

New Place Farm, Angmering**ARCHAEOLOGICAL ASSESSMENT & HERITAGE STATEMENT**

New Place Farm is a grade 2* listed property, located between Angmering village and the A27 Arundel Road, and has been converted in the past into three private terraced properties. Various Victorian alterations have also been carried out mainly to the south elevation, and the roof timbers have been largely replaced, although some of the Horsham slab roofing tiles have been retained. The external original brickwork shows some large blind four-centred arches to three elevations, a moulded brick plinth, some stone mullioned windows and a small lancet window at high level.

New Place Farm was originally called New Place Manor and was built in about 1597 by Sir Thomas Palmer. The manor house was demolished in about 1775 after it was sold to Sir John Shelley. It appears that all that remains of the building complex is a brick and tile, two to three storey block, positioned parallel to the main road and about 200 metres to the south of the A27. The demolition materials from the main buildings and chantry are believed to have been used to build Michelgrove House, also owned by Sir John Shelley, and located about two miles away to the north-east.
(from Angmering Village Life - History Pages)

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The western end unit numbered 200, which is the location for this application, is a two storied house with greater than usual floor to floor heights and a high ceiling at first floor. There is some timber studwork with wattle and daub infill at first floor and signs of previous different floor levels in the past.

The Listed Buildings NGR reference for the property is NGR:TQ0631805578

This reads:-

The only surviving portion of a large House built by Sir Thomas Palmer in the late C16 and early C17. Three storeys and attic in gable end. Five windows. Red brick. The lower fringe of the roof is of Horsham slabs and the remainder tiled. In the centre is a projection with a doorway and window above. On each side of this are two tall blocked four-centred arches rising to the height of two storeys. On the second floor is an original window of two tiers of six lights with wooden mullions and transom and one tiny lancet window. The other windows modern casements. One modern buttress.

There are other four centred blind arches at differing levels to the east elevation as well, perhaps for decorative purposes.

The location of the original manor house is uncertain although the present owner has unearthed some gatepost bases to the west which may indicate that it may lay in that direction.

The building was listed Grade 2* in 1984.

Map by Yeakell & Gardner (1778-1783) shows other farm buildings to the north but no larger house.

The O.S. of 1813 indicates perhaps diagrammatically something more substantial in the field to the west and the present occupant has unearthed gate post bases but no above ground evidence is available.

Justification for the Proposals

The primary reason for the works is to provide an additional ground floor living area for my client. The property has only one ground floor living space together with a kitchen and bathroom. This gives only a rather restrictive layout. The proposal is to provide a well lit and sunny space linked into the living area giving better access to the garden areas which will enhance the quality of the living spaces.

There will be no significant harm to the heritage asset and setting as the design should minimise the effect of the alterations. It will be possible to easily reverse these effects if desired at some time in the future. The lime mortared brickwork where the new door opening is to be made can be easily salvaged, cleaned and stored on site if required for reinstatement and the junctions with new brickwork can be made with bolted stainless steel profiles.

From available maps it appears that there are no significant indications of previous buildings in the area of the proposals.

David Hall Associates

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