

DAS & Heritage Statement

In respect of:

**West Wing Neals Farmhouse,
Lower Bogner Road,
Lagness, Chichester,
PO20 1LW**

Neals Farmhouse is a single-family dwelling situated in a vast area of green land. Neal's Farmhouse is a grade II Listed Building as of the 20th September 1984. It is identified in the listing description as being a L shaped C16 timber framed house with the timbering exposed with brick infill in the west wall; but otherwise refaced with stucco. The main roof is thatched. The existing windows are not original and are timber framed casement windows.

Part of the property dates back to 1550 with later additions around 1770. In later years the property was split into east and west wings.

The most common council tax bands are E and D. Estimated residential property values, based on historical transactions, and adjusted for inflation, range from £0 to £592,436 with an average of £442,173. Housing types are typically semi-detached and detached. None of the houses sold since 1995 have been new builds.

A mixed residential, non-residential and agricultural postcode in Lagness, Bognor Regis

The most common council tax band is E.

Residential buildings are typically detached and semi-detached. Domestic properties are primarily houses.

Grid Reference:- SU 90263 00580

X (Easting) , Y (Northing)

490263 , 100580

Introduction

This statement is written to comply with paragraphs 126 and 141 of the National Planning Policy Framework 2017 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512

www.sheararchitecturaldesign.co.uk

info@sheararchitecturaldesign.co.uk

Company number 10662187

**The development site: West Wing Neals Farm House,
Lower Bogner Road,
Lagness, Chichester,
PO20 1LW**

The proposal:

Construction of new single storey rear extension to a grade II listed farmhouse. All materials to the walls are to match the existing – Facing brick. The proposed development would reuse an existing area of residential curtilage and be self-contained within the existing boundaries of the property. The proposed extension would be situated in an existing developed rural setting that is made up of residential / farm properties and their associated curtilage space.



Works proposed:

The proposed development would be within the confines of the existing curtilage of **West Wing Neals Farm House, Lower Bogner Road, Lagness, Chichester, PO20 1LW**

The majority of proposed works are to the rear of the property and set back from the garage which is forward of the building line. The site is relatively secluded so the proposed will have no impact on the street scene.

The extension is needed to allow for modern living and to extend the kitchen and for a dining room and boot room in the existing space.

2. Pre-application advice:

N/A

3. Heritage assets (including their setting) potentially affected by the proposal:

The development site is an Archaeological Notification Area, and a Conservation Area.

Archaeological Notification Area
~0.35 MILES

Desig DWS8450
UID

Name Bronze Age to Roman Settlement Site, Historic Farmsteads and Royal Observer Corps
Features, Pagham

Category Amber

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512
www.sheararchitecturaldesign.co.uk
info@sheararchitecturaldesign.co.uk

Company number 10662187

4. (a) History of the site/building:

Reference: IOE01/06933/28

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and has no special architectural or historic interest.

Details

SU 90 SW 14/510

PAGHAM LOWER BOGNOR ROAD Neal Farmhouse

II

Marked on the map as Lagness Farm. L-shaped C16 timber-framed house with the timbering exposed with brick infilling in one place in the west wall but otherwise refaced with stucco. Thatched roof. Modern casement windows. Two storeys. Three windows.

Listing NGR: SU9022800427

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297984

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Below is a list of previous planning applications in proximity to **West Wing Neals Farm House, Lower Bognor Road, Lagness, Chichester, PO20 1LW**

Reference	P/169/21/L
Status	ApproveConditionally
Proposal	Listed building consent for 11 No proposed windows replacement.



Date: 30 Jun 2001

Reference: IOE01/06933/28

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512

www.sheararchitecturaldesign.co.uk

info@sheararchitecturaldesign.co.uk

Company number 10662187

Rights: Copyright IoE Mr Paul Bailey. Source Historic England Archive

Cite record using this URL:

<https://historicengland.org.uk/listing/the-list/list-entry/1353866?section=official-list-entry>

5. Heritage significance:

A grade II Listed Building as of the 20th September 1984. It is identified in the listing description as being a L shaped C16 timber framed house with the timbering exposed with brick infill in the west wall; but otherwise refaced with stucco.

6. Impact on heritage assets and their setting:

The proposed rear extension will increase the volume of the property to create a larger family home and the internal circulation space will be revised to accompany the functional change of use to the spaces. The single storey rear extension will increase the mass of the property within the development site as shown on the Architect's drawing. A variety of options were explored before arriving at the proposed design which enables an improved open-plan living space to the ground floor at the rear part of the property. The design fits with the client's brief and complements the existing character of the property.

The development proposal will comprise minor alterations unlikely to affect the overall character of the property or the street scene. As the property is set some way back from the road and in generously proportioned grounds, the impact on views from neighbouring property would also be negligible.

