

Heritage Statement
Barnham Court,
Church Lane,
Barnham,

January 2019

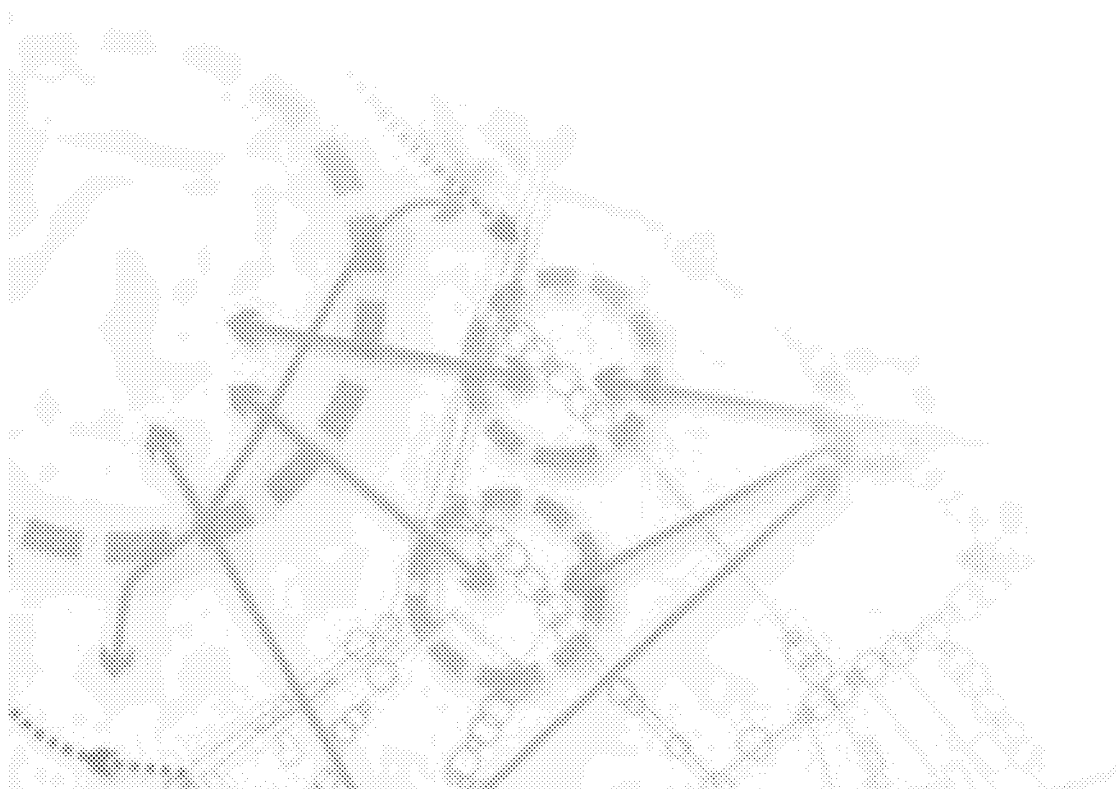


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1. Introduction

Background

- 1.1 Murphy Associates has been appointed by to prepare listed building and planning applications were required to regularise historic works to the listed building and within or forming its curtilage. This is the first of a series of submissions that seek to address issues raised at an on-site meeting in August 2018 with Officers from Arun District Council and Historic England and a written response that followed considering the works that have occurred.
- 1.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the presumption in favour of buildings being preserved with special regard being paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.¹ The Act also indicates that *'any listed building consent (except in so far as it otherwise provides) should enure for the benefit of the building and of all persons for the time being interested in it.'*²
- 1.3 Section 7 of the Act indicates that Listed Building Consent is required for *'any works of demolition .. for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...'*³ The limitation referred to in respect of Section 7 is therefore whether proposed works affect a building's character as a building of special interest.⁴
- 1.4 The National Planning Policy Framework (2018) requires that an applicant describe the significance of any heritage assets affected by proposals and where appropriate, any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. At the same time, the level of detail should be proportionate to the proposal itself.
- 1.5 This first application relates to an existing vent extract in the southern elevation of this listed building, serving the existing kitchen. Given its small size and its position on a secondary elevation, the heritage statement is commensurately curtailed.
- 1.6 It is therefore considered that the content of this statement demonstrates that the applicant understands the special interest of this Grade I listed building and its significance which is not harmed by the presence of the vent extract.

