to the north-east of the site (see **Figure X Appendix X**).
- 7.7 The opportunity will be taken to complement the street scene with the addition of a cobble flint wall to the boundary with High Street to reflect that seen to the boundary of Eachways to the north-west. This will help tie the development into the local vernacular and is

considered an enhancement to the character and appearance of this part of the Angmering Conservation Area.

- 7.8 It is considered that the proposed development will not harm the setting or significance of designated or undesignated heritage assets as defined in the report. The development, through careful design to include siting of buildings, scale, use of materials (particularly for boundary treatments) and landscaping has the potential to significantly enhance the character and appearance of the Angmering Conservation Area and preserve the setting (and significance) of designated and undesignated heritage assets.

Archaeology

- 7.9 The site lies in an area of high archaeological potential, largely due to its position on the Sussex coastal plain, which is known to be archaeologically rich for most periods, and in the historic core of Angmering. No previous archaeological finds or features are recorded on the site itself, however, there are several within 250m of the site. These include Bronze Age and Roman finds highly suggestive of settlement in the vicinity, and stray finds of less significance for other periods. Also quite close by is the former St. Peter's Church, which had late Saxon origins and St Margaret church which is of late 11th or early 12th century date, suggesting potential for settlement from those periods. Where archaeological work has been carried out nearby, such as at Roundstone Lane, Angmering By-pass South, and St Peters church, features from the prehistoric to post medieval periods have been found. Only one investigation in the vicinity has found nothing of interest.
- 7.10 Cartographic evidence shows that the proposed site has been a mixture of housing with gardens and farmland since the mid-18th century until the mid to late 20th century, with cottages fronting on to both the High Street and Water Lane throughout this time. Some of these buildings may be of earlier date than their first appearance on an 18th century map. Extensive reorganization of the site including demolition of the cottages shown on the 18th to early 20th century maps suggest that the ground has been significantly disturbed in the recent past, but this only affects a small portion of the large site. The street frontage onto High Street has not so far been redeveloped, but the northern and central part of the site upon which the current garage buildings stand has been extensively so. As a result, any sub-surface archaeological remains which might have been present within the site may survive in areas which have not had deep foundations cut through them during the construction of the garage buildings and those of Phares Courtledge.
- 7.11 The site lies in an area of moderate archaeological potential due to its location on the Sussex coastal plain and in the historic core of Angmering. Various sites and finds dating from the prehistoric and Roman periods have been found during archaeological work to the north-west of the site, with other casual finds of similar date recorded for the area in general. It is expected that further information about the archaeological potential of the site from field observations will be required, in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. Such a scheme could be implemented by an appropriately worded condition to any consent gained.

8.0 Conclusion

- 8.1 The buildings presently on the site known as former BMW Chandler site, Water Lane, Angmering are not of significant architectural or historic interest. Their replacement with a well-designed locally responsive scheme has the potential to enhance the character and appearance of the Angmering Conservation Area and enhance the setting of Grade II listed buildings.
- 8.2 The Square and High Street sub-areas as defined within this report have the flexibility to accommodate change to this part of the conservation area which could be positive and reinforce the strong townscape qualities of this part of the historic settlement
- 8.3 The proposed development will cause no harm to the significance of designated or non-designated heritage assets which may be considered to form part of the setting of the site as defined within this report. The shared views from, to or over Grade II and Grade II* listed buildings in relation to the site will be enhanced by the provision of well-considered and locally distinctive design which makes reference to former development to the site and re-instates important building lines and active frontages.
- 8.4 The character of the site in relation to the setting of the conservation area will experience minimal change in terms of the perception of development within the site. The quality of the proposed development has the potential to be an enhancement to the setting of the conservation area by creating new enclosed townscape with active and varied frontages to Water Lane and providing glimpsed views to high quality design and well considered landscaped shared spaces.
- 8.5 The proposals have understood the significance of designated heritage assets which may be affected by development on the site and in accordance with the National Planning Policy Framework and Local Plan policies of Arun District Council they have designed buildings which respond positively to the characteristics of the site and have the potential to enhance the character and appearance of the Angmering Conservation Area and the setting of designated and undesignated heritage assets.

