

Heritage Statement



The Barn, Park Lane, Aldingbourne

On behalf of Mr & Mrs Smith

August 2014

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Authored by:	Sara Davidson
Reviewed by:	Jody O'Reilly
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1.0 INTRODUCTION

- 1.1 This heritage statement has been prepared by Heritage Collective on behalf of Mr and Mrs Smith.
- 1.2 The report supports an application for planning permission seeking approval for the redevelopment of the Barn, Park Lane, Aldingbourne. The Barn has been identified by the local authority as a 'Building or Structure of Character', thus classifying it as a non-designated heritage asset. Directly opposite the Barn is a grade II listed building referred to as the Manor House. The application site is neither within nor adjacent to a conservation area.
- 1.3 In accordance with the requirements of the National Planning Policy Framework¹ (NPPF) 2012 this statement describes the significance of the barn as a non-designated heritage asset and assesses the impact of the proposed development on that significance.

The Proposals

- 1.4 Full details of the proposed development are set out within the Design and Access Statement and drawn submissions accompanying the application.
- 1.5 In brief it is proposed to demolish the existing rear additions to the Barn and numerous outbuildings in order to provide a new extension to the Barn, attached by a glazed link, along with a detached oak framed garage. Other works include internal and external alterations to the Barn and associated landscaping.

Purpose of the Statement

- 1.6 The purpose of this document is to assist with the determination of the application, informing decision makers on the effects of the development on the historic built environment. Value judgements on the significance of heritage assets affected are presented and the effects of the proposals upon that significance are appraised.

¹ Paragraph 128 requires an application to describe the significance of any heritage assets affected, including any contribution made by their setting.

- 1.7 Specifically, this report assesses the ability of the site to absorb change without causing harm to its significance. Consideration is given to the effects of development upon the setting of the nearby listed building and particular regard is given to the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990.
- 1.8 The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (2012) and local planning policy.

Key Considerations

- 1.9 There are a number of factors which need to be taken into consideration in order to properly assess the potential impact on the setting and significance of the heritage assets in question.
- i The significance of the Barn and the contribution it makes to the character of the area;
 - ii The significance and setting of the grade II designated Manor House; and
 - iii The design of the proposed development and the impact it will have on the significance of Barn and the grade II designated Manor House.

Pre-application Advice

- 1.10 Pre-application advice has been sought from Arun District Council regarding this scheme and a formal response was received on the 29th July 2014 (ref: PAA/80/14). Officer comments within the pre-application advice note that while they have no objection to the scheme in principle there are concerns over the size and scale of the proposed extension to the Barn. Within the conclusion of the comments the Officer notes "*It is considered that a landscaping scheme might help to overcome some of the issues...*". Following the receipt of these comments further works have been undertaken to the landscaping scheme to ensure the Barn remains the main focus of the site when viewed within the streetscape.

Planning History

1.11 The following applications are considered relevant to the proposed development.

Application Reference	Description	Outcome
AL/14/52	Conversion of barn into dwelling house and garage	Permitted 10/12/1952
AL/43/82	Double garage and garage conversion (building regulations application)	Permitted 15/07/1982
AL/49/82	New garage with new access	Permitted 07/07/1982
AI/38/87/B	Loft conversion (building regulations application)	Passed 30/03/87
AL/50/03	Removal of substandard pitched roof over bedroom and provision of first floor extension, extending thatch to give principal bedroom with en-suite, new conservatory with balcony, internal alterations and replacement of double garage with new double garage for use as dark room and office	Permitted 08/07/03
AL/143/07/BR	Conversion of existing garage into office/study (building regulations application)	Passed 24/12/2007
AL/63/13	Erection of extension and associated works	Approved 03/09/2013

2.0 THE APPLICATION SITE AND ITS HISTORIC CONTEXT

- 2.1 The Barn is situated to the north west of Park Lane near the junction between Park Lane and Hook Lane in Aldingbourne. Across Park Lane to the south in close proximity to the Barn is the grade II listed Manor House. The Manor House dates from the 18th century with a 19th century west wing and was designated in 1984. The Manor House was originally a farmhouse associated with the surrounding land with numerous ancillary farm buildings, many of which survive today. These include the stables to the immediate west of the listed manor and the nearby tithe barn and Barn which is the application building.
- 2.2 The Tithe Barn, a structure which has also been classified as a non-designated heritage asset, is located to the south of the Barn across Park Lane from the stables associated with the Manor House. The tithe barn, much like the application site, has also been converted to residential use.

The Application Site; the Barn, Park Lane

- 2.3 The Barn is not a listed building and is not located in a conservation area. It has also been previously established that the Barn is not a curtilage listed building associated with the grade II Manor House. However, the Barn has been designated as a 'Building and Structure of Character' by Arun District Council. As such, the Barn is a locally listed structure (known within national planning policy as a non-designated heritage asset) which is a material consideration in the planning process.

Description of the Barn

- 2.4 The structure is a five bay timber frame barn encased in red brick and flint work cladding. The north end of the south east elevation of the barn is clad in painted weatherboard. Internally much of the timber frame is visible, particularly at upper levels and within the large southern ground floor room.
- 2.5 The barn certainly dates from the 18th century and could possibly date from the 17th century though many timbers have been re-used within the barn making exact dating difficult.

- 2.6 The barn has been considerably extended and altered throughout the 20th century with large extensions to the rear elevation (and reflected in historic maps contained within Appendix 3) and upgrading works to the timber frame and cladding. While many historic timbers remain the structural condition of the barn is poor. In addition the design quality of some of the later alterations is unsympathetic to the historic core of the building.