¹ P(LBCAA) 1990, S16(2) and 66(1)

² P(LBCAA) 1990, S16(3)

³ P(LBCAA) 1990, S7

⁴ Mynors, c. and Hewitson, N (2017) 'Listed Buildings and Other Heritage Assets' p357

2. The Heritage Asset

- 2.1 Barnham Court was first listed on 5th June 1958. The Statutory List description refers to the building as follows:

Unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. Three storeys. Five windows. Red brick. Brick cornice above ground floor. Another heavier one with modillions above first floor. Each window bay on ground and first floors flanked by brick pilasters. Three shaped Dutch gables. Tiled roof. Sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment. C19 additions of lower elevation to south.

Listing NGR: SU9557703572

- 2.2 It is a Grade 1 listed Gentleman's house dating from the seventeenth century in the Artisan Mannerist style, using brick, which was heavily influenced by Dutch architecture of the period. Architecturally this takes the form of a formal, symmetrical composition for the principal front with classical pilasters, sash fenestration and the use of shaped gables crowned with segmental and triangular pediments. It is one of a number of buildings described by Thos. Fuller in 1662 in his History of the Worthies of England as "the retiring houses of the gentry" in counties like Middlesex and Berkshire which were regarded as the "suburbs at large" for London.
- 2.3 An early medieval manor house was mentioned from 1253 seems likely to have stood either on the site of its successor Barnham Court or in the close east of it. In 1337 it is recorded as having a dovecot and two gardens. The present-day Barnham Court is one of a family of buildings including Kew Palace and The Old Rectory, Hamworthy, built by the same craftsmen, or by those who knew Kew Palace well. It was clearly intended to be a fashionable house and was probably built as a country retreat rather than a "country seat"; although it is located close to the parish church, traditionally the site of the most important house in the village. The evidence of substantial sections of re-used timber framing in the cellars and also the attics of the existing building indicate that it was probably a replacement for an earlier house on or near the site. Whilst the builder of the house is unknown it was tenanted by 1670. (Houses of the Gentry 1480-1680 by Nicholas Cooper published YALE pp14-77 ill. 184).
- 2.4 Barnham Court is predominantly of red brick and has a north east front of five bays of two and a half storeys, referred to by Pevsner as more effective than many palaces. The two main floors have superimposed orders of pilasters (Doric below, Ionic above leaving the angles free) and prominent entablatures of cut and moulded brick, above which there are Dutch-style shaped gables surmounted by small pediments alternately segmental and triangular. The pedimented brick doorcase has Doric pilaster against a rusticated surround. The plan is double-pile with four very large chimneystacks along with side walls and a massive oak staircase in the centre of the rear block. The original

entrance was believed to have been across the end of the south eastern room but was divided.

- 2.5 The house was substantially refurbished and extended in the early C19 (c 1830's) and the C17th servants wing was extended upwards in a style matching the main house. It was further altered in the later nineteenth/early twentieth centuries when "modern" conveniences and services were installed.
- 2.5 Based on the 1849 Tithe Map (see Appendix A) and the information available in the Victoria County History, the interior was remodelled in the early 19th century, and the single-storeyed 17th-century service wing abutting the south-eastern side of the house was extended upwards and south-eastwards in matching style at the same period with the double pile single storey extension having a decorative 'Dutch' gable. The present dining room, formerly the kitchen, was refitted in the 20th century with 17th-century-style panelling and a moulded plaster ceiling. The kitchen was moved to the extended service wing and it remains in that location today.



