

IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS



DESIGN ACCESS AND HERITAGE STATEMENT

Angmering Library
Arundel Road
Angmering
West Sussex
BN16 4JS

Client: West Sussex County Council

Project: Installation of external and internal security cameras and associated signage.

Date: January 2026

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC



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1. Introduction

- 1.1. This Design Access and Heritage Statement has been prepared to inform a listed building consent application submitted to Arun District Council on behalf of West Sussex County Council.
- 1.2. The proposal seeks to install external and internal security cameras to protect the library and its users. This is part of the County Council's initiative to improve security across many of its libraries. The scheme also includes new signage.
- 1.3. Angmering Library is a former school building dating from the 19th century and is listed grade II. The building is also within Angmering Conservation Area.



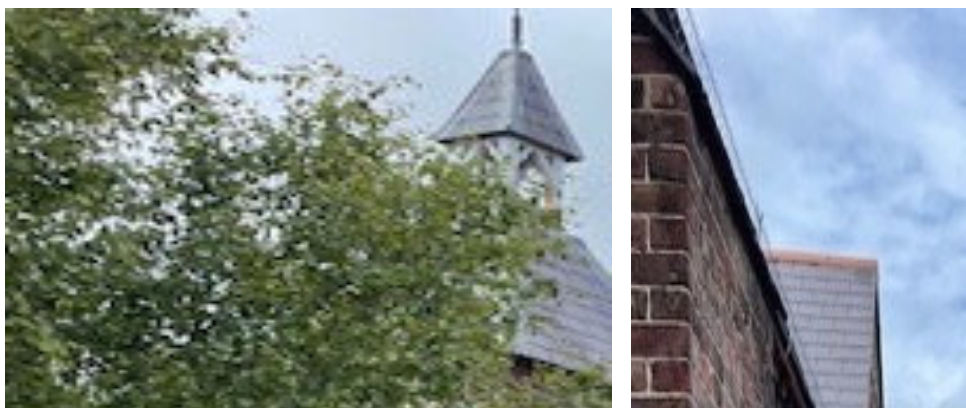
Aerial view of Angmering Village with the library highlighted. © Google

2. Description of the building and its setting

- 2.1. Angmering Library, is a single-storey storey building, situated on Arundel Road in the centre of Angmering Village. The building was formerly a school built in the Victorian period.
- 2.2. The building consists principally of two large ranges (or wings) which form an inverted 'L' shape with a two-storey building, formerly the Master's house, at the western end of the north range. The main north range is oriented largely east-west with the second range to the south oriented north-south. Due to the sloping nature of the site, the former school is elevated with the playground enclosed below on two sides and facing towards Arundel Road.
- 2.3. The main range also has a bell tower at its south-western corner and exposed chimney stack on its southern elevation creating strong architectural features that give the building further interest. There is also an entrance lobby from the west elevation of the southern range.
- 2.4. All elements are designed in the gothic style with the main walls of flint construction with window dressings and string courses in red brick helping to create a strong pattern across the elevations. To the west the brickwork employs a diapered patterning on the Master's house with the flintwork here being laid to course. This is a different phase of building and differs from the 'random' flintwork elsewhere.



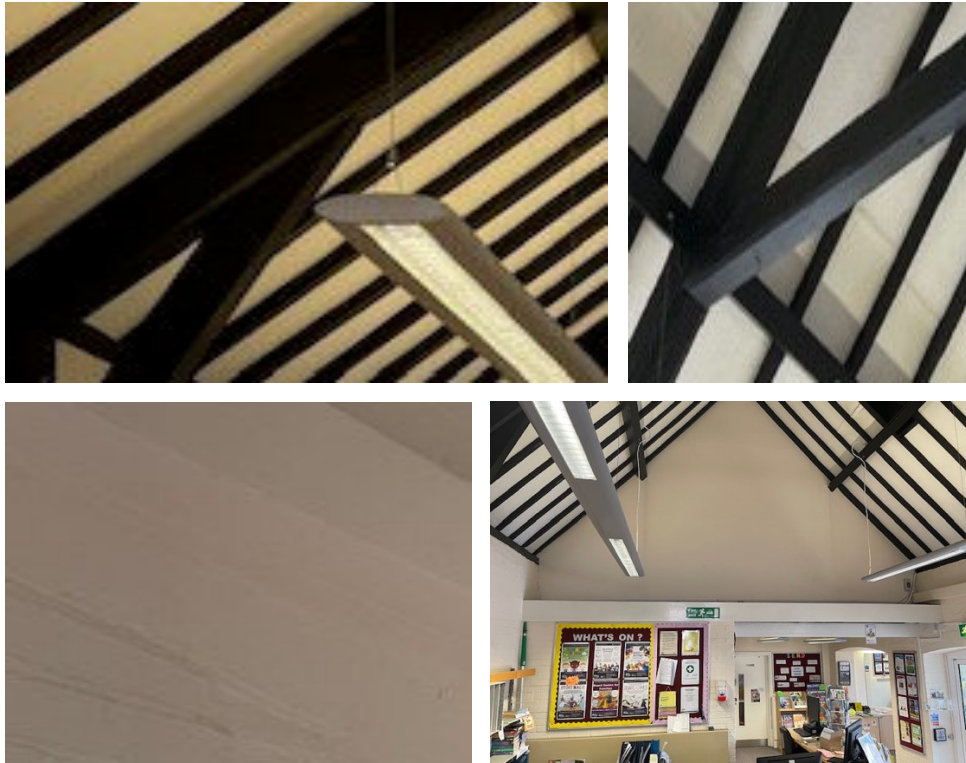
The library from Arundel Road.