Historic Development of the Barn

- 2.7 The Barn appears on a map dated approximately 1770. No cartographic evidence has been found endorsing an earlier date. However, following an assessment of the stylistic qualities of the structure it is possible that The Barn dates from the late 17th century or early 18th century.
- 2.8 The Barn appears on the first edition Ordnance Survey Map of 1875 and the layout of the associated farm buildings, including the Barn, is similar to its contemporary context.
- 2.9 Assessment of the historic Ordnance Survey Maps demonstrate that the Barn was first extended between 1912 and 1937 where a large triangular extension was added to the north elevation of the building. The electricity sub-station to the immediate north east of the Barn was also constructed during this period.
- 2.10 Planning permission was granted in 1952 to convert the agricultural barn into a dwelling house and numerous applications followed for the provision of garages and associated residential works including the conversion of the roof space.
- 2.11 Cartographic evidence shows that between 1961 and 1975 the earlier extension had been removed and the Barn extended to both the east and west ends towards the north, forming three sides of a 'U' shape. These extensions exist today.

3.0 POLICY CONTEXT

Legislation

- 3.1 Legislation relating to listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 66(1) of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"In considering whether to grant planning permission for General duty as development which affects a listed building or its setting, the local respects listed planning authority or, as the case may be, the Secretary of State shall have buildings in special regard to the desirability of preserving the building or its setting or exercise of any features of special architectural or historic interest which it possesses."

- 3.2 The decision maker is required to give considerable importance and weight to the desirability of preserving listed buildings and their settings, and where there is conflict with the statutory objective in section 66(1), the question for the decision maker is whether the presumption is overridden by other considerations of public interest.
- 3.3 It is essential that in applying the subsequent advice in paragraphs 131 to 134 of the National Planning Policy Framework (NPPF), which is expressed in terms of a balance rather than expressly referring to issues of weight and significance, the approach of the decision maker is consistent with the statutory obligation under Section 66(1). Thus the questions should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation.

National Planning Policy Framework

- 3.4 The NPPF constitutes the Government's national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that

applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.

- 3.5 Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 3.6 Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

- 3.7 Paragraph 129 requires LPAs to identify and take into account the *"the particular significance of any heritage asset"*. This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting. In this case the principle consideration is the effect upon the significance of the Barn and the grade II designated Manor House.

- 3.8 Paragraph 131 requires local planning authorities to have regard to the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

- 3.9 Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

- 3.10 Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

- 3.11 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
- 3.12 Paragraph 131 to 134 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within paragraphs 131 to 134, bearing in mind the statutory provisions above.
- 3.13 Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset and sets out a series of tests to be met in order for substantial harm to a designated heritage asset to be considered acceptable. Paragraph 134, on the other hand, deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.
- 3.14 Paragraph 135 of the NPPF relates to the effect of an application on a non-designated heritage asset. The paragraph calls for a balanced judgement to be used when taking into account in relation to the scale of harm or loss and the significance of the heritage asset.
- 3.15 Harm is defined by English Heritage as a change which erodes the significance of a heritage asset.
- 3.16 Paragraph 137 notes that proposals which preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of that asset should be treated favourably.
- 3.17 Annex 2 of the NPPF (2012) describes the setting of a heritage asset as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

Local Planning Policy Framework

Arun Local Plan (2003)

3.18 The Arun Local Plan forms the principal piece of local planning policy for the area. A new local plan is being prepared however this is still at consultation stage. While some policies of the Arun Local Plan (2003) are no longer valid other policies have been saved. Relevant saved policies are noted below.

3.19 **Policy GEN7 The Form of New Development:** This policy notes that all new development must demonstrate high quality design and layout and should be accompanied by analysis of the sit and its immediate context. Development will be permitted provided, among others, it:

- i Makes efficient use of land or buildings;
- ii Demonstrates that it responds positively to the identified characteristics of the site and respects and enhances local distinctiveness;
- iii Promotes sustainable development;
- iv Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property;
- v Retains significant open or wooded areas;
- vi Allows for the safe movement of pedestrians and vehicles; and
- vii Takes into account visual amenities, including scale, external appearance, landscaping and materials.

3.20 **Policy GEN22 Buildings or Structures of Character:** This policy notes that planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest or importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which

would affect the appearance or setting of such buildings or structures will not be permitted.

- 3.21 **Policy DEV19 Extensions to Existing Residential Buildings:** This policy specifically covers extensions to existing residential buildings and notes that extensions should relate sympathetically to the existing building in terms of siting, design, form, scale and materials. Extensions should be visually subservient to the host buildings and should not have an overbearing effect on neighbouring properties. The policy also notes that extensions should not compromise the established spatial character and patterns of the area.

National and Local Planning Policy Guidance

'The Setting of Heritage Assets' English Heritage, 2008

- 3.22 In October 2010, English Heritage published *The Setting of Heritage Assets* as a non-statutory guidance document intended to assist in the understanding of setting and the ways in which it can be affected by change. The document was produced in the context of Planning Policy Statement 5 (PPS5), but the general approach remains relevant with the heritage policy context and definitions in the NPPF. The NPPF does not present a material departure from PPS5 insofar as the general principles and approach to the setting of heritage assets is concerned.
- 3.23 Section 2.3 of the guidance deals with views and setting, reinforcing the well established concept that some views can contribute more to understanding the significance of a heritage asset than others, because the appreciation of relationships between the asset and elements in the view may be particularly relevant. That is almost inevitably the case where there is intentional intervisibility between heritage assets, or between heritage assets and natural features. In an urban context, however, it is more normally the case that there may be a multitude of 'incidental' views which do not necessarily make a particular contribution to an asset's significance – or indeed not at all in some instances.
- 3.24 The guidance document notes, in Section 4.1, that the protection of the setting of heritage assets need not prevent change. The document recognises

that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary.

- 3.25 In terms of assessment, the most important part of the guidance appears in and after paragraph 4.2, where a stepped approach towards assessment is advocated. The stepped approach makes the heritage asset's significance the object of the assessment (in Step 2), and not the proposed development. This is important because it means that the significance of the asset is the first and foremost consideration, not the type, form or degree of visibility of the proposed development.
- 3.26 Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest.

National Planning Practice Guidance (NPPG) 2014

- 3.27 The National Planning Practice Guidance (2014) provides advice on enhancing and conserving the historic environment in accordance with the NPPF (2012).
- 3.28 The setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. The guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 3.29 In relation to harm the guidance states:

"Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the

adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

Arun District Council 'Buildings or Structures of Character' Supplementary Planning Document

3.30 Paragraph 4.3 of the supplementary planning document notes that:

"The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality or contribution to the street scene."