Figure 1 - East Elevation of Barnham Court (2018)

- 2.5 In 1601 the 'estate' consisted of 201 acres and grew to 491 acres to comprise the house, stabling, lawn and gardens, the farm and numerous cottages. In 1877 it was put to auction in and it was reduced in size. In 1934, Barnham Court and its farm were still in the same ownership and despite a previous contraction, further land purchases increased the 'estate'.



Figure 2 - Taken in 1922, Historic England Archive Ref: CC000015

- 2.6 In 1762 an avenue of limes ran north-eastwards from the entrance front of the house. There was an orchard, garden and warren to the south-east of the house. There is also a large marl pit and further orchard. A path linking the house to the nearby church is still extant today. The churchyard field to the north of the house, beyond the 1849 boundary was owned by the Duke of Richmond, together with the farm buildings, but now appears to have been absorbed into the grounds of Barnham Court.
- 2.7 A small formal garden with criss-crossing paths was laid out behind the building in the 19th century. Tall hedges of box and yew survived in 1916 but most had gone by 1992. By 1880, the garden was more formal, with an avenue from the house to the farm and a layout of paths to the west (main front) and north with a pond. Land to the north of the house between the house and the Barnham Brook, including the former marl pits was laid out as a wild garden in the late-1930s. A pond north-west of the house was extended southwards in the 1970s to surround a high island approached by a bridge from the east.
- 2.8 It is acknowledged that there are a number of other designated heritage assets within the immediate vicinity of Barnham Court including:

THE PARISH CHURCH OF ST MARY, Church Lane – Grade I
 CURACOA, Church Lane, Barnham - Grade II
 MANOR COTTAGE, Church Lane, Barnham – Grade II

THE LODGE OF BARNHAM COURT, Church Lane - Grade II
THE STREET COTTAGE, Church Lane – Grade II
THE STREET COTTAGE, Church Lane – Grade II

- 2.9 Barnham Manor is also within the designated Barnham Conservation Area which is partly covered by an Archaeological Notification Area.
- 2.10 These are shown on the HERs mapping included at Appendix B. Having noted the subject matter, it is considered that the special interest of these heritage assets would not be affected.

3. The Subject - Kitchen Vent Extract



Figure 3 - South elevation with vent extract visible.

- 3.1 The covering for the vent extract is visible to the south elevation of the single storey range (Fig 3). It measures 250 x 270mm and projects 130mm at its maximum from the plane of the elevation. It is positioned 2800mm from the south east corner and sits at a height of 2450mm. Its position corresponds with the siting of the cooker and cooker hood inside the kitchen. The vent extract itself is of a lesser size and breaches through the brick fabric of this range. This 'breach' is concealed behind the covering.
- 3.2 A closer inspection of the exterior wall reveals a clear 'join' between the older range and the added lower range. Although using long stretchers as per the section of walling to which it is attached, the perpends differ in height and the bond is an English bond as

whereas the earlier extension is in Flemish. However, the most noticeable fact is that the face of the bricks have been rendered over and a new more mortar added. It is perhaps notable that the main 'original' house sees it brickwork laid in English bond.

- 3.3 Where the 'pointed' cement rendered faces to the brick has worn off or cracked, the original brickwork can be seen. In some areas, the red facing bricks are clearly visible, particularly below the eaves where the ventilation grilles are located. Clearly the concealed pointing was much finer than the overlaid face. There is no known explanation for the re-facing of the bricks (see Fig. 4).



Figure 4 - Refaced brick with render and pointing over existing.

