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DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Client - Mr & Mrs S Rajah

Site Address - Aldwick Barn, Aldwick, West Sussex. PO21 3RN

Proposal - Remedial Works & Refurbishment

Date - November 2025

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Client Objective

The purpose of this application is to seek consent for the undertaking of remedial and refurbishment works to the above building.

This document is designed for the intention of supporting design drawings as part of a Listed Building Consent application to the LPA. The extent and detail of the information provided is presented as proportionate to the works, in order for their impact on the listed building to be determined by the LPA.

The applicants purchased the building in 2024 (together with the dairy-building to the West & North). This application seeks formal consent for initial stage remedial / maintenance and refurbishment works to the barn.



fig 1 Barn / Setting (Site Plan Photo Ref 1)

Site

Aldwick is a coastal village to the West of Bognor Regis is situated approx 6 miles from Chichester. The village is a civil parish within the Arun district of West Sussex.

Historically, Aldwick was part of the older parish of Pagham, and now forms one of a number of small villages surrounding Bognor Regis comprising, Bersted to the North, Felpham to the East and Aldwick, Rose Green and Pagham to the West. Aldwick has three churches and a number of period (and listed) buildings throughout the village.

Refer to 1: 1250 scale location and 1: 500 scale site plans.

Existing Building, Context, Appraisal Method & Adjacent Architecture

Aldwick Barn is a Grade II Listed building. The building is set within a designated 'Aldwick Road Area of Character'.

The existing building together with dairy buildings to the NE, have been used for 'general storage' for the last approximately 10-15 years.

Listing NGR: SZ9130699166. First listed 07/11/75 (English Heritage Building ID: 1353788)

Barn to north-east of Aldwick Farmhouse, fronting onto the road SZ 9199 10/51 II. Probably C18. Oblong. Flint and brick. Hipped, thatched roof. Full height double doors each side. Lean-to extension at rear.

In terms of immediate context & adjacent architecture there is -

- a. Adjacent Old Dairy Storage Buildings, with Aldwick Duck Pond beyond, to the North.
- b. Verge and Aldwick Road to the East / South.
- c. Verge, with Aldwick Farm (residential dwelling) beyond, to the West.

From a historical context perspective, the building and adjacent old dairy buildings, immediately to the North / West, previously formed part of the adjacent Listed Aldwick Farm (residential dwelling).

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation. Should the LPA wish to make a site visit and or discuss in more detail at the property, this can be arranged with prior notice via ourselves.

Project Brief, Design Overview, Appearance & Materials

Remedial and refurbishment works comprising, -

001 Localised Masonry Wall Repairs

Minor areas of external walling require modest and localised stitching & lime repair works. Where required, reclaimed brick & stone is to be used.



fig 2-4 Localised areas requiring minor repairs.

Newly introduced brick & stone is to be set onto hydraulic-lime bed, and pointed with a soft / textured lime (colour to match existing as close as practically possible).

002 Localised Timber Frame Repairs

Minor areas of the existing timber frame require localised repair works. Where required, new sections of seasoned 'frame-quality' oak are to be used for infill sections, with period appropriate peg & dowel joint detailing.

003 Thatched Roof Replacement

The existing thatched roof is now approaching renewal. In light of works proposed, the applicant is proposing incorporating roof replacement to suit sequencing and schedule.

003A Thatched Roof Replacement (modification to rear / SW corner eye-brow detail)

Replacement thatched roof to master-thatcher specification; to include simplified ridge detail akin to historic photographs.

004 Limecrete Floor

Careful removal of existing concrete floor. Prior to commencement a localised section of the floor at the perimeter will be removed to ascertain thickness and relationship to existing external wall / foundation.

A structural engineer will advise as to sequential removal of the floor and any temporary support works required, to avoid undermining, or having an adverse affect on the overall stability of the building. Once confirmed, and in association with, the existing concert floor is be removed leaving level clean, compacted ground as a base for a heated / insulated limecrete floor system.



fig 5-6 Barn interior.

005 Threshing Floor

The central section of floor is proposed as a threshing-floor detail comprising wide-board (IRO 175mm) Elm / Oak floor boards (typically max 3m lengths).

This replacement floor construction is designed to provide a breathable and low-level heated element to the building, which will aid temperature and humidity within the envelope.

004-005 Floor Conduits

As part of the above floor construction, services conduits (with removable timber floorboard tops for access) will be incorporated. This is proposed to provide power to central and perimeter areas and avoid the need for any extension intrusive hidden or surface mounted wiring.



fig 7-8 Previous replacement of rear timber frame wall.

006 Localised Timber Frame Removal

It should be noted that the existing rear timber frame wall element is not considered historic fabric. This element was replaced prior to the applicant's ownership.

As part of the applicants future planned works, the dairy building abutment / flashing connection to the rear / SW corner, is an unsuccessful abutment detail with the barn. In anticipation of this, it is proposed that the replacement thatched roof be introduced with a slightly raised eyebrow detail over this element, in order to afford greater flexibility for a robust dairy building roof to barn link detail element. In order to do this, a small section of the timber frame wall within will need to be removed and re-supported. As non-historic fabric it is considered that this could be justified.

007 Timber Frame Wall

Reiterating the existing rear timber frame wall element is not considered historic fabric, the existing wall is proposed as being insulated with a breathable system and re-plastered internally using lime.

This is expected to necessitate removal and replacement of the existing timber weatherboarding with new timber boards (sample / details to be provide to the LPA) prior to commencement of works.



fig 9-10 Existing timber frame wall / weatherboarding.