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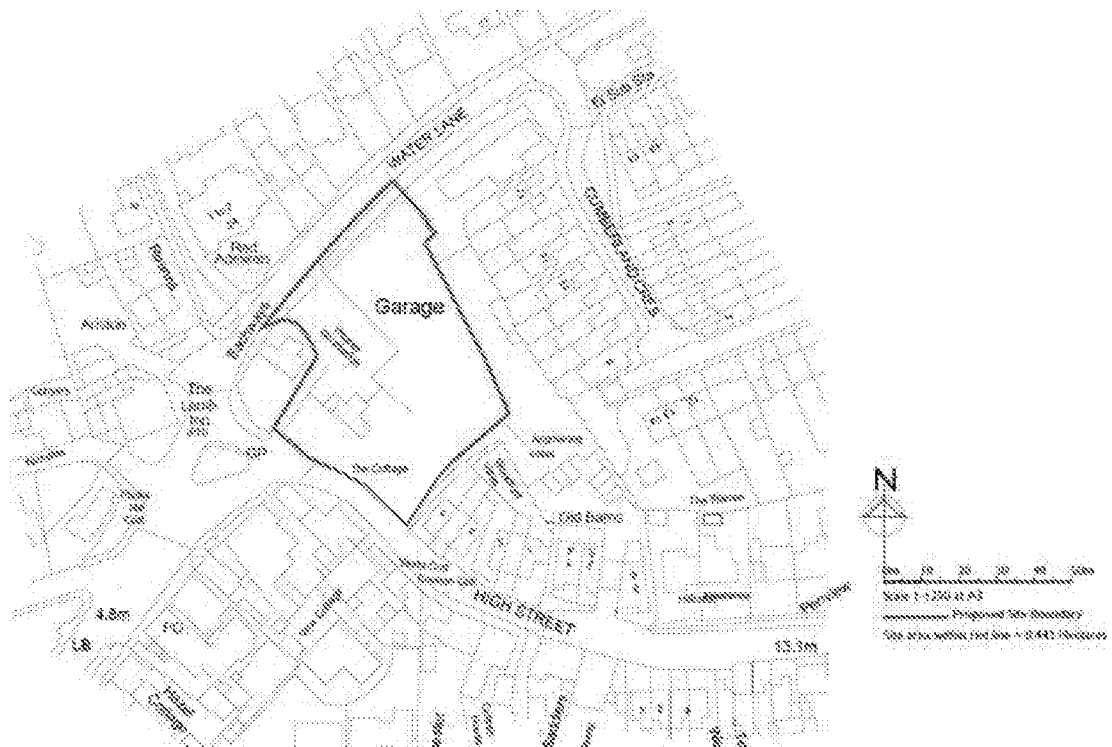
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Appendix A: Location Plan



Former BMW (Chandler) garage site, Water Lane, Angmering (outlined in red)