4. Legislation & Policy Considerations

- 4.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building *'in any manner which would affect its character as a building of special architectural or historic interest.'*⁵
- 4.2 The Act also provides that, where local authorities are considering applications for planning or listed building consent, they must *'have special regard to the desirability of preserving the building or its setting.'*⁶

National policy

⁵ Section 7 – Planning (Listed Buildings and Conservation Areas) Act 1990

⁶ Sections 16(2) and 66(2) of the 1990 Act

- 4.3 The Government's policy is provided in the National Planning Policy Framework (NPPF)⁷ which promotes sustainable development through economic, social and environmental objectives, the latter including the protection and enhancement of the historic environment. It is recognised that the objectives are overarching, interdependent and need to be pursued in mutually supportive ways and in guiding development, seek to take account of local circumstances, to reflect the character, needs and opportunities for each area.
- 4.4 As the proposals relate to heritage assets, designated and non-designated, the decision-maker is effectively directed to Section 16 that concerns '*Conserving and enhancing the historic environment*'. The planning balancing exercise enables the decision-maker to give the appropriate weight to those aspects but at the same time ensuring that the statutory duty is met and heritage assets are conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.⁸
- 4.5 Section 16 of the NPPF, 2018 expects local authorities and applicants to understand the significance of heritage assets, including the contribution made by their setting with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.⁹ This includes, inter alia, the desirability of sustaining and enhancing the significance of heritage assets; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (Paragraph 185).
- 4.6 The NPPF sets a scale of significance for heritage assets in Paragraph 193 and it is clearly stated that the more important the asset, the greater the weight should be. At the same time and irrespective of significance, great weight should be given to any level of harm and should be presented with clear and convincing justification that substantial harm to a Grade I and II* listed buildings, Grade II* Registered Historic Park or Garden should be wholly exceptional; to grade II listed buildings should be exceptional (Para 194).
- 4.7 Any proposals causing harm to, or loss of, significance require a '*clear and convincing justification*' (Para.195). While substantial harm should be resisted, a lower level of harm would still have to be outweighed by public benefits to be acceptable (Para196). In

⁷ Communities and Local Government – *National Planning Policy Framework (NPPF)* – July 2018

⁸ NPPF (2018) para 184

⁹ NPPF (2018) paras 187, 189,190 & 192

both situations the objective includes securing the optimum viable use for the site and building.

- 4.8 Paragraph 197 addresses the effect of any application on the significance of a non-designated heritage asset. Bearing in mind the hierarchy of importance, a balanced judgment is required in respect of non-designated heritage assets and their significance.

- 4.9 Paragraph 200 which states:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

- 4.10 It is also of note that paragraph 201 recognises that not all elements of a Conservation Area will necessarily contribute to its significance.

National guidance

- 4.11 The National Planning Practice Guidance supports and explains the NPPF. More specifically, Historic England provides guidance on the assessment of significance¹⁰ and on development management.¹¹

English Heritage 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008)

- 4.12 Although published in 2008, 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment' made clear that the historic environment is a shared resource that requires everyone to participate in (Principles 1 and 2), understand (Principle 3), and manage (Principle 4), and make reasonable, transparent and consistent decisions about change (Principle 5) and then document/learn from change (Principle 6). Under the heading of "Understanding Heritage Values" additional considerations include the following values: Evidential, Historical Aesthetic and Communal
- 4.13 At the same time, change is not always seen as being inevitable (paragraph 84) and it may not always be the case that a heritage asset is better revealed as this is very much related to how it is experienced, seen and interacts with the landscape.

¹⁰ English Heritage – *Conservation Principles, Policies and Guidance* (2008)

¹¹ Historic England – *Decision-taking in the Historic Environment* (2015)

Historic England 'Historic England Good Practice Advice Notes in Planning Note 2 – Managing Significance in Decision-Taking' (25 March 2015) (GPA 2)

4.15 Historic England's Good Practice Advice Notes were published to replace past guidance, and to support the implementation of national policy. Although not policy documents in their own right, they are material considerations in the assessment of applications relating to heritage assets. It is also to be read alongside other planning policy guidance and Historic England (formerly English Heritage) publications.

4.16 Paragraph 6 of GPA Note 2 indicated that:

"development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage asset they may affect."