7. Mitigation:

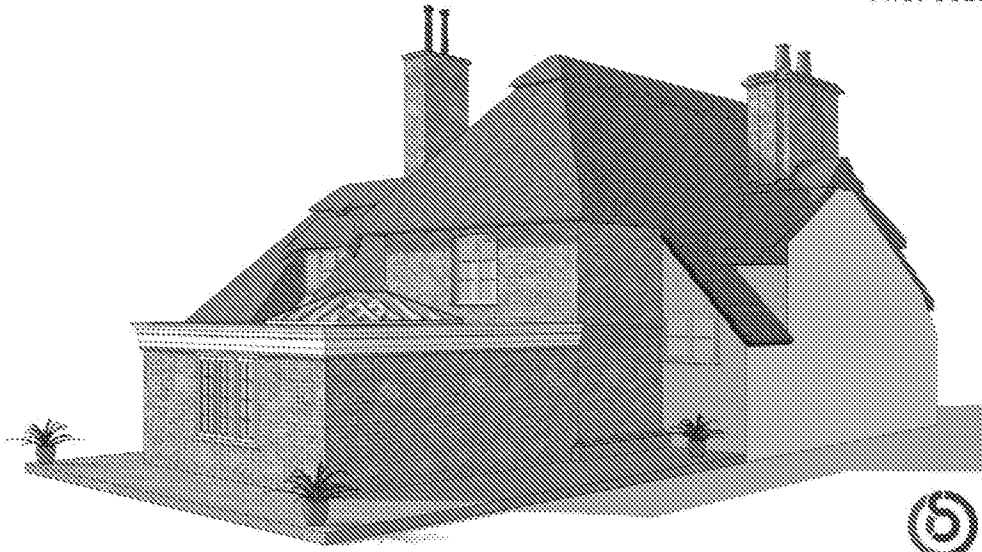
The proposed design is to form a single storey front extension in matching facing brick, with a flat GRP roof that is subservient to the main dwelling and tied into the existing garage. Windows will be fitted with glazing to match the existing as closely as possible. The development proposal would not adversely impact the character of the surroundings and the alterations would add value and complement the existing property.

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512
www.sheararchitecturaldesign.co.uk
info@sheararchitecturaldesign.co.uk

Company number 10662187

West Wing Neals Farm House

PROPOSED



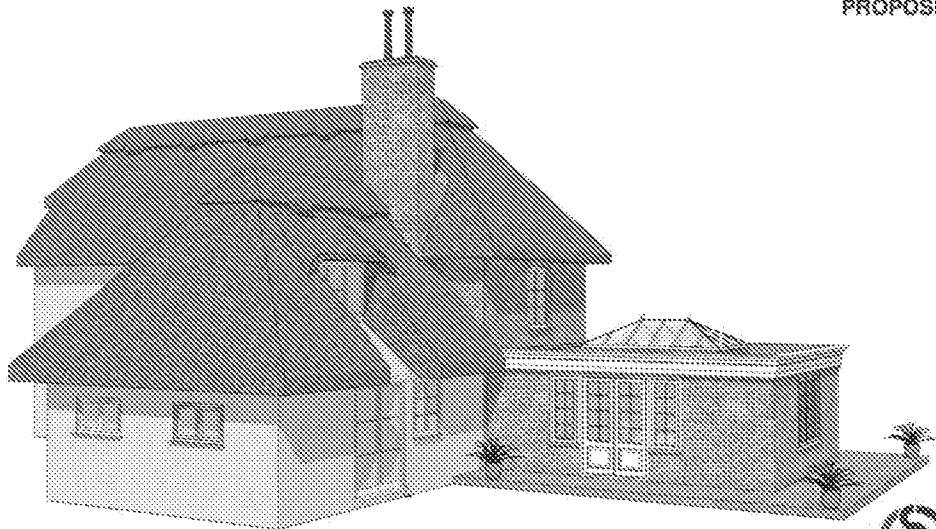
Shear Architectural Design LTD

Tel: 07881 656512

www.sheararchitecturaldesign.co.uk

West Wing Neals Farm House

PROPOSED



Shear Architectural Design LTD

Tel: 07881 656512

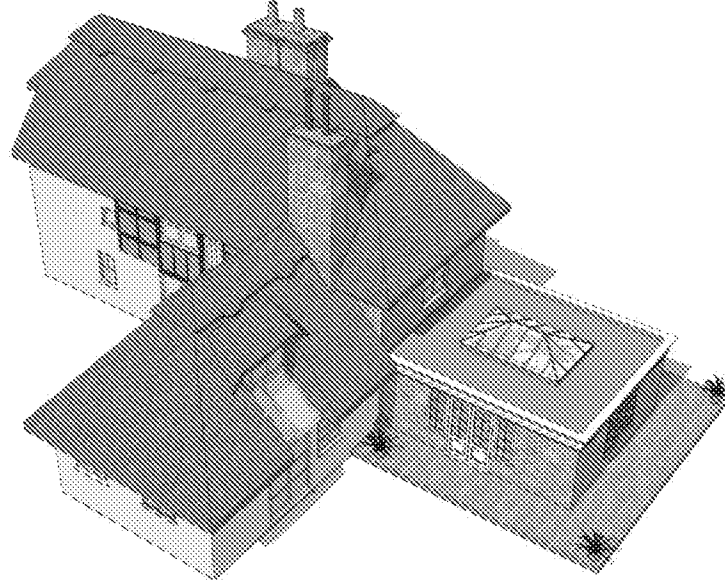
www.sheararchitecturaldesign.co.uk

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512
www.sheararchitecturaldesign.co.uk
info@sheararchitecturaldesign.co.uk

