

Heritage Statement

Address of site (including postcode)

27 Highdown Way
Ferring
Worthing
BN12 6QQ

West Sussex Historic Environment Record

Have you consulted the West Sussex Historic Environment Record, which is identified as the minimum requirement of the National Planning Policy Framework (NPPF)?

☐ Yes ☒ No

If Yes, please attach any correspondence to this Heritage Statement as an Appendix 1 (including the HER Consultation Report)

If no, please provide the reasons why not below

The proposal for this application only affects the view from the listed buildings, not the buildings themselves.

HERITAGE ASSETS

What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

Please note: This may not just be the building or site itself. There may be an impact on the setting of other nearby or even quite distant heritage assets.

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

Please identify the names or address of the assets identified above?

Name/address of asset	Heritage Asset Type
Hangelton Cottage, 68 Langbury Lane Ferring	Listed Building grade ii
Inglenook, 66 Langbury Lane, Ferring	Listed Building grade ii

ASSESSMENT OF SIGNIFICANCE

What is known about the affected heritage asset(s)?

Please describe the history, character and appearance of the heritage assets. As part of this you could provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping etc.

You should also describe the development site, and its relationship to its surroundings. For example, the building's position in the street-scene, or the potential for archaeological interest which may extend beyond a scheduled monument.

You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available as a starting point. Please do not just copy and paste the listing description!

Please include / attach any research material as an addendum to this Statement.

Two storeys. Five windows. Faced with squared knapped flints with dressings, quoins and modillion eaves cornice of red brick. Half-hipped tiled roof. Casement windows. Doorways with modern hoods.

What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe what is important about the assets previously identified (otherwise referred to as the significance of the heritage assets), including their setting (and any below ground archaeology) identified in Section 3. Each asset should be discussed separately.

The assets are not affected by these proposals other than being able to be viewed from the rear window on the first floor, albeit through a tree screen

What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☐
West Sussex Record Office	☐
Map regression (historic maps)	☐
Historic England sources	☐
Museum or Library (please provide details)	☐
Other (please state) British Listed Buildings	☒

Please include/attach any research material as an appendix to this statement.
See page 5

PROPOSED WORKS

Please state the type of proposal e.g. extension to a listed building, internal alterations, new structure in the grounds such as a garage.

Dormer and rooms in roof in approved extension overlooking a listed building, not affecting a listed building

Please list all of the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Dormer and rooms in roof in approved extension

What is the justification for the works?

To provide additional bedrooms. Again this is not on a listed building

How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

The works have been designed to suit the building they are on, not on a listed building

IMPACT ASSESSMENT

How will the proposals impact on the significance of the heritage

asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) including:

1. The likely impact of the proposed works on the significance of the buildings and/or its setting.
2. The scale and nature of any harm that would be caused to the significance of the building.
3. Any potential heritage benefits, including proposals which enhance or better reveal the significance of the buildings.

There should be no impact on the listed buildings as they are 40m away and have a tree screen between

Mitigation

If harm has been identified as a result of the proposals, what steps have been taken to mitigate it?

This won't always be necessary, particularly if the works are solely to repair or restore a heritage asset. But if some degree of harm has been identified you will need to explain what steps have been taken to avoid, minimise the harm. For example, is the intervention the minimum necessary? Are the works reversible? How has new work been designed to complement or harmonise with the existing? If any feature is to be lost or hidden, will it be recorded?

Does not affect the heritage asset.

Contact details:

West Sussex Historic Environment Record

<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

Historic England
www.historicengland.org.uk

Arun District Council Planning Department

Website: <http://www.arun.gov.uk/planning>

e-mail: Planning@arun.gov.uk

Hangelton Cottage

Inglenook

A Grade II Listed Building in Ferring, West Sussex

Coordinates

Latitude: 50.8185 / 50°49'6"N
Longitude: -0.4524 / 0°27'8"W
OS Eastings: 509113
OS Northings: 103244
OS Grid: TQ091032
Mapcode National: GBR GL2.LF9
Mapcode Global: FRA 96YX.TVS
Plus Code: 9C2XRG9X+92

Entry Name: Hangelton Cottage & Inglenook

Listing Date: 20 September 1984

Grade: II

Source: Historic England

Source ID: 1027616

English Heritage Legacy ID: 297888

Location: Ferring, Arun, West Sussex, BN12

County: West Sussex

Civil Parish: Ferring

Built-Up Area: Worthing

Traditional County: Sussex

Lieutenancy Area (Ceremonial County): West Sussex

Church of England Parish: Ferring St Andrew

Church of England Diocese: Chichester

Description

TQ 00 SE FERRING LANGBURY LANE

17/126

No 66 (Inglenook) and

No 68 (Hangelton Cottage)

II

One building. C18. Two storeys. Five windows. Faced with squared knapped flints with dressings, quoins and modillion eaves cornice of red brick. Half-hipped tiled roof. Casement windows. Doorways with modern hoods.

Listing NGR: TQ0911303244