The main entrance to the south and the enclosed courtyard to the east.



The former Master's house with diapered brickwork and flint laid to course. (© Google)



The interior with exposed timbers.

- 2.5. The windows are arched at the gable ends with leaded casement windows within stone mullions, lined along the main elevations. The frames are painted timber.
- 2.6. The roofs are gabled and laid to slate with vents in the form of small dormers. These align both roofs and create a strong rhythm across the roofscape. The bell tower roof is also laid to slate.
- 2.7. The two main ranges are open internally with views of the exposed rafters and trusses supported on stone carved corbels. The dark timber contrasts strongly with the walls to create a strong Tudoresque character.
- 2.8. The library is lit by modern strip lighting which is suspended from the purlins and has electric fans within the roof void. The shelving consists of modern freestanding bookcases.
- 2.9. The main range to the north backs onto a neighbouring property, whilst to the front there are steps down onto the former playground which is laid to tarmac. The second range has an enclosed courtyard on its east face. The building's main entrance is from the south via steps, with a further entrance to in the east elevation.
- 2.10. The library is in the centre of the historic village and opposite the church which lies to the southwest and is contemporary with it. To the east is the site of the former church and to the south the core of the village comprising cottages and shops, as well as a public house.

3. Planning context

- 3.1. The proposed scheme is subject to national and local planning policies. These include heritage policies designed specifically to protect both designated and non-designated heritage assets.

NATIONAL PLANNING POLICY

- 3.2. The National Planning Policy Framework (NPPF) sets out the Government's policy for the Historic Environment. It states that any harm to, or loss of the significance of a designated

heritage asset (from its alteration or destruction or from development within its setting), should require clear and convincing justification (para 213).

- 3.3. In assessing applications, the NPPF also stipulates that great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be) (para 212).
- 3.4. It goes on to state that where a proposed development will result in 'substantial harm' to a designated heritage asset, local planning authorities should refuse consent (para 214) and where the harm will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- 3.5. The vast majority of harmful impacts to designated heritage assets constitute 'less than substantial harm'. It is worth noting that this category can be subject to further grading where harm is perceived within a spectrum of 'high to low' and justification applied accordingly.

ARUN DISTRICT COUNCIL

- 3.6. Heritage policies for Arun District Council are covered in Arun's local plan in Section 16: *Building Conservation & Archaeological Heritage*. Those specific to listed buildings are covered under 'Policy HER DM 1 Listed Buildings', of which clauses d and e are the most relevant here:
- 3.7. Proposals affecting statutory Listed Buildings will be required to:
 - a) Preserve or enhance the historic character, qualities and special interest of the buildings;
 - b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
 - c) Protect the architectural and historical integrity and detailing of a listed building's interior;
 - d) Protect the special interest of buildings of architectural or historic interest; and
 - e) Protect, and where possible enhance the setting of the building.

4. Historic context

- 4.1. The library is a former school that was originally founded in 1682 by Sir William Older. This was probably in the form of a schoolhouse that housed the schoolmaster with the children in a separate room. This building was located to the south of the current school and according to records was extended in the early 19th century to accommodate 70 children.¹
- 4.2. This building is evident on the tithe map for Angmering of 1838 which is illustrated below. The schoolhouse survived in this location until 1844 when the garden of George Cortis (no.386), situated just to the north of the schoolhouse, was purchased by William Gratwicke and a new school constructed on the site of the current north range. Apparently, this included salvaged materials from the existing school building.
- 4.3. In 1853 the school was remodelled by the architect S.S Teulon on behalf of Gratwicke, who at this time was also funding the rebuilding of St Margaret's Church opposite.