4.0 HERITAGE SIGNIFICANCE

4.1 This section provides an appraisal of significance of the Barn and the significance of the grade II designated Manor House, paying regard to any interest contributed by their settings.

4.2 It is recognised that historic areas are able to accommodate change without necessarily affecting their local character and history². Understanding the local character of any area affected is therefore important to understand the scope for and acceptability of change (NPPF, paragraphs 61 and 129).

The Barn, Park Lane

4.3 The Local Planning Authority has noted that The Barn, Park Lane has been designated as a locally listed building due to points 2-5 as detailed within the 'Buildings or Structures of Character' Supplementary Planning Document. As such, in line with points 2-5 the designation is due to:

- The Barn being an extremely good example of traditional and established style;
- The building contributing towards the local townscape and having important historic associations;
- The structure being largely intact and not adversely affected by later extensions or alterations; and
- The Barn making a positive contribution to its surroundings.

4.4 In accordance with Paragraph 128 of the National Planning Policy Framework (NPPF) the significance of the building is described below. The NPPF definition of significance notes that the significance of an asset is the value to this and future generations due to its heritage interest which is made up from its archaeological, architectural, artistic and historic interest and any contribution due to the setting of the asset.

² English Heritage's 'Constructive Conservation, Sustainable Growth for Historic Places', 2013

Archaeological Interest

- 4.5 The barn is of some archaeological interest being a surviving late 17th or early 18th century barn and as such holds some potential for evidence of past human activity. However, due to later alterations this interest is limited.

Architectural Interest

- 4.6 Though elements of the timber frame appear to have been re-used from other structures, the craftsmanship of the Barn is typical of its kind and of some significance. The age and craftsmanship of the Barn is clearly readable in areas where the timber frame is exposed, particularly the south most room on both first and second floor.
- 4.7 The external faces of the Barn have been much altered. These alterations likely date to the conversion of the Barn to a single residential dwelling with the inclusion of numerous openings. The Barn has also been recently re-clad though the quality is good and the materials very much of the local vernacular.
- 4.8 The extensions to the rear of the Barn are of no architectural interest over and above their broadly traditional character.

Artistic Interest

- 4.9 The Barn is of limited artistic interest. It has a measure of aesthetic interest as the structure is vernacular, attractive and uses locally established style and materials. It also contributes to the setting of the nearby listed manor.

Historic Interest

- 4.10 The Barn is a typical example of rural farm construction and craftsmanship internally and clearly readable as an agricultural structure of some age though there have been considerable alterations and internal modifications. The extensions to the rear of the Barn date from 1961-1975 and are of no historic interest.
- 4.11 There is also a clear historic association with the grade II Manor, part of an 18th century farm complex.

Setting

- 4.12 The setting of a heritage asset is the surroundings in which it is experienced. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 4.13 The significance of the Barn is enhanced by its immediate context due to the clear visual and historic association with the grade II listed Manor House and tithe barn. All buildings in the area conform to the same palette of local materials and as such the sense of place and identity of the area is enhanced. This contributes to the significance of the Barn and creates a certain group value related to the associated former farm buildings.

The Manor; Grade II

- 4.14 Manor is a grade II designated structure located to the south east of Park Lane, directly opposite the application site. The primary consideration of this application in relation to the designated building is in terms of development within its setting having the potential to affect the significance of the building. The English Heritage list description for the Manor House reads:

"II East wing C18, west wing C19. Two storeys. Six windows to whole front. East wing red brick and grey headers alternately, west wing stock bricks. Tiled roof. Casement windows. East wing has porch with Doric columns and pediment. South front faced with roughcast."

- 4.15 The immediate setting of the grade II designated Manor House can be defined as its curtilage which encompass an area of land to the south east and east of Park Lane. These grounds include a series of formal gardens to the south of the house and numerous outbuildings. To the front of the building there is an open area used for parking which is separated from Park Lane by dense planting and a set of tall double gates. As such though there is a clear visual relationship from the road to the building there is a sense that the Manor House is partly separated the surrounding buildings although they form an important part of the setting of the listed building.

- 4.16 The Manor House holds a strong historic association with the non-designated heritage assets surrounding the building, including the Tithe Barn and the Barn forming the application site. These structures once, as demonstrated by historic mapping contained within Appendix 3, formed part of a farm group with the Manor House as the principal farmhouse. This relationship, though not always visible, enhances the significance of the grade II designated manor.
- 4.17 All buildings in the area conform to the same palette of local materials and as such the sense of place and identity of the area is enhanced. This also contributes to the significance of the Manor House.

5.0 IMPACT ASSESSMENT AND POLICY COMPLIANCE

Proposed Development

5.1 In general the proposals entail:

- The removal of rear additions of the Barn dating from between 1961 and 1971;
- Internal alterations to the Barn;
- Alterations to the external envelope of the Barn including recladding and alterations to fenestration;
- The provision of a new single storey and part one and a half storey residential structure attached to the Barn by a glazed link;
- The demolition of two existing outbuildings including the Summer House and the subsequent provision of a new detached garage; and
- Associated landscaping including alterations to boundary treatments and access.

5.2 The proposals seek to undertake alterations proportionate to the significance of the Barn and enhance its historic character by removing later alterations and preserving the quality of the streetscape. As a result of the scheme the Barn would also be upgraded in terms of energy efficiency.

Impact on the Significance of the Barn

Demolition

5.3 Two separate extensions are proposed for demolition, these date from between 1961 and 1975 and have been assessed as having no heritage interest. The extension to the east is of two storeys with the ridge line level with the ridge of the Barn, this masks the original form of the Barn and reduces its dominance in the plot and streetscape. The extension to the west is a small, single storey outshoot. It is also proposed to remove three existing dormer windows to the Barn which provide the structure with a domestic, rather than agricultural, character. Removal of these additions will provide an opportunity to reinstate its original character as an agricultural building. This

alteration will enhance the significance of the Barn and not result in the loss of significant historic fabric.