008 Roof Works

In conjunction with the replacement thatch covering, and to improve the building's performance it is proposed to introduce a breathable-membrane & new battens, with a breathable savolit board to the internal face.

Note a fire-rated breathable-membrane (below thatch specific fire barrier) may also be deemed suitable / desirable as part of the above works stage.

009 Introduction of Glazed Doors

Designed to improved security and thermal performance of the building, glazed doors are proposed as being introduced, set behind and leaving the existing outer timber doors in place.

fig 9-10 Proposed glazed doors proposed as set behind existing timber doors.

Extent of Proposal, Scale & Building Line Formats

The extent of the proposed will be set within the existing building envelope, with no increase to scale and mass or external appearance (visible from the road / public vista).

Existing Landscape & Trees on Site

A distinct part of the Aldwick Road Area of Character is its dense greenery in the form of mature trees and planting, which form a

visual setting for buildings and dwellings within. Although not affected by the proposed works, there are a number of trees adjacent to the barn, which for context reference are marked on the included context site plan. Over the coming seasons the applicants are passionate about maintaining and enhancing planting and greenery within the site curtilage.



fig 11-12 Proposed internal doors.

Access, Layout, Usage & Legibility, Disabled Use

As part of the proposed works, the interior use of the building will offer improved usability. This is viewed / supported by the following factors, -

- (a) Level floor.
 - (b) Floor finish.
- Door thresholds.



fig 13 SW Elevation (Site Plan Photo Ref 2)



fig 14 Existing barn doors (SE elevation)

Risk of Flooding Not applicable to the proposal.

Site outside designated EA Flood Zones. Not applicable to the proposal. Site outside designated EA Flood Zones.

Incorporating Crime Prevention at Design Stage

Not directly applicable to the proposal in terms of policy but it is proposed that as part of the works, security and fire-resistance

will be improved. As such it is offered that the proposed works will have a direct and positive impact on incorporating crime prevention.

Schedule of Works (Primary Overview)

Initial sequence of works anticipated as follows -

1. Pre-construction H&S Phase.
2. Construction site set-up.
3. Scaffolding and access provision.
4. Clearance and protective measures to interior of building.
5. Localised Masonry wall repairs (Item 001).
6. Localised timber frame repairs (Item 0021).
7. Careful removal of existing thatched roof covering.
8. Roof works (Item 008).
9. Roof protection / temporary covering.
10. Modification of Timber Frame (Item 006).
11. Removal of scaffolding and access provision.
12. Replacement thatched roof covering (Item 003).
13. Excavate existing concrete floor (Item 004).
14. Introduce Limecrete & Timber Threshing Floors with associated services conduits (Items 004-005).
15. Introduction of Glazed Door-sets (Item 010).
16. M&E Internals (Item 009).
17. Decoration & final internal finishing.
18. External landscaping / green space maintenance.

Analysis & Significance of Archaeology

During the applicable works site-persons are to be especially vigilant and where any material is suspected as of archaeological interest, the LPA are to be contacted immediately for further investigation.

Analysis & Significance of Historic Building Fabric

Whilst as a whole the building is considered a heritage asset, it must be highlighted that existing infill concrete floor and latter rear (NW facing) timber frame wall are not strictly period-fabric. This adds weight and merit for proposed works in these areas. Taking into account re-roofing element and the need to replace timber roof battens, it can be argued that proposed works are almost exclusively to areas of low significance.

Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

The works are viewed and presented as primarily maintenance and preservation, with the incorporation of some improvement details which will aid the building's longevity. There are no aspect to the works in our view which will have any adverse affect on, or be detrimental to the Listing.

Specialist Structural Survey in Relation to Proposed Works

A specialist structural survey is not justified as part of the LBC application but trial holes and exploratory works in association with Item 004 can be conditioned / provided as additional information where requested by the LPA.

Impact on Landscape and Visual Impact Assessment

The rear of the dwelling enjoys far reaching views and whilst fenestration is to a degree visible, The extent of the proposed will therefore not impact on the character or appearance of the building as viewed from the road, nor will affect the Aldwick Road Area of Character.

Dark Skies Policy

The building is not set within the SDNP or a dark skies protection area, and policy in relation to preservation of dark skies is not relevant to the proposed works.

Pre-Application LPA Consultation

Subsequent to purchasing the building, the applicants contacted the LPA and invited Conservation Officer Martyn

White to visit site and discuss the setting, extent of applicant ownership, and scope of proposed remedial and in principle refurbishment works. A site visit was undertaken 05 11 25. The proposed remedial works are largely a summary of what was discussed, together with the applicant's desired sensitive refurbishment works.



fig 15 NW Elevation (Site Plan Photo Ref 3)



fig 16 NE Elevation (Site Plan Photo Ref 4)

Reference Sources

Local Authority Building Details 'Arun District Council'
English Heritage Building Details
English Heritage 'Insulating Thatched Roofs'
English Heritage 'Adapting Historic Buildings for Energy and Carbon Efficiency'
Listed Building Details provided by www.britishlistedbuildings.co.uk
Local Plan Policies GD2 (Design)
Local Authority 2006 Guidance (Design & Access Statements)
Local Area Character Assessments
Historic Mapping provided by www.oldmaps.co.uk
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505

Photographs

Included document photographs (where indicated) are referenced to Drawing 012 (1:500 scale site plan).

Historic Images

Historic photographs supplied by the applicant; for LPA reference-use regarding historic thatched roof ridge detail.

