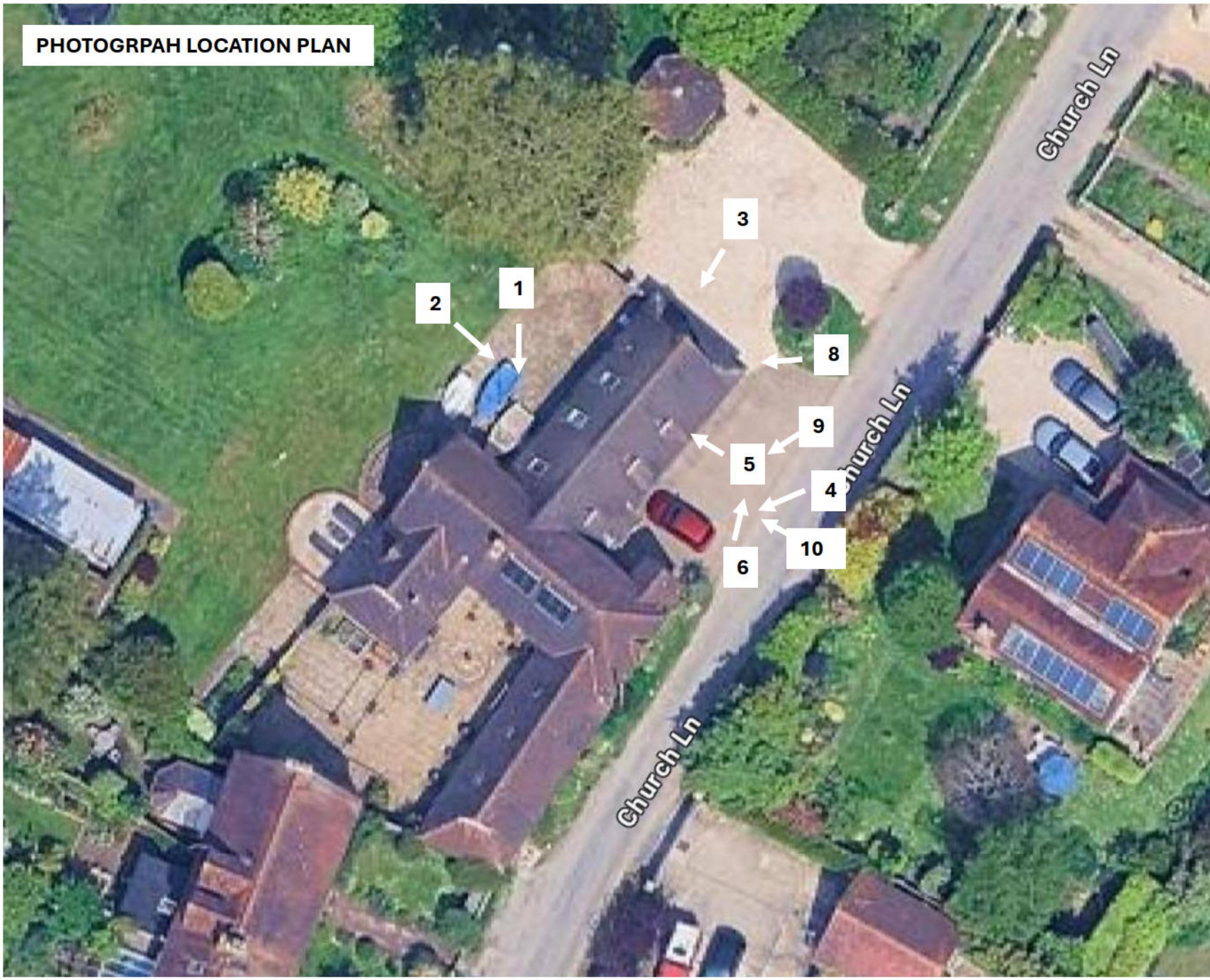
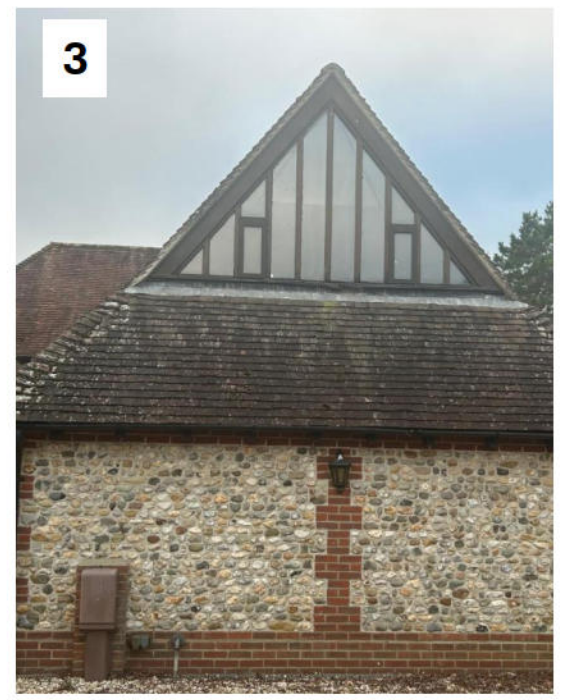