Extension

- 5.4 Following demolition of the existing rear mid to late 20th century extensions a new single storey and part one and a half storey rear extension is proposed. This will be connected to the Barn by a small single storey glazed link, and then dog leg to the south west, resulting in an overall built footprint of an approximate 'S' shape.
- 5.5 The proposed extension has been designed as a new dwelling in its own right in order to allow the barn to remain mostly unaltered (apart from the external alterations proposed which will improve the aesthetics of the building). This 'new dwelling' has been designed in a contemporary aesthetic emulating the traditional form and vernacular character of agricultural buildings in respect to its general form, height and use of materials. This contemporary agricultural design contrasts effectively against the historic aesthetic of the barn without detracting from its significance.
- 5.6 While the Barn is thatched with red brick and flint cladding the proposed extension shall be covered with a clay tile roof and clad with horizontal timber weatherboarding with large areas of glazing to the south west elevation. The clear difference in materials will demonstrate the separation between the old and new structures and provide an appropriate, traditional context for the Barn and its surroundings. This is further established by the connecting single storey link which appropriately demonstrates the historic development of the building, clearly denoting new from old. Overall, the materials proposed for the new extension are locally established and will ensure the proposed extension is embedded in the local context and vernacular streetscape.
- 5.7 It is acknowledged that the scale of the proposed extension is greater than that of the existing rear additions. However, the siting and appropriate contrast in materials coupled with the agricultural form of the addition relate sympathetically to the Barn. The addition, connected to the Barn only by the low level glazed link corridor, sits well back from the existing structure and this will allow it to be read as a secondary feature. The landscaping and proposed external alterations to the barn (discussed below) also assist in

ensuring that the historic core of the barn remains the primary feature of the site when viewed from Park Lane. A streetscape view prepared (drawing number 2013/29/08) adequately shows that while the ridge line of the proposed extension exceeds that of the barn due to the landscaping the barn remains the prominent feature of the site.

External Alteration to the Barn

- 5.8 External alterations are proposed to the historic core of the Barn. These include the reconfiguration of the south east elevation and alterations to cladding and fenestration throughout the structure.
- 5.9 As a result of the scheme a good deal of the external face of the building will need to be re-clad. Remaining untouched areas will be the lower section of the south west elevation and the north east elevation, complete with the roof structure above and the dormer window on this elevation of the roof hip. As previously noted the external face of the building is modern and of no heritage interest, though the materials used (red brick and flint work) are appropriate and locally established. The replacement cladding to the Park Lane elevations is proposed to be made up of the existing palette of materials using the same formation of lime mortar, brick quoins and detailing and flint work infill panels to retain the existing external character of the Barn. The north west elevation remains concealed in terms of the streetscape and will be clad in horizontal timber weatherboarding to provide further context for the proposed extension.
- 5.10 The most visible alterations are proposed to the south east elevation. The small timber door and the large modern casement windows to this elevation are proposed for removal and replacement with a series of five narrow vertical slit windows of agricultural character. The combination of the windows and appropriate palette of materials reinstates an agricultural character to the Barn which is consistent with its previous use and relationship with the Manor House. Currently from the road elevation the Barn no longer has an agricultural character and the alterations, though clearly changing this elevation, will allow the Barn to make a further positive contribution to the character of the area as well as referencing its historic origins to a greater degree.

- 5.11 New windows are also proposed to the south west elevation though this is a reduction from the existing level of glazing present. These relate more to the domestic rear character of the Barn however are appropriate for the traditional, agricultural character of the building.
- 5.12 The north west elevation, due to its orientation and use of oak weatherboarding, holds a more domestic character than the south east elevation. A series of three eyebrow dormer windows are proposed to this rear elevation which adequately provide for light within the building while suiting the rural character of the building and thatched roof.

Internal Alterations to the Barn

- 5.13 The Barn is neither a listed building nor a curtilage listed structure and as such the Local Planning Authority have no control over internal alterations, over and above the requirements of Building Control.
- 5.14 As part of the previously consented scheme (AP/63/13) it was noted within the Design and Access Statement and drawn submission of the application that internal alterations were proposed. These alterations resulted in substantial changes to the plan form and the internally exposed timber frame and though not requiring planning permission were considered acceptable by the Local Planning Authority.
- 5.15 Currently plans seek to reconfigure the internal layout of the barn and, where necessary, insert a new oak frame within the building. The existing frame has been modified throughout the life of the barn and appears to contain reused timber members from other structures of varying ages. The new timber frame will be of appropriate vernacular form and will retain the internal character of the historic barn but update the interiors while providing support to the new roof structure.

Demolition of Outbuildings and Provision of a Detached Garage

- 5.16 There are two outbuildings located within the curtilage of the building which are proposed for demolition (Buildings C and D as marked on the submitted block plan). These structures date from the mid to late 20th century and are of no architectural or historic interest. Their removal will reinstate a more

open character to the plot and will assist in providing a sense of prominence to the Barn in views from Park Lane.

- 5.17 Following the demolition of these structures it is proposed to provide a 3 bay oak framed detached garage to the south of the plot. The placement of the proposed garage is further away from the Barn than the existing Summer House (Building C) which is proposed for demolition. This allows the Barn to be reinstated as the prominent feature of the site in views from the south along Park Lane.
- 5.18 The garage is of a suitable scale, form and aesthetic to complement the existing Sussex vernacular of the area and due to the siting and modest height will remain a subservient feature of the site. The materials proposed for the garage include horizontal oak weatherboarding, a red brick plinth and plain clay roofing tiles all of which take direct reference from the established palette of materials in the streetscape.

Landscaping

- 5.19 A landscaping plan has been devised which pays great respect to the existing Barn and boundary features. The existing low flint wall is retained and the line of this wall is followed by a native species hedge, sited behind it, allowing the wall to be clearly visible within the streetscape.
- 5.20 The effect of the landscaping is that the Barn is retained as a street abutting feature of the area while the new extension, connected by a small glazed link, is sited behind the low flint wall and newly proposed hedges. This allows the Barn to remain the primary feature of the site in views from Park Lane and ensures that the new extension is not overly dominant in the streetscape.