Appendix B: Historic Maps

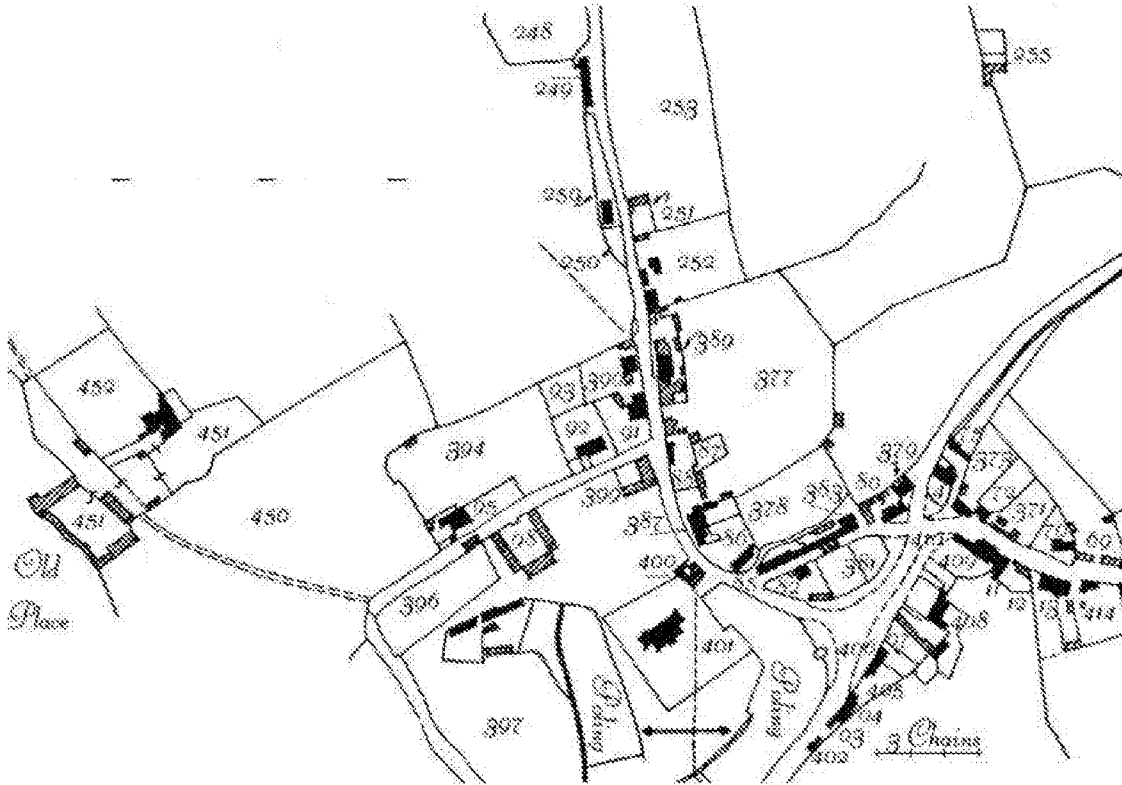


Figure 1: Extract (copy) of Angmering tithe map 1838-39

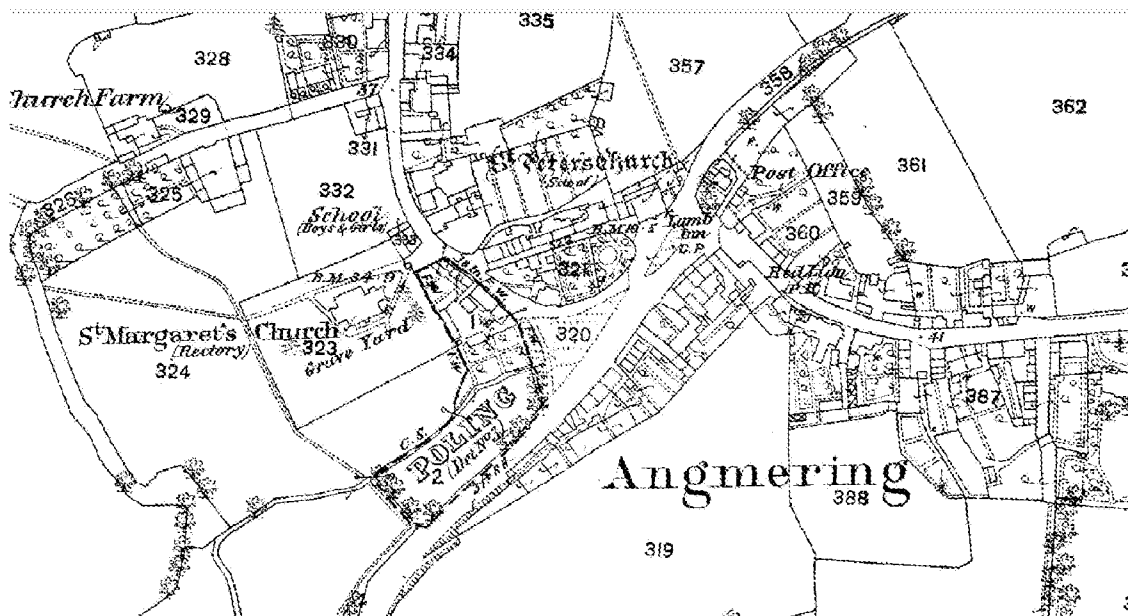


Figure 2: 1876 Ordnance Survey (1:2500)