PHOTOGRAPH LOCATION PLAN



**Minstrels Barn,
Church Lane,
Barnham**





Design and Access Statement

Minstrels Barn, Church Lane, Barnham

Proposal: Replacement of existing windows and installation of oak post-and-rail fence with timber five-bar gate

1. Introduction

This statement accompanies a planning application for the replacement of existing windows and the installation of a traditional oak post-and-rail fence with a five-bar gate at Minstrels Barn, Church Lane, Barnham. The property is a converted barn situated within the Barnham Conservation Area but is not listed. The proposed works aim to preserve and enhance the rural character of the site while addressing necessary maintenance and access improvements.

2. Site Context

Minstrels Barn is a residential dwelling formed from the conversion of a historic agricultural barn. It sits within the Barnham Conservation Area, characterised by its vernacular architecture, open rural setting, and proximity to heritage assets. The property is accessed via Church Lane, a quiet lane with a mix of traditional dwellings and agricultural buildings.

3. Proposed Works

a. Window Replacement

- Existing condition:** The current windows are timber-framed double-glazed units that have deteriorated due to age and weathering.
- Proposal:** Replace the existing windows with like-for-like timber double-glazed units that match the original fenestration in style, proportion, and material.
- Design rationale:** The replacement windows will retain the barn's character and ensure thermal efficiency and longevity. Detailing will reflect the original agricultural aesthetic.

b. Oak Post-and-Rail Fence and Five-Bar Gate

- Location:** At the side access point to the dwelling, adjacent to the driveway.
- Design:** An oak post-and-rail fence with a traditional five-bar gate, consistent with rural and agricultural styles found throughout Barnham and the surrounding countryside.
- Purpose:** To define the boundary and improve access control without urbanising the setting.
- Materials:** Locally sourced oak, untreated to weather naturally and blend with the landscape.

4. Planning Policy Context

Arun District Council Local Plan (2018)

- Policy D SP1 (Design):** The proposal respects the character and appearance of the conservation area and uses high-quality materials appropriate to the setting.
- Policy HER SP1 (Historic Environment):** Although the building is not listed, the works are sensitive to the conservation area's significance and enhance its visual coherence.
- Policy ENV DM4 (Conservation Areas):** The replacement windows and fencing are sympathetic to the agricultural origins of the barn and maintain the area's rural character.

Barnham and Eastergate Neighbourhood Development Plan (2019–2034)

- Policy ES1 (Environment and Sustainability):** The proposal supports sustainability through the use of durable materials and energy-efficient glazing.
- Policy HD4 (Design of New Development):** The works reflect local vernacular and contribute positively to the streetscape.
- Policy HD6 (Conservation Area):** The design respects the conservation area's character and avoids suburbanisation.

5. Access Considerations

- Vehicular access:** Unchanged. The five-bar gate will be manually operated and set back to allow safe entry from Church Lane.
- Pedestrian access:** Maintained via existing paths. The fence does not obstruct movement and enhances boundary clarity.
- Inclusive access:** The gate and fence are designed to be easily operable and do not impede access for residents or visitors.

6. Conclusion

The proposed replacement of windows and installation of a traditional oak fence and gate are modest, well-considered interventions that respect the character of Minstrels Barn and its conservation area setting. The works are necessary for maintenance and security, and they align with both Arun District Council's planning policies and the Barnham and Eastergate Neighbourhood Plan.

Lidsey Statement

We can confirm that as illustrated on the drawings we propose to retained the existing connection into the existing foul sewerage manhole on the site. This application does not affect the existing sewage or rainatwater situation at all.

We do not feel that this is a material consideration in the application since the application only seeks to extend and improve the existing dwelling and will not pose any extra burden on Lidsey.