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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 April 2022 15:06
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BN/21/22/PL

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The Hollies 84 Barnham Road Eastergate PO22 0ES

Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. This application affects the setting of a listed building

A very basic heritage statement has been prepared which fails to identify and consider the significance of the heritage assets affected by this proposal in accordance with paragraph 194 of the NPPF. However, in light of this I provide the following comments

Thimbles, 80 Barnham Road, is designated as a Grade II listed building. The list description identifies that it is a C18. Detached cottage of two storeys. It is faced with flint cobbles with brick dressings and quoins, all now painted white. Thatched roof and casement windows. The building fronts directly on to the pavement, but has a modern rear extension and standalone garage building in the garden. It is considered to be of architectural and historical significance. The listed building is predominantly experienced from the road to the front of it, which the access drive forming a more minor role. As a result it is experienced in the context of the busier road as opposed to the neighbouring garden space.

The site is also located within the Barnham Road, Downview Road (part), Barnham, Area of Character. The designated area is substantial in size, incorporating part of Barnham Road and part of Downview Road. This section of Barnham Road is a wide, main road serving the settlement of Barnham. The area consists of a variety of substantial buildings of various styles which contribute to the character of this Area. The Area of character Description notes the “collection of Edwardian style dwellings (which) enhances the area substantially, reflecting the growth of the settlement after the completion of the railway junction.

Buildings are predominantly two storeys which are set back from the road within large individual plots. A large number of the houses are identified in the description note as contributing to the character of this Area of Character and are illustrated on an accompanying map.

Trees and hedges are important in the street scene. A variety of mature and semi-mature trees line Barnham Road; the hedges are important for creating a semi-rural character to the area as does the lack of pavement on most of the west side of Barnham Road

The Proposal

The proposal is to demolish the existing care home and construct five detached dwellings and garaging, with landscaping and associated works.

The site is currently occupied by a large detached two-storey building which has been altered and extended and which was in use as a residential home prior to its closure. It sits to the rear of the plot with a lawned area to the front of it, being clearly separated from the listed building.

The plot is large and heavily treed to the eastern boundary forward of the existing building on site. It is noted that the surrounding plots are smaller as a result of previous sub-division to create new homes.

The loss of the existing building will not result in the loss of historic fabric, and in fact offers the opportunity for development to better reflect the character of the local area.

It would appear that the new homes are of a fairly standard design for the local area and found in other new/recent developments. Their success will be down to the use of high quality, traditional materials as opposed to standard, modern ones. Further, it is suggested that smaller design features such as recessing the windows to create a shadow line and carefully considered eaves details will also enhance the more standard appearance.

The new houses are to be set back from the rear garden space of the listed building through the provision of an area of hardstanding which will form a parking yard, along with a communal area with a tree. This will help to separate the development from the listed building and screen views in from the road.

I note from the block plan that there is also some vegetation forming the southern boundary of unit one, which if carefully designed will, along with the communal area, will help to soften and screen the development. This is positive. It is suggested that any new planting should be specified at a size to allow for instant impact, whilst also allowing for it to further mature.

On balance, I am of the opinion that the development will have a neutral impact on the heritage assets, subject to my comments regarding the use of materials and detailed design.

Conclusions

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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