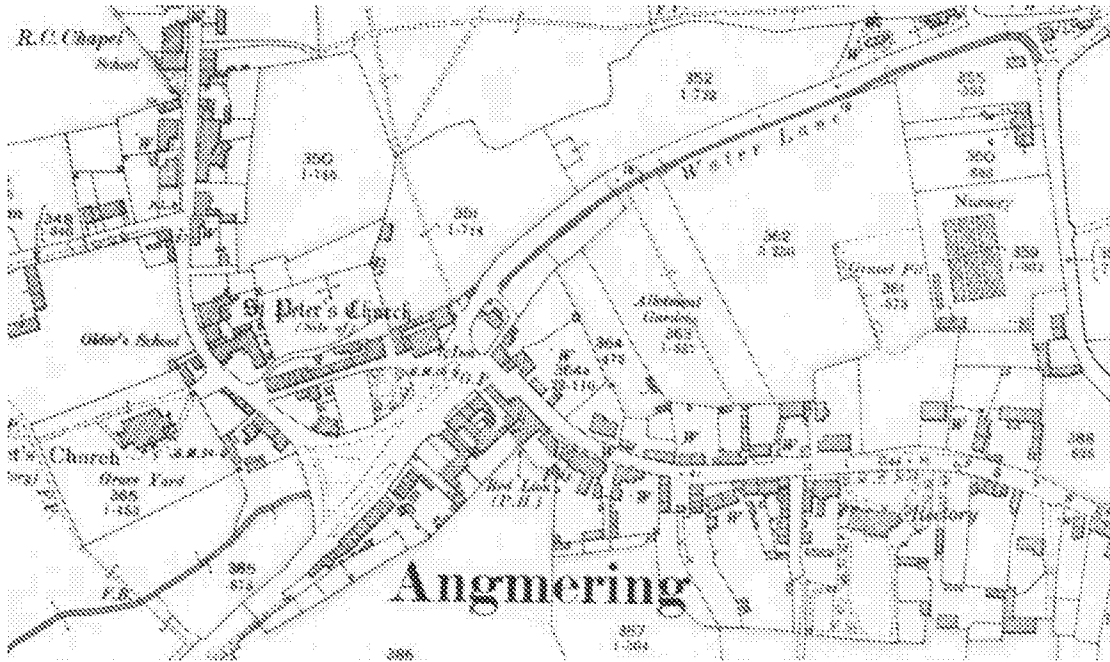


Figure 3: 1897 Ordnance Survey (1:2500)

