Heritage Statement for Garage Replacement at Westlands Old Farmhouse RH20 3AY

Heritage Statement completed by: Dr. Simon Norton and Daphne Norton

Westlands Old Farmhouse, Billingshurst Road, Ashington, West Sussex, RH20 3AY

☎ 01903 892316

Heritage Statement

Site Name

Westlands Old Farmhouse

Address (including postcode)

Westlands Old Farmhouse, Billingshurst Road, Ashington, West Sussex, RH20 3AY

1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

Listed Building	✓

(b) Describe the character and appearance of the heritage asset.

14th century Farmhouse. Grade II listed

(c) Describe the development site and its relationship with its surroundings

Replacement of collapsed garages with new garages on same site. The garage building consists of a three bay garage on a north/south axis with a wood store at the south end and a workshop at the north end. The garage block is screened from the main road by other buildings or trees and is not visible to neighbouring properties. The replacement building occupies the original footprint. The replaced buildings are not part of the curtilage of the listed building. See attached maps

2. STATEMENT OF SIGNIFICANCE

(b) Using the information you have obtained provide a summary of the history of the site/building

The property was listed in the early 1950's. At that time it had ceased to be the farmhouse for Westlands Farm. The farm yard was not part of the curtilage at the time of listing.
The main property was purchased by Mr and Mrs Norton in 1965. The yard containing the garages was purchased in 1973.
The garage block was originally cowsheds and at the time of the purchase were used to store tractors and farm equipment.
Mr Norton renovated the buildings in 1974-75 to create 3 garages, a workshop and a wood store.
In 2023 vibrations from heavy vehicles being diverted down the B2133 caused the buildings roof to collapse. This required the garage area of the building to be demolished in order to make the site safe. The garages were replaced by an oak framed building on the original footprint.

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

Grade II listed

3. DESIGN CONCEPT
(a) Pre-application Advice

Have you consulted the relevant Historic Environment Record?

- **No**

If yes, please attach any correspondence as an appendix to this document. Have you sought pre-application advice from the Local Planning Authority?

- **No**

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable. Have you sought pre-application advice from Historic England?

- **No**

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.
(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

Listed building is not affected by the development as the development is on a part of the property not covered by the listing.

4. ASSESSMENT OF IMPACT & ANY MITIGATION

(a) How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

Listed building is not affected by the development as the development is to outbuildings on a part of the property not covered by the listing.

(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?
Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. 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.

Where possible the original fabric of the building has been retained.
Flint wall to the south and west side of the building were restored. As many of the original roof tiles as possible were reused.
Corrugated iron cladding on south wall has been replaced with oak planks.
Plywood and bitumen felt covered flat roof on east side of building has been removed and replaced by tiled roof.