Company number 10662187

West Wing Neals Farm House

PROPOSED



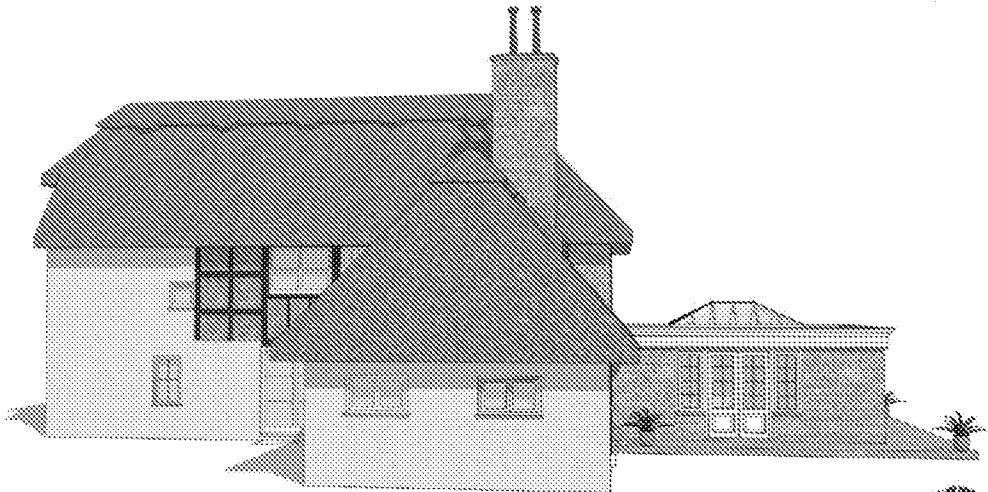
Shear Architectural Design LTD

Tel: 07881 656512

www.sheararchitecturaldesign.co.uk

West Wing Neals Farm House

PROPOSED



Shear Architectural Design LTD

Tel: 07881 656512

www.sheararchitecturaldesign.co.uk

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512
www.sheararchitecturaldesign.co.uk
info@sheararchitecturaldesign.co.uk

Company number 10662187

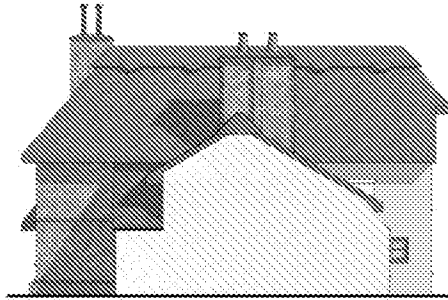
West Wing Neals Farm House



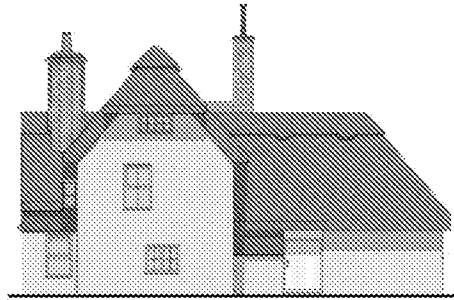
Front Elev



Side Elev



Rear Elev



Side Elev

EXISTING

Scale 1:100 @ A3

Shear Architectural Design LTD

Tel: 07881 656512

www.sheararchitecturaldesign.co.uk

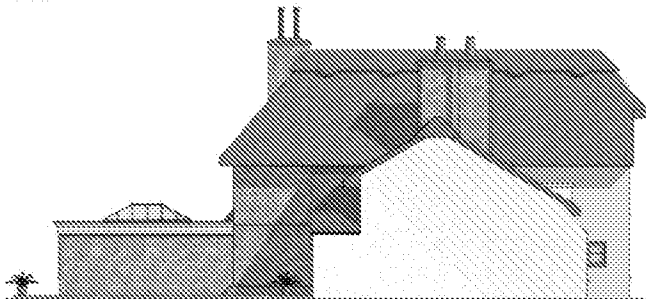
West Wing Neals Farm House



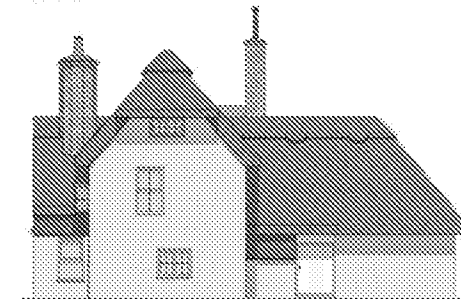
Front Elev



Side Elev



Rear Elev



Side Elev

PROPOSED

Scale 1:100 @ A3

Shear Architectural Design LTD

Tel: 07881 656512

www.sheararchitecturaldesign.co.uk

2 Saffron Close, Shoreham By Sea, West Sussex, BN43 6JF 07881 656512

www.sheararchitecturaldesign.co.uk

info@sheararchitecturaldesign.co.uk

Company number 10662187