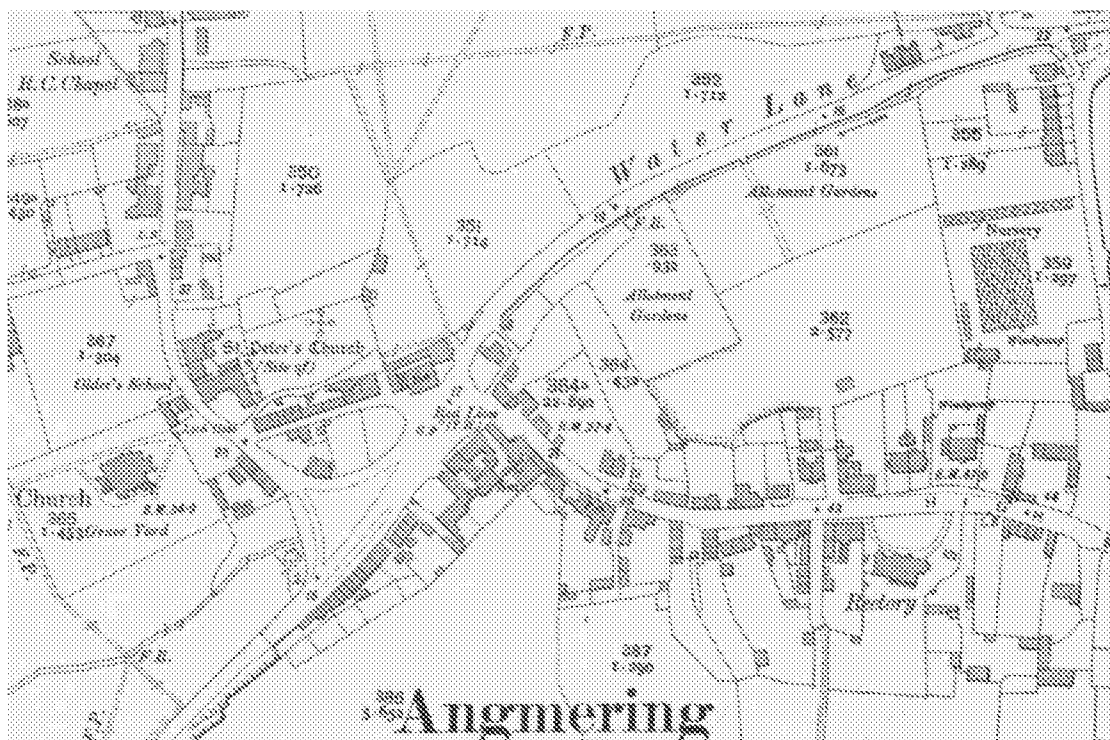


Figure 4: 1911 Ordnance Survey (1:1250)

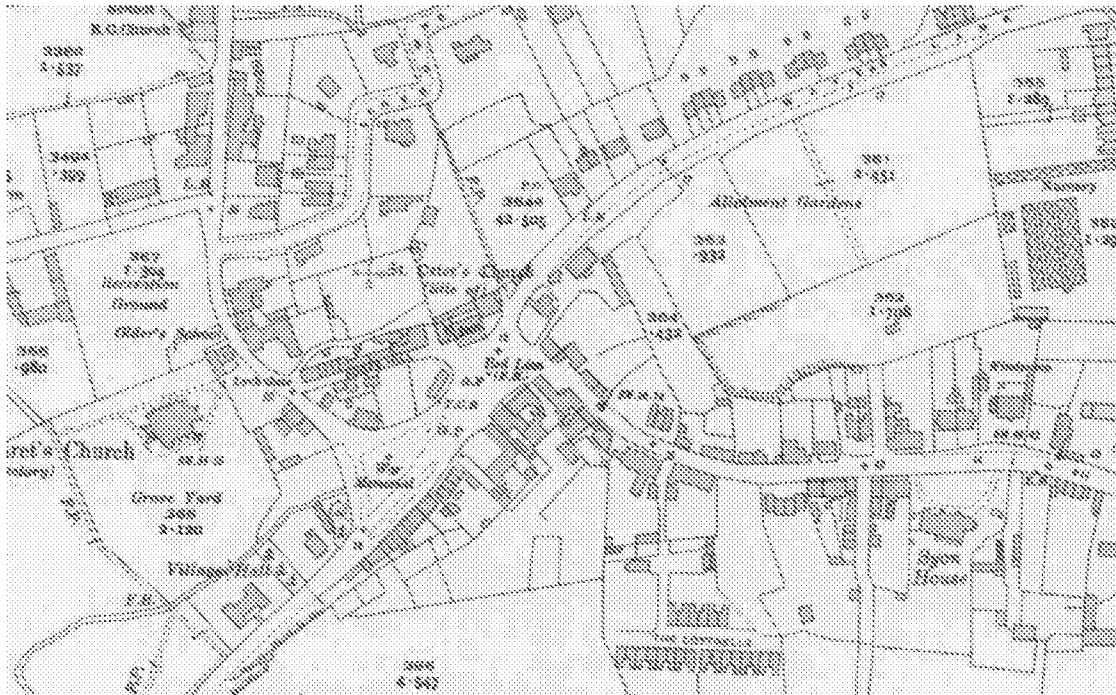


Figure 5: 1933 Ordnance Survey (1:1250)