Impact on the Significance of the Manor House

- 5.21 As discussed the existing rear 20th century extensions to the Barn and the two outbuildings are of no heritage significance. The loss of these structures would not result in any effect on the significance of the grade II designated Manor House. Their removal does however offer an opportunity to enhance the application site which could in turn result in an enhancement to the significance of the Manor House.

- 5.22 The addition of a rear extension to the Barn will result in a change to the setting of the listed Manor House and views from the building will also be affected. The impact of this visual change on the significance of the grade II designated building will however be limited. Though the proposed extension is taller than the Barn due to the landscaping proposed and the siting of the extension the primary connection between the Manor House and the Barn will be preserved.
- 5.23 The external alterations to the Barn will also result in a visual change within the setting of the grade II listed building, primarily from the upper floor windows of the structure. The external alterations to the south east elevation of the Barn reinstate an agricultural character, rather than domestic to the Barn with close attention paid to vernacular detailing and materials. This change to the Barn will strengthen the historic and visual connection between the Manor House (farmhouse) and its ancillary Barn.
- 5.24 The Barn was converted into residential use in the 1950s and this change of use severed the historic functional relationship between the Manor House and the Barn as one of its ancillary farm structures. This change is now historic and no further damage in this respect will be caused as a result of the proposals.
- 5.25 Overall, due to the changes proposed the alterations to the Barn will result in a neutral impact on the significance of the listed building, thus preserving the significance for which it was designated.

Policy Compliance

- 5.26 As required by paragraph 128 of NPPF (2012) this report has described the significance of all heritage assets affected. The report then goes on to appraise the effects of the development on the heritage interest of the assets affected.
- 5.27 As noted by paragraph 132 NPPF (2012) the significance of a listed building can be affected through development in its setting. Though the proposals will result in a change within the setting of the listed structure overall there will be a strengthening of the historic relationship between the Manor House and the Barn through the reinstatement of a more agricultural appearance to the

Barn, which will result in a neutral effect on the significance of the Manor House. All elements of the setting of the building which make a strong positive contribution to its significance remain unaffected and as a result of the scheme and no historic fabric associated with the Manor House is affected.

- 5.28 Paragraph 135 of NPPF notes that when applications affect the significance of non-designated heritage assets a balanced judgement should be used with regard to the scale of harm and the significance of the asset. While the scheme will result in the loss of some historic fabric of interest (mostly restricted to the timber frame) the replacement elements of the Barn will be of high design quality and will make a far greater contribution to the character and appearance of the area due to the careful design detailing and use of materials.
- 5.29 External alterations to the Barn will result in changes to the historic core of the structure. However due to careful design detailing, choice of materials and the scale and form of the extension these changes are not considered to be harmful to the character of the Barn or the area. Indeed, the external alterations proposed, specifically those fronting Park Lane on the south east elevation will restore a lost agricultural character to the building which improves coherence of the area. In accordance with the 'Buildings or Structures of Character Supplementary Planning Document' the resultant building will be of a higher quality than the existing structure and, due to the careful aesthetic treatment, will make an additional positive contribution to the character and appearance of the surrounding area.
- 5.30 The proposed replacement extension relates well to the existing building in terms of design, form and materials and due to the careful landscaping proposed, which provides a sense of prominence to the barn, the extension will not dominate the historic barn. In line with Local Plan policy DEV19 the architectural approach taken for the new extension will not compromise the established spatial character and pattern of the area.
- 5.31 Overall, though there will be some low levels of heritage loss and the proposed extension is to a greater scale than the existing, the proposed development will reinstate a high quality and appropriate agricultural character to the Barn which will result in a small enhancement to its

significance. As a result of careful landscaping the Barn should also remain the prominent feature of the application site when viewed from Park Lane. The scheme will also preserve the significance of the grade II designated Manor House.

- 5.32 As such the proposal is considered to be in line with national and local planning policy guidance including Local Plan Policies GEN7, GEN22 and DEV19 and the Arun District Council 'Buildings and Structures of Character' SPD.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This report has undertaken an assessment of the significance of the Barn at Park Lane, Aldingbourne and the grade II designated Manor. This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2 The Barn is a much altered structure likely dating from the late 17th century or early 18th century. The barn has been re-clad within the last few decades and has had significant internal and external alterations associated with its conversion to a residential dwelling. However, the barn is of some significance and displays craftsmanship typical of a rural barn of this date. The barn also holds some historic interest due to its clear readability as an agricultural building with an historic relationship with the grade II listed Manor House as part of an 18th century farm complex.
- 6.3 Proposed alterations to the barn include the demolition of rear 20th century extensions and their subsequent replacement with a single storey and part one and a half storey addition of agricultural character connected to the barn only by a small glazed link. Other elements of the proposal include internal and external alterations to the barn, landscaping and the demolition of a number of outbuildings on the site followed by the construction of a detached oak framed garage.
- 6.4 As noted as a result of the scheme there will be some low level heritage loss as a result of alterations to the historic core of the Barn. In addition the proposed extension will be at a greater scale than the existing additions. However, due to the careful placement, palette of materials and detailing the proposed development will reinstate an appropriate agricultural character to the Barn which will result in a small enhancement to its significance. As a result of careful landscaping the Barn should also remain the prominent feature of the application site when viewed from Park Lane and the new section will be visually subservient.
- 6.5 The alterations to the Barn will result in a visual change to the setting of the grade II listed Manor House. However, in part these change will result in a strengthening of the relationship between the ancillary barn and farmhouse, particularly due to the alterations to the south east elevation.

Due to the careful design detailing, proposed palette of materials and landscaping the listed building remains the dominant feature of the area while the barn is clearly readable as an ancillary structure.

