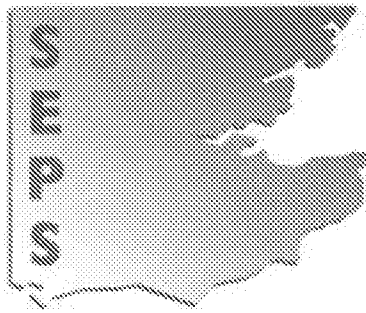




Heritage Statement

PROPOSAL:
ERECTION OF SINGLE STOREY REAR EXTENSION
TO PROVIDE FOUR ADDITIONAL
GUEST LETTING ROOMS
AND
RE-MODELLING OF FRONT
CAR PARK TO INCREASE OFF-STREET PARKING
FROM 25 SPACES TO 32 SPACES

SITE:
ANGMERING MANOR HOTEL
HIGH STREET
ANGMERING
WEST SUSSEX BN16 4AG

APPLICANT:
CHAPMAN GROUP LIMITED

The Proposal

Planning and listed building consent is here sought to construct a single storey rear extension in the south west corner of the curtilage of Angmering Manor Hotel to provide four additional guest letting rooms. The building would have a simple rectangular footprint with a fully hipped slate roof with the walls being timber clad. There would be a small clock tower in a central position on the ridge. The guest bedrooms would look out east onto the garden with access being via An enclosed glazed walkway on the rear (west) of the building.

The extension would connect to the existing modern single storey swimming pool building with the link being secured by a small flat roofed connection which would contain a boiler room and laundry room. The extension would be sited approximately 5.4 metres off the south rear boundary of the site and about 1.8 metres off the west side boundary.

The proposed en-suite shower rooms would connect into the existing foul drain run on the east side of the Hotel whilst surface water would be dealt with by two soak-aways within the garden.

Description of the Application Site

Angmering Manor Hotel is a Grade 2 listed building, the original core of which was constructed in the early 17th century and comprises a timber frame building. The building was much extended and altered in the 19th century when it was in use as a rectory. It now comprises a two storey stucco building with plain tile roof covering. When viewed from the front, it has twin gable projections and a central porch with five casement windows. There are later additions to both sides of this older core. The gables on the front have scalloped barge boards.

From the rear the property is much altered and extended and has a far less unified architectural form than the front of the building. The rear is dominated by a single storey extension running across the whole of the back of the original core. The two side extensions and single storey rear swimming pool extension all add to the disparate architectural forms evident on the rear.

The Hotel sits on the south side of the High Street, just to the east of Honey Lane. The character of the area is generally residential with most surrounding development dating from the 19th century. The Hotel is set back from the road and enjoys an in/out access arrangement. The front of the site is characterised by a high flint wall behind which there is a thick belt of trees. As a result, the Hotel plays little visual role within the street scene to this part of the Angmering Conservation Area.

At present, much of the front area is put over to parking and the Hotel is currently served by a total of 25 off-street spaces, the positions of which are marked on a layout drawing as existing.

The Hotel at present has a total of 12 letting rooms and there is a restaurant with 68 covers. There are a total of 15 staff employed in a mixture of full- and part-time jobs with, say, on average about 10 members of staff being employed within the building at any one time. Many of the staff are local people who walk and cycle to work.

Assessment

Angmering Manor Hotel is a much extended and altered Grade 2 listed building which had its character largely shaped and formed by early 19th century extensions and alterations at a time it was in use as a rectory. Despite the original part of the building being 17th century, the building largely has a late Georgian/early Victorian character.

From the front the building has retained a very unified and symmetrical appearance despite there being later additions to the sides of the main core. From the rear the architectural form is a lot more varied and a lot more heavily impacted by relatively modern additions. These mask the more architecturally interesting elements of the building. In this context, the single storey extension here proposed would not harm either the character or appearance of the listed building or, in any way, impact on its fabric. The single storey extension is in proportion with the building as currently constituted when viewed from the rear. Its design and form appropriate mirror that of both the single storey swimming pool extension, to which it is to be attached, and the single storey extension on the main element of the building.

The important front facade of the building is left unaltered and the extension would not be open to view from outside of the site itself. It would therefore have no visual role within the wider Conservation Area. An extension having a similar form but a larger footprint than this, has previously received listed building consent (application ref. A/3/14).

Care has been taken at the front of the site to retain the larger, more important tree specimens. Individually all the important trees are to be retained at the front of the site and the amount of tree canopy within the street scene would not be significantly affected. This proposal would therefore have no impact on the character or appearance of the wider Conservation Area.

27.5.15