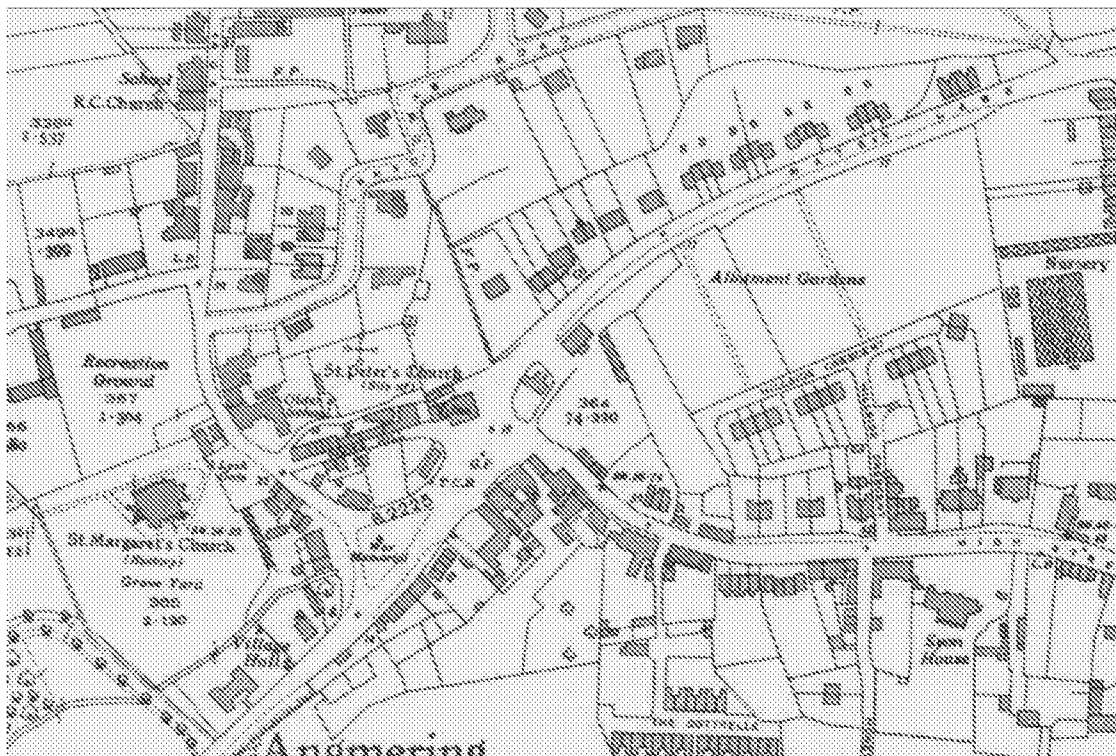


Figure 6: 1947 Ordnance Survey (1:1250)