¹ See: Rogers-Davis, N.A.; 'Older's Charity School' in: *Angmering Village Life*, <<http://www.angmeringvillage.co.uk/history/schools.htm>> [Accessed: 12 January 2026].

- 4.4. In 1883 plans were made to extend the school to the south and create a wing for infants. This re-used fabric from the north range to assist with the matching of the two buildings. The new wing is visible on the 1896 OS map illustrated below.



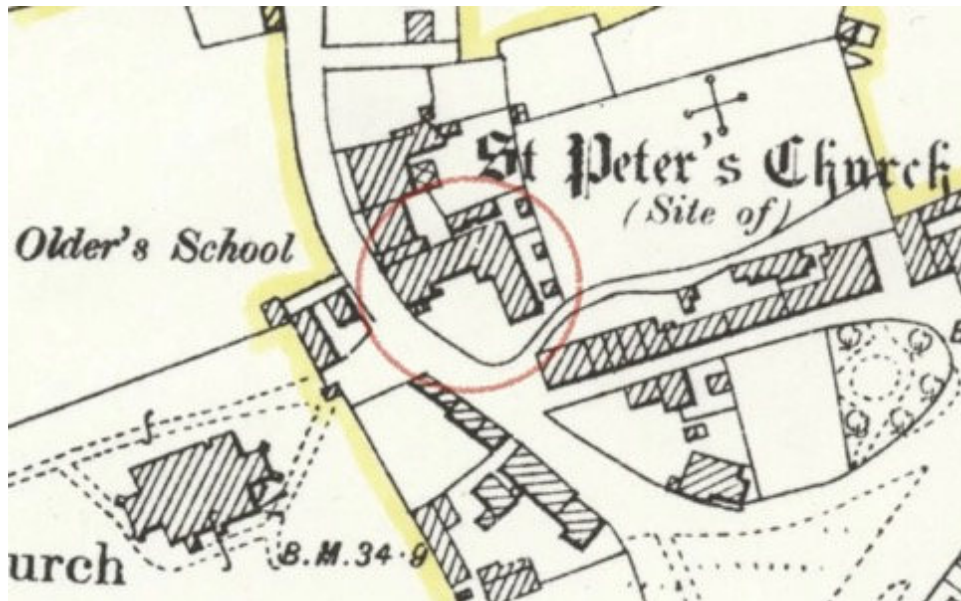
Angmering Parish Tithe Map of 1838 (WSRO).



The First Edition OS map of 1875 showing the plan of the school after its rebuilding in 1853. Reproduced with permission of the National Library of Scotland.

- 4.5. According to sources, the expansion required former churchyard land to the east to be purchased to accommodate the extension² though this is not immediately clear from the map regression. The expansion of the site however is much more visible after 1910, though today has been cut back and is now smaller than the area shown below on the map of 1932.

² See: Rogers-Davis, N.A.; 'Older's Charity School' in: *Angmering Village Life*, <<http://www.angmeringvillage.co.uk/history/schools.htm>> [Accessed: 12 January 2026].



The Second Edition OS map of 1896 showing the plan of the school after its extension in 1883. Reproduced with permission of the National Library of Scotland.



The OS map of 1932 showing the expansion of the school area to the east of the infant wing. Reproduced with permission of the National Library of Scotland.

- 4.6. As we can see on the mapping above, the school retained its name 'Older's School' before being closed in 1966. It remained redundant until the council converted the building into a library in 1974. This at a time, following the 'golden age' of library provision when many new libraries had been built. The school's re-use as a library, however, is a fitting repurposing of the building and one that aligns strongly with the spirit of its original conception.

5. Conservation area

- 5.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that local planning authorities have a duty to 'determine which parts of their area are areas of

*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*³

- 5.2. Angmering Conservation Area was designated in April 1975 and consists of three areas of townscape with different characters. These are *The Square* which includes the commercial properties at the centre of the village; *Arundel Road* which includes many flint and brick buildings and most notably the library; and the *High Street* which is mainly residential.
- 5.3. Angmering has not been subject to a character appraisal however is supported by Arun District Council's supplementary planning guidance on conservation areas.
- 5.4. Given the nature of the proposed works here there will no impact on the conservation area.

