

Heritage Statement

The application site comprises a residential property and its garden on land immediately to the west of Thornlea Park, Old Mead Road, Littlehampton.

The site is accessed directly from Old Mead Road, which leads west from Lyminster Road. It is located approximately 1.8 miles to the North of Littlehampton Railway Station and some 0.6 miles to the south-west of the centre of the village of Lyminster.

The subject site is situated between a reasonably densely populated residential area (Thornlea Park) to the east and a residential dwelling and caravan storage facility to the west. The subject site is clearly delineated by Old Mead Road to the South and the 'Black Ditch' to the North. Although the application site is bordered with open pasture land to the North and South, in relation to the surrounding area, the proposed site offers a logical development infill opportunity for residential growth.

There are a small number of listed buildings within Lyminster, only two of which have a direct view of the subject application site. Both of these are located some distance to the North. The closest, Church Farmhouse, a grade II listed dwelling, entry number 1276284, is located approximately 420 metres to the North of the application site. Further to the North, some 530 metres from the application site lies the grade I listed Parish Church of St Mary Magdalen, listing entry number 1027604.

The wider settings of the listed buildings in the village have therefore been considered closely as part of this report. The NPPG states at paragraph 3 that "the conservation of heritage assets in a manner appropriate to their significance is a core planning principle".

A heritage asset is defined in Appendix 2 to the NPPG as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)"

The NPPF is clear at paragraph 128 that "local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

As for what constitutes significance; ‘the significance of a place – whether a building, site, landscape or townscape – embraces all of the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. Understanding and articulating this significance helps to ensure that decisions about historic places and changes affecting them will sustain their heritage values’ (Para 3.2 Conservation Principles, Policies and Guidance Historic England 2008). The purpose of any Heritage Assessment is therefore to understand and articulate the significance of any heritage asset in, adjacent or surrounding a development site and to state what the impact of granting planning permission would be upon that significance in the future.

The listing for Church Farmhouse states:

- Church farmhouse, Lyminster road
- List entry number: 1276284
- Grade: II
- Details: L-shaped early c19 house. Two storeys. Three windows. Front wing faced with grey headers with red brick dressings, quoins, stringcourse and modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Stuccoed porch. The back wing is faced with flints with red brick dressings and quoins.

The listing for St Mary Magdalene’s Church States:

- the parish church of St Mary Magdalen
- list entry number: 1027604
- location: the parish church of St Mary Magdalen, Lyminster road
- grade: I
- Details: a long building consisting of a chancel, with a north chapel or vestry, a nave with a north aisle, north porch and west tower. The chancel and nave are Saxon, altered in c13, the nave arcade transitional Norman, the lower part of the tower c13, the upper part perpendicular, the north porch c15, and the north chapel or vestry c19. The roof of the aisle is medieval and heavily timbered with crown-posts. Good medieval church, not much restored.

There are two additional grade II listed building to the east of the application site, however these buildings do not have a direct view of the application site. The Six Bells Public House is located on the Eastern side of Lyminster Road, just south of where Lyminster Road meets Old Mead Road. Forge Cottage also a grade II listed building is located immediately to the south of The 6 Bells Public House, also on the eastern side of Lyminster Road.

The listing for The 6 Bells Public House States:

- The 6 bells Public House, Lyminster road
- List entry Number: 1027819
- Grade II

- Details: D Dated T A over 1732. 2 storeys. 3 windows. C19 slate roof. Squared knapped flints with brick dressings and stringcourse. Casement windows under cambered arches. Cement heads to 2 right hand windows of ground floor. Interior has a good deal of exposed timber and panelling in lounge, some recent. Ground floor extensions at right angles at each end of front - latter cobble fronted with brick dressings.

The listing for Forge Cottage States:

- Forge Cottage
- List entry Number: 1190908
- Location: Forge cottage, 166, Lyminster road
- Grade II
- Details: 2. Early C18 thatched cottage. 2 storeys. 2 windows. Flint with brick dressings and quoins. Catslide extension of one window to north. Ground floor windows have cambered arches; casements, original on 1st floor. Modern porch, brick with hipped tiled gable. Inglenook fireplace inside, with modern chimney within.

The site also lies within the Setting of Arundel, as designated by the Proposals Map accompanying the Arun Local Plan 2003.

The location of the various heritage assets to the north of the site, and its location within the Setting of Arundel, have influenced the design of the scheme. A landscaped buffer will be provided along the northern boundary of the site to soften the visual impact of the proposed development. Further, the development will be kept to a comparable height to those contributing to the streetscene when viewed from the north. The proposed development will be seen as an extension of similar forms of development in the area.