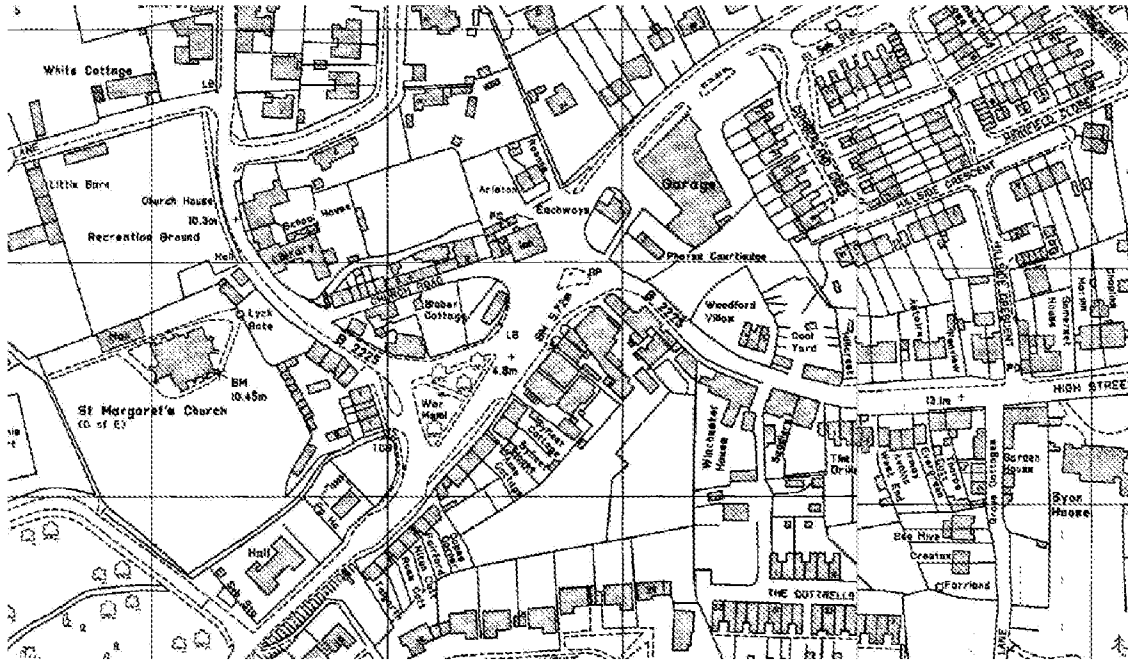


Figure 7: 1979 Ordnance Survey (1:2500)

Appendix C: Historic images



Figure HP1: View looking north-west along High Street towards The Lamb Inn c1910



Figure HP2: Aerial photograph taken 1927 of Angmering looking east over the site



Figure HP3: A higher resolution extract from HP2 showing the former High Street frontage

Appendix D: Figures



Figure 1: View of the site from Water Lane looking south-west



Figure 2: The site from the junction of Cumberland Terrace and Water Lane looking south-west



Figure 3: Former showroom fronting Water Lane



Figure 4: Looking into the site from Water Lane (Eachways to the right of the image)



Figure 5: The showroom and garage/workshops from Water Lane



Figure 6: The garage/workshops from the site looking north-east



Figure 7: The garage/workshops looking south-east (within the site)



Figure 8: Former residential dwelling (known as Phares Courtledge) within the site



Figure 9: View from High Street to immediate south-west of Eachways into the site



Figure 10: Phares Courtledge (north-west elev.) from access between this building and Eachways



Figure 11: View south-east up High Street (the site is to the left side of the image)



Figure 12: View across the site from High Street looking north



Figure 13: 'Gateway' to the Angmering Conservation Area from Water Lane



Figure 14: View looking north-east from The Square towards Eachways and the site



Figure 15: View looking north-west along Arundel Road from The Square



Figure 16: Grade II Listed War Memorial, The Square, view (north-east) looking towards the site



Figure 17: Eachways and The Lamb Inn to the north-east boundary of the conservation area



Figure 18: Church Road looking west towards the Grade II* listed church of St Margaret



Figure 19: View looking north-west along Arundel Road between Grade II listed Vestry Hall (left) and Library (right)



Figure 20: Grade II* listed church of St Margaret with modern extensions



Figure 21: View from church of St Margaret looking north-east towards the site



Figure 22: View from Arundel Road down towards The Square



Figure 23: View south-west along Rectory Lane



Figure 24: View north along Arundel Road towards Rectory Lane junction



Figure 25: View south-west across The Square towards Station Road



Figure 26: View north-west along High Street down towards the site and The Square



Figure 27: View along High Street (western section) looking west



Figure 28: View along High Street (western section) looking east



Figure 29: View south along Honey Lane from High Street



Figure 30: View east along the eastern section of High Street



Figure 31: View east along High Street (eastern section)



Figure 32: Grade II listed 'Chants' to the south side of High Street



Figure 34: Cluster of statutory listed buildings eastern section of High Street



Figure 35: Grade II listed Eachways and front boundary wall from Water Lane looking south-east



Figure 36: Grade II listed Lamb Inn from The Square



Figure 36: Statutory listed buildings to the north side of Church Road



Figure 37: View from church of St Margaret looking along Church Road towards the site

Appendix E: Relevant list entries

EACHWAYS

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1027683

Date first listed: 20-Sep-1984

Statutory Address: EACHWAYS, THE SQUARE

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Mar-2019 at 12:12:53.

Location

Statutory Address: EACHWAYS, THE SQUARE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 06897 04422

Details

TQ 0604 ANGMERING THE SQUARE 25/93 (north east side)

Eachways

II

Early C19. Two storeys. Four windows. Faced with square knapped flints with long and short quoins and windows surrounds of white brick. Tiled roof. Glazing bars intact.