APPENDIX 1: Site Location Map



Appendix 1.1: Site location plan

APPENDIX 2: The Manor House List Description



Mr Cyril Selby LRPS, LMPA

IoE Number: 297673

Location: THE MANOR HOUSE, HOOK LANE

ALDINGBOURNE, ARUN, WEST SUSSEX

Photographer: Mr Cyril Selby LRPS, LMPA

Date Photographed: 01 April 2005

Date listed: 20 September 1984

Date of last amendment: 20 September 1984

Grade II

SU 90 NWALDINGBOURNEHOOK LANE7/446The Manor HouseII

SU 90 NW ALDINGBOURNE HOOK LANE 7/446 The Manor House II East wing C18, west wing C19. Two storeys. Six windows to whole front. East wing red brick and grey headers alternately, west wing stock bricks. Tiled roof. Casement windows. East wing has porch with Doric columns and pediment. South front faced with roughcast.

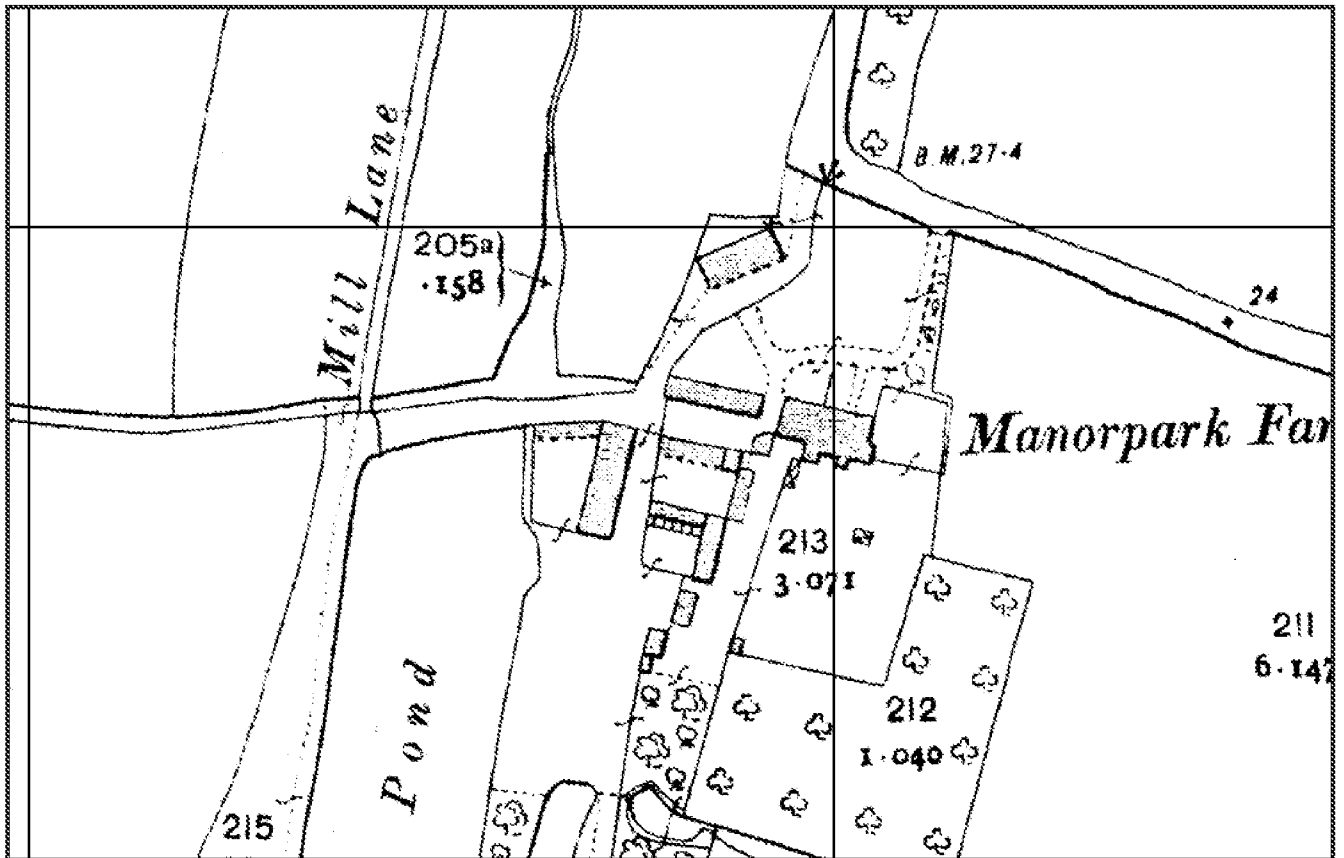
APPENDIX 3: Historic Maps



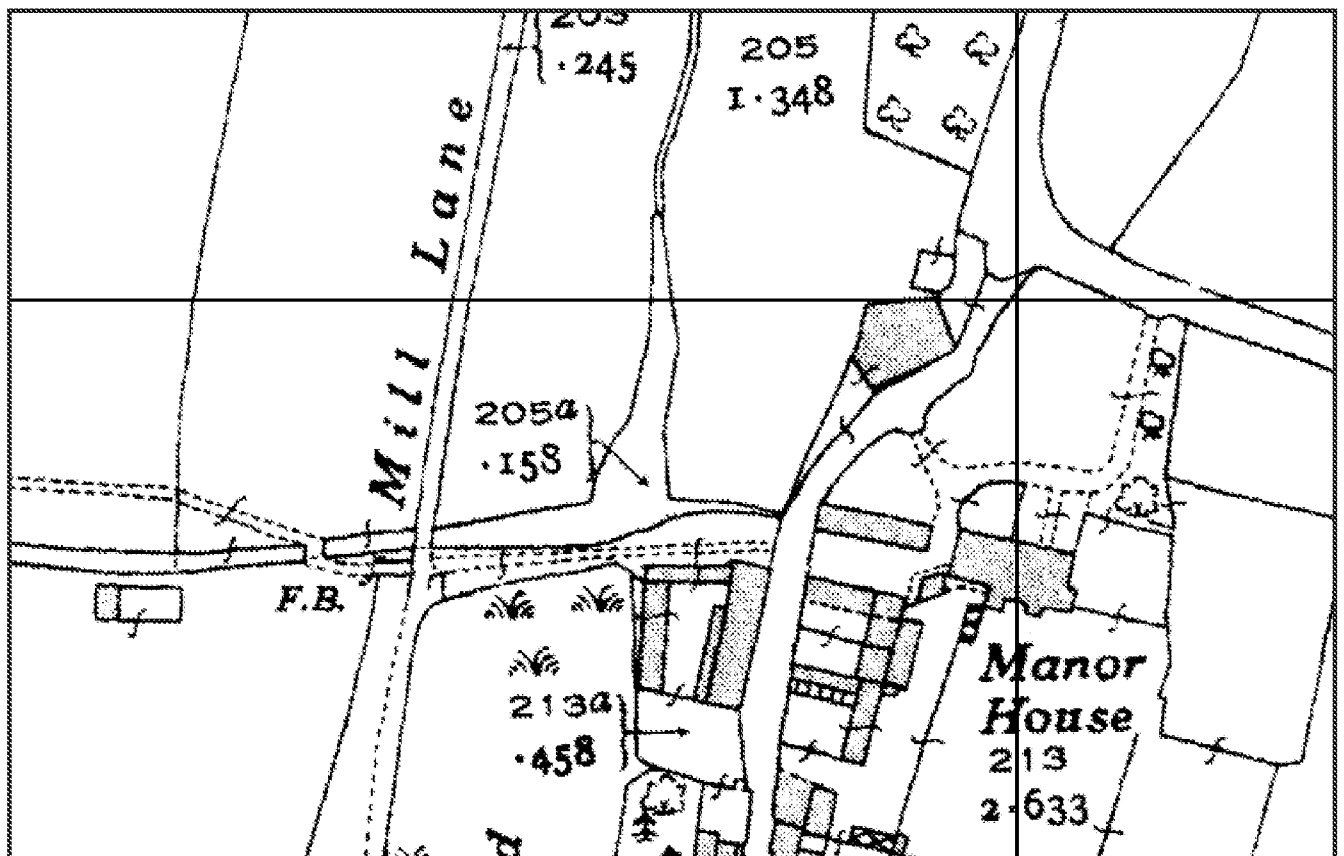
Appendix 3.1: Extract from the early 19th century tithe enclosure map (exact date unknown), location of the barn circled



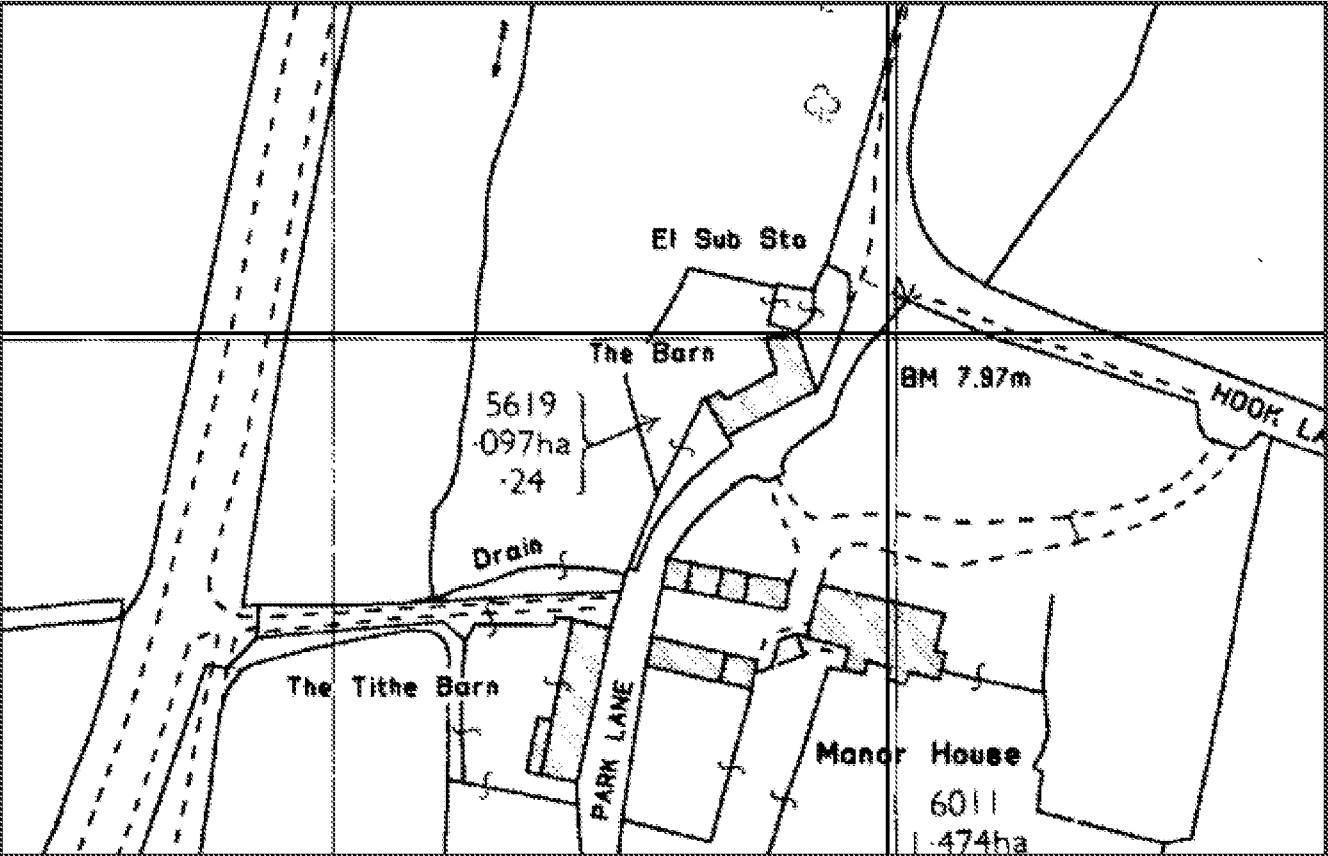
Appendix 3.2: Extract from the first edition Ordnance Survey map of 1875