6. Significance

- 6.1. The National Planning Policy Framework (NPPF) defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. This interest can be archaeological, architectural, artistic or historic' and is often a combination of these values.
- 6.2. Significance will be understood and interpreted through the physical construction and make-up of the heritage asset, but also its setting which will normally contribute to this understanding. Significance is thus what conservation seeks to maintain and wherever possible, enhance.
- 6.3. The NPPF requires that planning applications should include an understanding of the significance of a heritage asset and that this:
 - must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
 - should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
 - sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.
- 6.4. Most historic buildings (or heritage assets) have a level of special interest that contribute to our appreciation of the broader environment. In rural areas buildings can express local distinctiveness using vernacular materials and traditional construction techniques, whilst in more urban areas design and quality of construction can often enhance the aesthetics of the townscape. In most cases the character of building is influenced by the region and topography.
- 6.5. Within sensitive areas such as conservation areas, national parks and in national landscapes, buildings can take on importance and be identified as *important* or *positive*. Buildings which are considered of national importance are designated and thus listed.

LIST ENTRY

- 6.6. Angmering Library is a grade II listed building and was designated on 20 September 1984. The list entry reads:

³ Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990; <<https://www.legislation.gov.uk/ukpga/1990/9/section/69>> [accessed 14 January 2021].

TQ 0604 ANGMERING ARUNDEL ROAD 25/63 (east side) GV The Public Library

II

Originally the Older School, founded by Sir William Older in 1682 and rebuilt by W G K Gratwicke in 1853. Architect S S Teulon. L-shaped Gothic building. Faced with squared knapped flints with dressings, quoins and diaper pattern of red brick. Slate roof. Casement windows. The west wing, which was probably the Schoolmaster's houses originally, has two storeys and two windows facing west. Gable with the date 1853 in it and two pointed windows of two lights each. On the south front is a tower with a hipped roof and a bell- turret over. To the east is an L-shaped wing of one storey. Three windows facing south, and three facing west.

Listing NGR: TQ0676804403

THE VALUES OF SIGNIFICANCE

- 6.7. Historic England's Advice Note 12 - '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (2019), describes the different interests within significance as follows:
- 6.8. **Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- 6.9. **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- 6.10. **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

ASSESSMENT OF SIGNIFICANCE

These values can be applied to Angmering Library as follows:

- 6.11. **Archaeological interest:** The building dates from the 19th century, so there is little scope for archaeological interest. The exception might be re-used materials where they can be found, but even then, will not be especially early.
- 6.12. **Architectural and artistic interest:** the building has strong architectural interest for its use of gothic design, motifs and decoration combined with the use of vernacular materials. This is enhanced by the knowledge that the school's architectural development corresponded with the rebuilding of the church.
- 6.13. **Historic interest:** the building has historic interest as a former school and connection with education provision in the village dating back to the late 17th century. It also contributes to an appreciation of the strong spirit of philanthropy that was popular in the late 19th century.

7. Proposed scheme

7.1. The proposed scheme seeks to install security cameras that will be located both internally and externally. This includes the addition of necessary signage to make people aware that they are being recorded.

7.2. The interior and exterior of the building will be fitted with fixed-focal eyeball network cameras. These will allow the council to monitor the building both during use and after hours with smart motion detection picking up both human and traffic movements around the library. The need for this type of security provision has come about in recent years and is outlined in the County Council's business case:

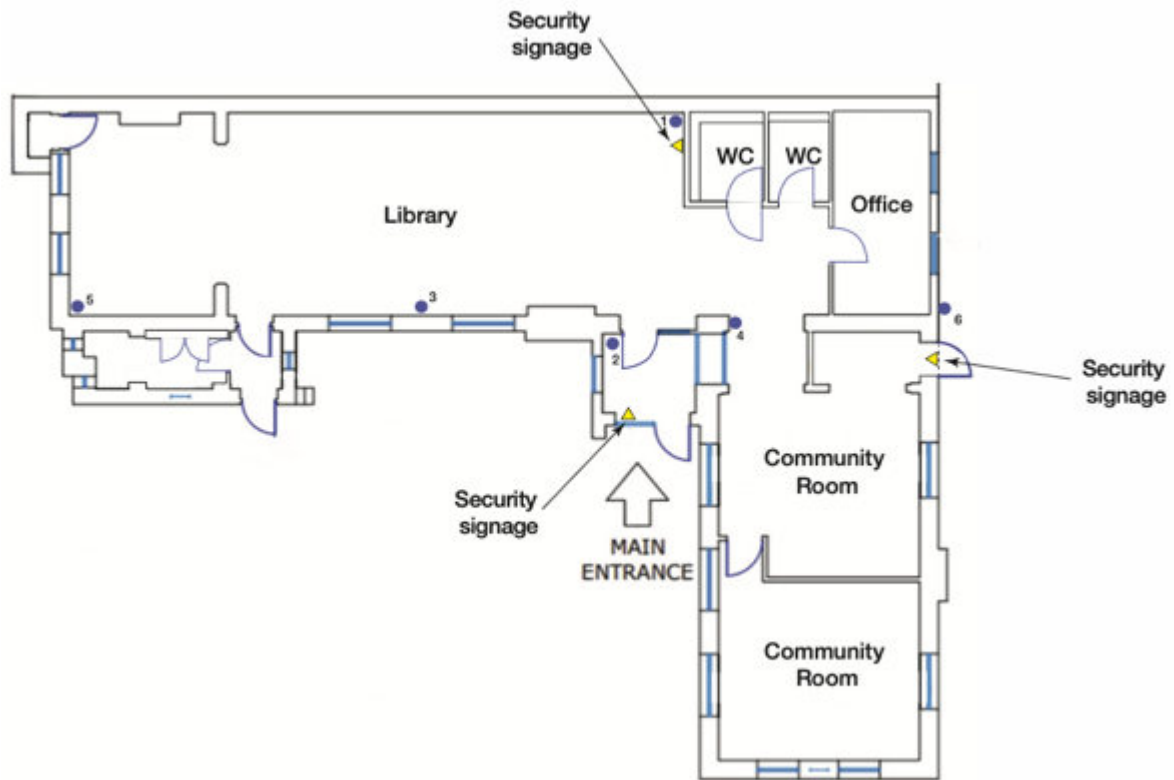
'Libraries have experienced a significant increase in the levels of anti-social or disruptive behaviour from members of the public since the return to 'normal' operations after the lockdown periods.

Discussions with key stakeholders, including Sussex Police District Superintendents, has identified CCTV as a key recommendation to improve our response [to] this increased problem. The visible presence of cameras and monitoring screens can serve as a deterrent, but more importantly modern systems can provide good quality video recorded evidence after any incident. This can enable evidence sharing with our partner agencies as part of our collective duty to reduce anti-social behaviour in our communities.'

7.3. The internal cameras are white and the external camera anthracite, with each camera measuring 93.6mm x 106mm and therefore very small and discrete. As can be seen on the plans below, these are located in the strategic positions that allow full coverage of the building.



Proposed design of the camera, which internally is small, white and discrete.



Ground floor plan showing the location of the cameras (purple) and signs (yellow).

- 7.4. There is a requirement under data protection guidance for CCTV signage that asks for clear and visible signs to be installed to inform people that they are being recorded. The signs must include the purpose of the surveillance, the organisation responsible, and contact details for further information.
- 7.5. The recommended size of each sign is A4 which will be attached to the internal side of the glazing at the various entrances and at head height. This will include one at the main entrance, and one at the east entrance. There will also be a sign put up adjacent to the reception area.
- 7.6. **Impacts:** The cameras are small and lightweight, and their installation will have minimal impact on internal fabric. As a public building, their presence within and on the building should not be unexpected with their physical appearance having little visual intrusion, if any, on the appreciation of the listed building.
- 7.7. The signage on the three doors is designed to be seen and this will create a minor impact on the appreciation of the building as it will contrast with the more muted palette of the building's exterior.

8. Landscaping

- 8.1. The proposals will not impact landscaping.

9. Access

- 9.1. The proposed works have no impacts on current access arrangements.

10. Conclusion

- 10.1. Angmering Library is an interesting late 19th century building that started life as the village school and was designed in the gothic style. Its decorative features combined with vernacular materials contributes strongly to the historic village and its conservation area.
- 10.2. The installation of the security cameras will constitute small visual impacts though these would be expected to be seen on a public building. Only one camera is to be installed externally and this is at the eastern end of the building which is not easily visible from the conservation area. Where cameras are visible internally, they are small and discrete, and likely to be *de minimis*.
- 10.3. The proposed signage will be visible, and its striking nature will conflict in a small way with the building's overall subdued palette. This will be minimal however given the size of the signs and the size of the building as a whole. If harm is perceived, it will be at a more local, close-up level.
- 10.4. In terms of the NPPF, any perceived harm to the listed building from these small, incremental impacts, will be considered to represent *less than substantial harm*, and within the spectrum of harm reside at the very lower end. The cameras and signs are small attachments and do not impact the integrity of the building. They are also reversible, and no doubt will be changed as technology evolves. If a public benefit is required to justify their impact, it is in the improved security of the listed building and the people and children using it on a daily basis.
- 10.5. In terms of the conservation area, these changes are most certainly *de minimis*, meaning that the scheme will *preserve* the special qualities of the area as required.