4.17 We are advised that "*.. the significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest*" In some cases one aspect may weigh more than the other and therefore significance needs to be considered holistically. It explains that '*change to heritage assets is inevitable but it is only harmful when significance is damaged.*' This is not a case where the significance of the Conservation Area is damaged or the physical fabric of designated and non-designated heritage assets is damaged.

Development Plan 2003

4.18 The Arun Local Plan 2011-2031 was approved and adopted for development control purposes. It supersedes all policies in the Arun Local Plan 2003 for areas outside the SDNP. Policies of relevance include:

- SD SP1 - Sustainable Development
- D SP1 - Design
- D DM1 - Aspects of Form and Design Quality
- D DM4 - Extensions and alterations to existing buildings (residential and non-residential)
- HER SP1 - The Historic Environment
- HER DM1 - Listed Buildings

5. Significance of the subject building

- 5.1 Central to modern planning policy for heritage is the concept of significance. This is defined in the NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest.'* In short, the higher the significance, the more it should be taken into account.
- 5.2 As a listed building, the significance of Barnham Court is already acknowledged in the national context and its designation as a Grade I listed building. Historic England (2008)¹² advises that significance is the sum of the heritage values. These values, defined as Evidential, Historical, Aesthetic, and Communal derive from charters published by the International Council on Monuments and Sites.
- 5.3 Evidential value *derives from the potential of a place to yield evidence about past human activity ...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement' (paragraphs 35-38).*
- 5.4 The insertion of the vent extract does not affect the evidential value of the listed building but confirms how the building has adapted to changing lifestyles. This section of the building is within a later extension that enabled the kitchen to be relocated. This evidence has been derived from documentary sources and the planning history.
- 5.5 Historical value *derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- 5.6 As with evidential value, the relocation of the kitchen reflects the how people's lives and lifestyles change. The kitchen may have once been run by servants but today this is not the case. The vent extract breaches the southern end wall of a later extension to the service area. The wall, although constructed of brick, has been refaced with a cement based render, pointed but it is showing signs of failure.
- 5.7 The vent extract is discreet and located on a secondary, if not tertiary elevation which faces into a courtyard. It does not affect or detract from the historical value of this Grade I listed building as a whole and its significance architecturally or historically.

¹² English Heritage – *Conservation Principles, Policies and Guidance* (2008)

- 5.8 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive' (paragraphs 46 -53).
- 5.9 Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).
- 5.10 Being in a discreet position, the vent extract does not interfere with or harmfully affect the appreciation of the architectural form and appearance of this building. Overall its aesthetic significance lies in the principal elevation with its 'polite' architectural form, balance and detailing. The aesthetic significance to this part of the listed building lies in the roof arrangement and the pedimented Dutch gable which architecturally and visually reads as a subservient, yet coherent addition to the architectural ensemble.
- 5.11 Communal Value: Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them. They may relate to an activity that is associated with the place, rather than with its physical fabric. Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there" (paragraphs 54- 60).
- 5.12 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
- 5.13 In this regard the building was and is the main manor house of Barnham village. It has a collective and communal value along with its gardens and grounds, the listed church, its former farm and associated cottages as well as its role within the village conservation area. The vent extract does not affect this communal value.