Appendix 3.3: Extract from the 1912 Ordnance Survey map



Appendix 3.4: Extract from the 1937-39 Ordnance Survey map showing the triangular rear extension to the barn



Appendix 3.5: Extract from the 1975-77 Ordnance Survey map showing the triangular rear extension has been replaced by the two existing rear additions

APPENDIX 4: Photographs



Appendix 4.1: South east and south west elevations of the Barn



Appendix 4.2: South east elevation of the Barn



Appendix 4.3: North east elevation of the Barn showing late 20th century additions to the north



Appendix 4.4: Dormer window to the north east elevation of the Barn



Appendix 4.5: South west elevation of the Barn



Appendix 4.6: Existing entrance to the Barn on the south east elevation



Appendix 4.7: North west elevation of the Barn



Appendix 4.8: Existing rear access to the Barn by the north west elevation



Appendix 4.9: Late 20th century single storey addition to the Barn on the north west elevation



Appendix 4.10: Eaves detail to the south west elevation



Appendix 4.11: Typical internal view of the Barn



Appendix 4.12: Internal view of the south west roof space within the Barn



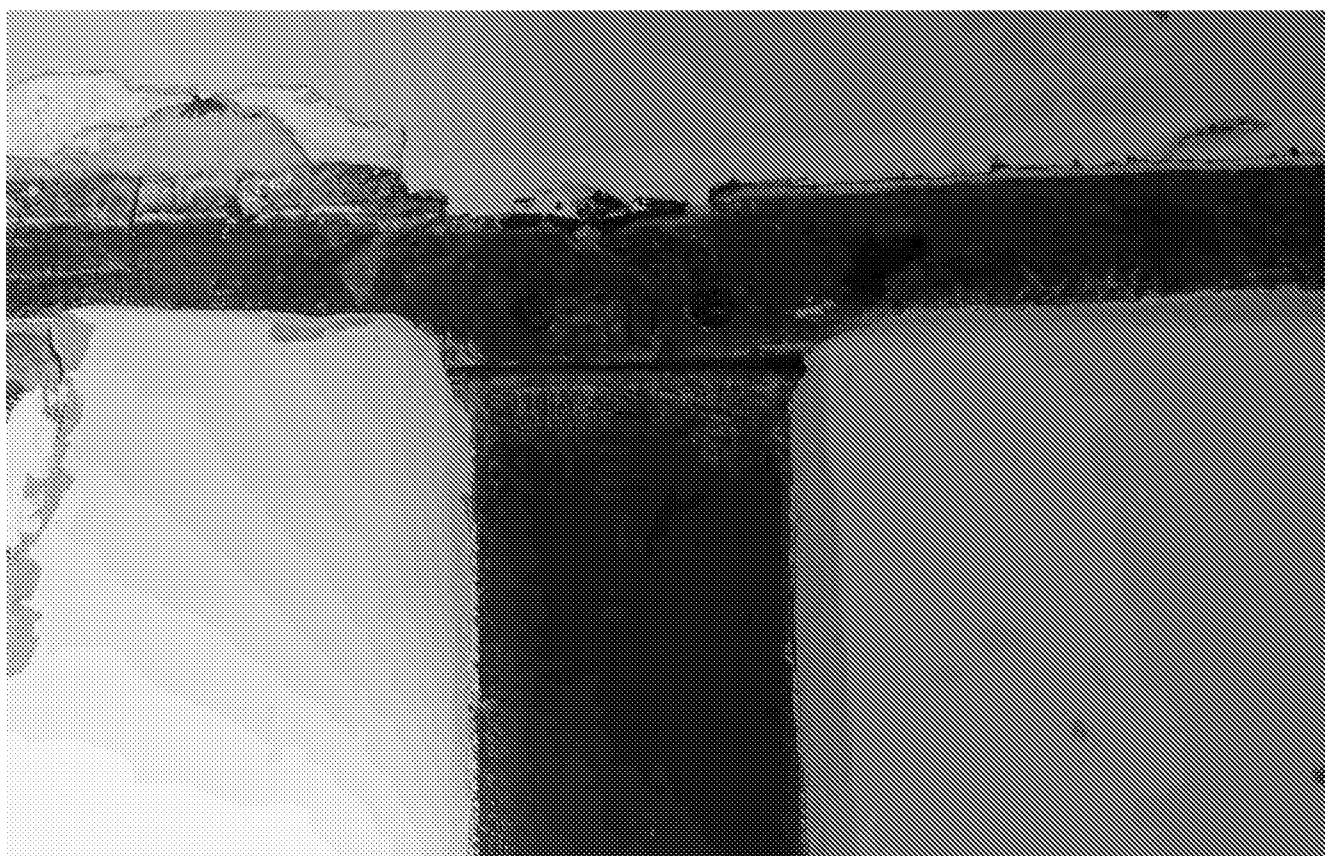
Appendix 4.13: Internal view of the north east roof space and dormer within the Barn



Appendix 4.14: First floor level of the late 20th century north addition to the Barn



Appendix 4.15: Typical example of remnant timber framing found within the Barn



Appendix 4.16: Detailed view of timber frame junction showing pegged and numbered joints



Appendix 4.17: Typical detail of pegged and numbered joints within the Barn



Appendix 4.18: Typical timber frame detail within the Barn



Appendix 4.19: The grade II listed Manor directly opposite the Barn



Appendix 4.20: View of the Manor from the Barn



Appendix 4.21: View of the Barn from the street to the south



Appendix 4.22: Non-designated heritage asset to the west of the Barn; the Tithe Barn



Appendix 4.23: View south from the Barn of the Tithe Barn and buildings beyond



Appendix 4.24: View south of the curtilage listed stable buildings associated with the Manor



Appendix 4.25: View of the Tithe Barn from the south



Appendix 4.26: View north from the lane towards the Tithe Barn and Barn beyond