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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 August 2020 15:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/62/20/HH

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Thanks

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 24 August 2020 15:00
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BN/62/20/HH

BN/62/20/HH

Construction of a garage space and Gardener's Shed

Barnham Court is a grade I listed Building which is located within the Barnham – Church Lane Conservation area. 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

Barnham Court is one of a few surviving and intact Artisan Mannerist buildings that possesses significant architectural and historic interest. It is described as being an unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. It is three storeys with five windows and constructed in red brick. There is a brick cornice above ground floor, and another heavier one with modillions above the first floor. Each window bay on ground and first floors is flanked by brick pilasters. It has three shaped Dutch gables and a tiled roof, along with sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment. There are also C19 additions to the lower elevation to the south. It is of architectural, artistic and historic interest.

Although the house is highly significant, the grounds are also important and contribute to its special interest and significance. It has been indicated previously that the location of the proposed new ancillary building is within an area that was part of the working farm and its farmyard. Historic mapping indicates that this might be correct.

The Parish Church of St Mary It is considered to be a 'little restored medieval church' with a Chancel, nave with weather-boarded bell-turret at west end and porch to the south. The walls of the nave are Norman with later windows. Chancel C13. Flint and brick buttresses on south front. It is considered to be of communal interest.

The Barnham Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village. It is surrounded by agricultural land, and as a consequence it has a distinctive rural character with buildings 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. It is of aesthetic (fortuitous) significance.

The Proposal

The proposal is for a garage space and separate Gardener's Shed in the grounds of Barnham Court, located in close proximity to the parish Church and neighbouring former farm buildings. The proposed structures would be located to the south of the house and to the west of the parish church, and north/north-east of some former barn structures (now in residential use). There is a distinct difference in ground level between the church yard and the grounds of Barnham Court and the former barn buildings. This change in height is dealt with through a retaining wall which is topped off by a line of fencing. This fencing forms a means of enclosure for the parish church and is fully visible from the churchyard.

However, the proximity to the neighbouring listed parish church is also an issue which requires consideration. At present there is a strong relationship between Barnham Court, the parish Church and the farm. These are three important elements in the conservation area, which whilst located in a loose group, maintain a degree of separation.

The proposal is to construct the ancillary building in what looks like to be an agricultural style, in an area that appears to be separated from the garden areas of the grounds. There are two main issues to consider with this proposal; is the concept of building in this location acceptable, and is the design of the proposed building suitable for its location?

The concept of locating a garage building and gardeners shed in this particular location would appear to be logical; it would adjoin existing (former agricultural) buildings which are located within a neighbouring farmyard complex. They would also be located within an area that the historic mapping indicates was at one point in agricultural use.

These have a traditional character to them; they appear to have taken reference points from elements of the application site as well as the adjoining former agricultural buildings. Further, they are also of a scale which would reflect the existing former agricultural buildings and would sit acceptably in their location when viewed from other parts of the application site.

Whilst located in close proximity to the listed church, it is suggested that as they reflect the neighbouring buildings, they would form a natural extension to the existing former agricultural building group and not necessarily a new insertion. It is considered that the proposal will not harm the strong relationship between Barnham Court, the parish Church and the farm. Therefore, on balance, they will be acceptable. This is subject to the use of high-quality materials and craftsmanship of any proposed works.

The proposed materials reflect those already used on traditional buildings in the locality, which is positive. Details of the proposed windows and pedestrian door have been provided as part of this application these are considered to be acceptable. Whilst a list of materials have been provided, and these appear to be appropriate for the buildings and local area, it is suggested that you may wish to condition further information should you be minded to approve the application.

Conclusion

Barnham Court is one of a few surviving and intact Artisan Mannerist buildings that possesses significant architectural and historic interest, which along with the neighbouring church and farm form an important group in the conservation area. Development in such a sensitive location should be carefully considered and based on its immediate setting.

Having reviewed all of the information provided, it is considered that, on balance, and subject to the supply of further information regarding the proposed materials, that 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).

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