Listing NGR: TQ0689704422

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297742

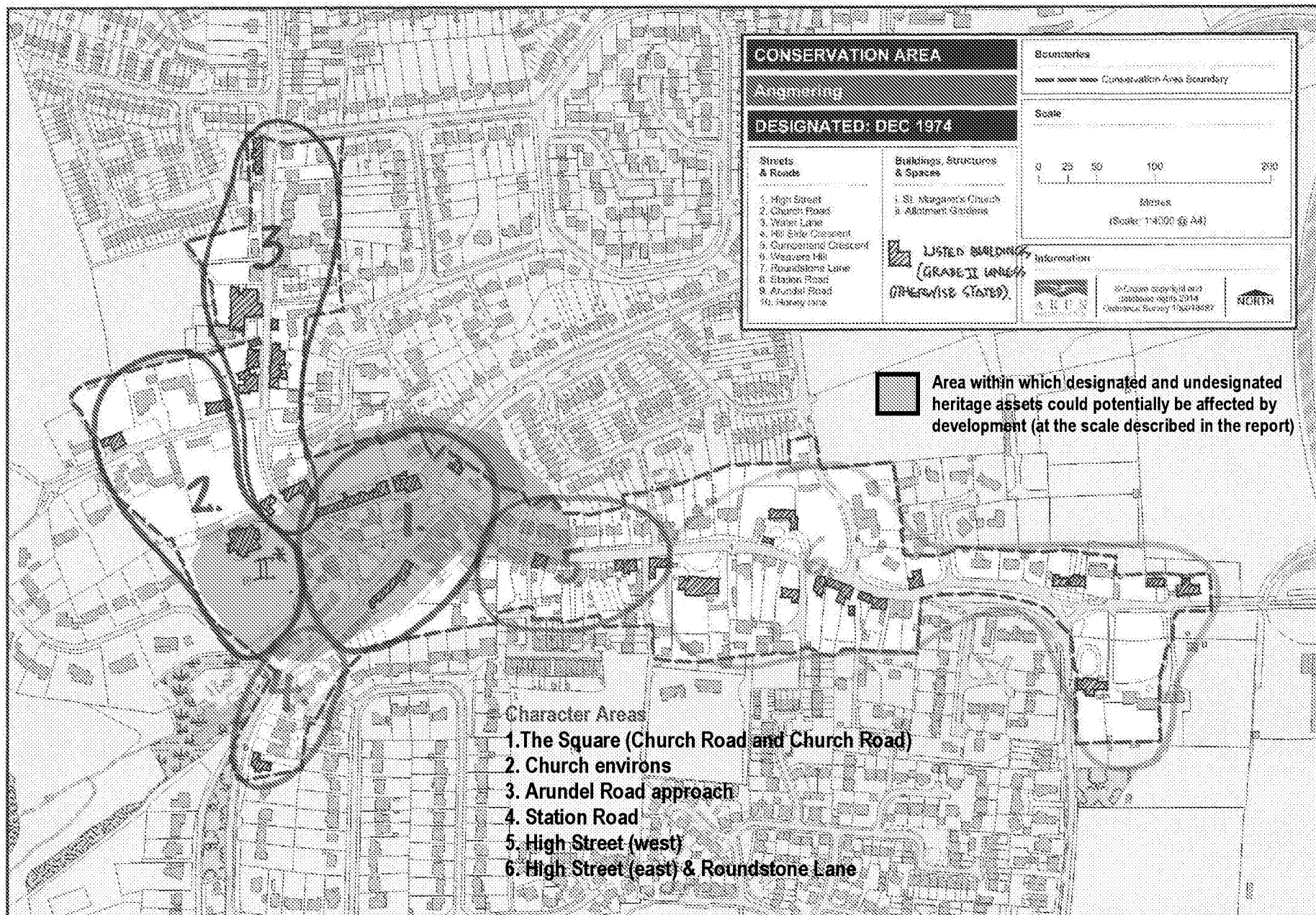
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix F: Conservation area map (with character areas annotation)



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