

# HERITAGE STATEMENT



## Extension and Alterations

*to*

*Minstrels Barn, Church Lane, Barnham*



Figure 1: View from Church Lane

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## **1.0 INTRODUCTION**

Helyer Davies Architects have been appointed by a private client to extend Minstrels Barn located on Church Lane in Barnham.

This document outlines the proposed works to include:

- Proposed new sum room to rear elevation.
- New dormer windows.
- Replacement timber framed windows.

This Heritage Statement considers what impact the proposed works have on the heritage assets of Minstrels Barn and is divided into 3 parts:

### **Part 1: Assessment of Heritage Assets**

Outlines the Heritage assets and identifies whether they are relevant to this application. This report recognises that an asset may not be a physical object but is formed through historic interests that are relevant to the building.

### **Part 2: Assessment of Impact**

Assesses what impact the proposal has on the historic interest and/or material fabric that has been identified in part 1.

### **Part 3: Justification and Mitigation**

Provides justification for the proposed works and mitigation measures in place to protect the heritage assets that have been identified as at risk in part 2.

## **1.1 THE BUILDING**

Minstrels Barn is located in Church Lane, Barnham Conservation Area. Further details on its character can be found in section 2 of this document.

The existing building is not listed but is noted to contribute to the character and appearance of the area.

## 1.2 PLANNING HISTORY

Ref: BN/31/13/

Description: Raising height of lower roof to increase first floor accommodation & a single storey extension to courtyard area. This application affects the character and appearance of Barnham Conservation Area

Date: 16-12-13

Decision: Approved

Ref: BN/22/15/NMA

Description: Non material amendment following the grant of BN/31/13/ for removal of existing door in new kitchen & replace with a window & new folding door to span width of proposed kitchen.

Date: 15-09-15

Decision: Approved

Planning approval has been obtained in 2013/2015 for significant alterations to Minstrels Barn to include a sun room link extension and raising the section of roof adjacent to Church Lane. This application has been implemented by the works carried out to relocate the kitchen and new fenestration, however our clients wish to alter the remaining proposals before further works commence. These changes include:

- Retaining the sun room extension, but reducing the pitch of the roof so that it sits below the eaves of the existing barn and is therefore more sympathetic.
- To not raise the existing ridge line of roof adjacent to Church Lane but retain the proposed dormer windows.
- Replace the majority of windows with new timber framed units.

## 2.0 HERITAGE ASSETS

### 2.1 Conservation Area

Minstrels Barn is located within Church Lane, Barnham Conservation Area.

The description (as described in Arun District Council's 'Conservation Areas Supplementary Planning Guidance' document) of the character and appearance of the Conservation Area is defined as below:

*'The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principle village.*

*Surrounded by agricultural land, the Conservation area has a distinctive rural character with building of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate.*

*An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.'*

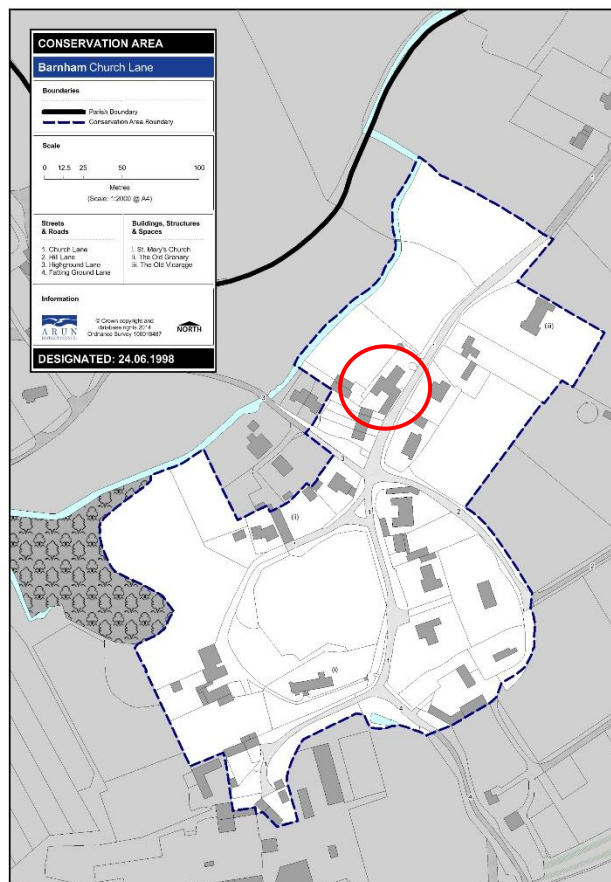


Figure 2: Church Lane Conservation Area

### **3.0 ASSESSMENT OF IMPACT**

The proposed works should look to preserve the character of Church Lane Conservation Area.

The proposed sun room is not seen from the street, therefore there will be no change in character.

Windows seen from Church Lane should be replaced sensitively to ensure they respect the character of the Conservation Area.

### **4.0 JUSTIFICATION**

The proposed dormer windows were approved in applications BN/31/13/ & BN/22/15/NMA.

The proposed works do not detract from the conservation area for the following reasons:

- The sun room cannot be seen from the street and therefore does not impact on the character of the conservation area.
- The proposed first floor extension adjacent to Church Lane is to be removed from the proposals. This is seen as a positive change. Previously this would have altered the character of the street with a more imposing scale.
- The proposed replacement windows are to be timber frame matching the existing. This respects and retains the character of the Conservation Area.

In conclusion the proposed works have minimal impact on Church Lane Conservation Area and are positive changes from the approved applications BN/31/13/ & BN/22/15/NMA.