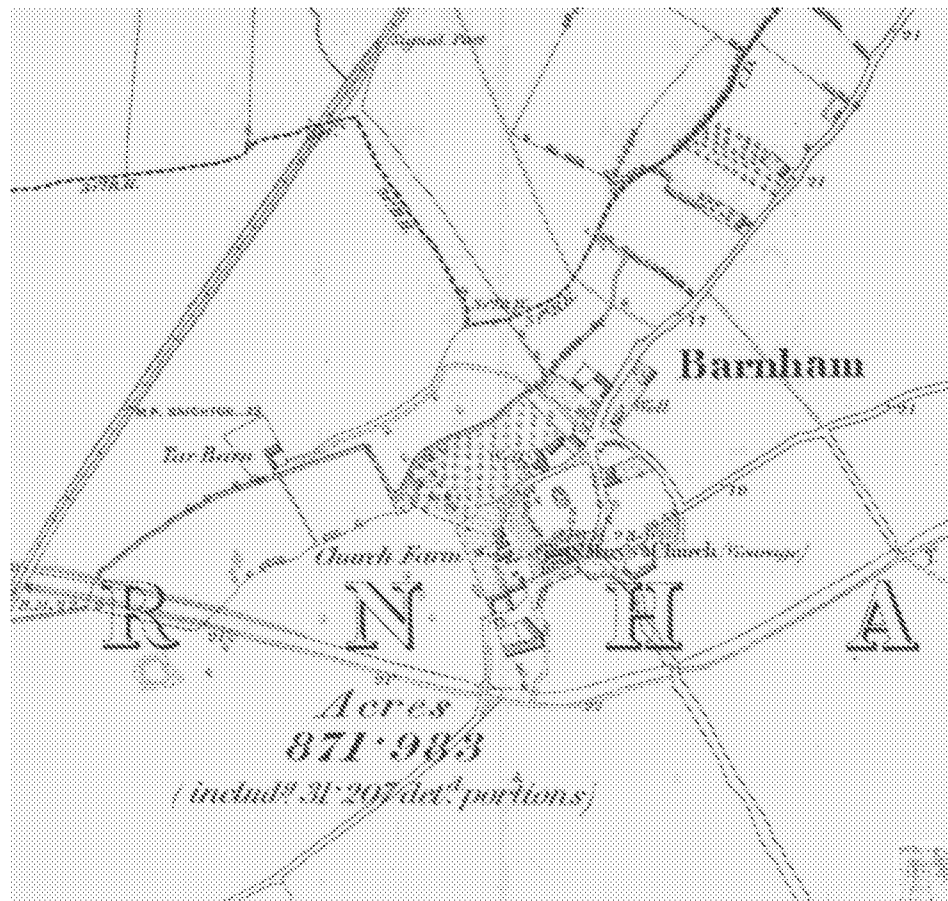
6. Assessment & Conclusion

- 6.1 This report has demonstrated a commensurate understanding of the heritage asset itself, its significance and other designated and non-designated heritage assets. It is clear that Barnham Court is highly important and is of the highest level of significance and special interest as a Grade I listed building with a key role to play in this part of the Barnham Conservation Area. However, it is also accepted that not all parts of the building are of the same value. Barnham Court retains the ability to evolve and change over time subject to an informed approach to change.
- 6.2 The southern elevation to which this application relates is significant and also retains special interest but the portion of its southern elevation, extended and refaced to replicate bonded brick despite the presence of brick below, has a lesser aesthetic appeal. The position of the vent extract relates to the functional use of the south eastern room as a kitchen. Its location is discreet and does not detract from the architectural form, pleasing aesthetics and special interest/significance of this Grade I listed building.
- 6.3 Although its insertion resulted in the removal of some fabric, the quantity is limited and minimal. As a result, it is considered that the insertion of the vent extract and its visual appearance have had a negligible impact on the special interest and significance of this Grade I listed building and does not cause harm. It does not affect the appreciation of its gardens. The vent extract does not impact upon the significance or special interest of any nearby listed building or its setting. It does not affect the special character or appearance of the conservation area.
- 6.4 Having taken account of the legislative duties, national and Local planning policies and good practice guidance, it is considered that the vent extract does not harm significance. The NPPF promotes the protection and enhancement of heritage assets, their conservation in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. In this instance, it is considered that the proposals meet this requirement. This approach accords with the provisions of paragraphs 200 and 201 of the NPPF. It also accords with the statutory duties at 16, 66 and 72 of the PLBCAA and at the local level, Development Plan Policies and the Conservation Area Character Appraisal. The significance of heritage assets, individually and collectively will not be harmed. Therefore and from a heritage point of view, the proposal is supportable. Although this is a retrospective application, this does not preclude the local planning authority from granting listed building consent to regularise its presence.

Appendix A: 1849 Tithe Map



Appendix B: 1880s Mapping



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