

Design & Access Statement

Barnham Court

Proposal for Courtyard Garage and Gardener's Shed

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Development Summary

Existing

- Nothing in location now but historic mapping indicates area was at one point in agricultural use

Proposed

- Erection of a garage space in SW corner of property with storage on mezzanine floor above
- Erection of a gardener's shed in SW corner for tools and gardening equipment

Layout of Development

Please refer to supplied Elevations, floor and roof plans, Location plans and photos accompanying the application.

Additional Reference Document

Please refer to 43pp ***Barnham Court Conservation Management Plan & Pre-Application Document*** (dated 12th September 2019) sent to Arun District Council Conservation and Compliance Officers on 13th September 2019.

Design Principles & Concepts

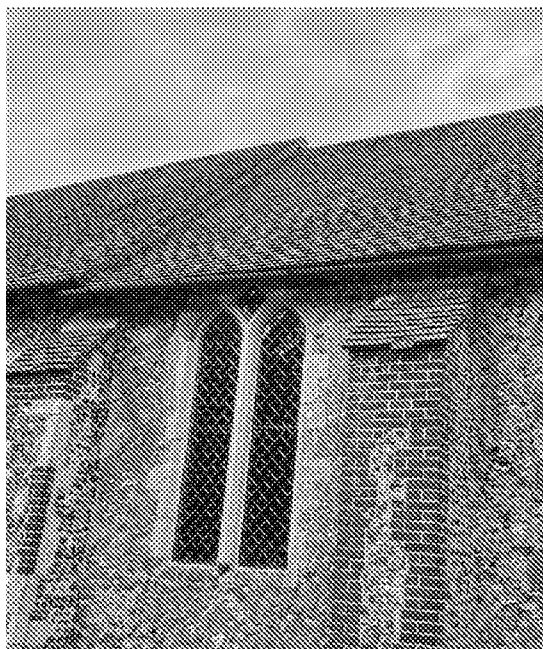
Overall design principle

Garage

The proposed garage design is in the same vernacular of existing neighbouring barns and recent new builds. The location of the proposed development is within the curtilage and adjacent to farmyard agricultural buildings which reflect and enhance the area's rural character. The overriding design principle is to ensure this new garage is visually integrated to this agricultural group of buildings and does not add an extra "stand-alone" architectural structure that would conflict with Barnham Court and St Mary's Church. There is historic mapping that indicates this area was at one point in agricultural use. The foundations of the garage exist as it has been used as an open-air gardening and service yard for the maintenance needs of Barnham Court.

We have taken on board in the final design all the salient points raised by the planning and conservation officers. One small variation is a small 350mm increment on the roof height that gives continuity to the existing break in the roof line height of the existing neighbouring barns. This architectural detail is also present in the design of St Marys Church roof line. See photos below.





This small increment does not impact the vistas towards St Marys Church. A much higher roof line had been initially planned but it was agreed with the planning and conservation officers this would have made the proposal stand out from the existing adjacent barns.

Materials

All materials used draw from those of existing structures on Barnham Court and the neighbouring former barns of Barnham Court Farm

- oak feathered edge boards, weathered clay roof tiles, heritage window lights,
- windows and door design, garage doors – artisan made and taken from existing property

All materials, as detailed on the Plan *Drawing Number 2782/03* and on the application, will mimic existing materials on the neighbouring barns and other Barnham Court outbuildings.

Please refer to separate document for Gardener's Shed and statements on its location, existing foundation, impact on Church, and materials.

Access

Please see attached Plans referenced *Drawing Number 2782/01 Site Plan*

Access to the garages will be along the private Barnham Court drive, past the house into the existing courtyard in SW corner of the property with no change to the current arrangements for access to this area.

As per the accompanying Transport Statement there will be no increase in traffic either on Church Lane or the private drive belonging to Barnham Court, as the proposed development is for the use of the owners of Barnham Court.

There will be available space to reverse vehicles out of the garage and turn within existing courtyard in front.

There is only one access point to the house and, obviously, this will continue.

Planning Policy Context

Set out below is a summary of policies within the Arun District Local Plan 2011-2031 (adopted July 2018) which sets out the Council's strategic approach to development within the District which are relevant to the proposed development of the Courtyard Garage and Gardener's Shed.

Arun District Local Plan

1. Listed Building

Arun Local Plan Policy HER DM1 requires proposal affecting statutory Listed Buildings to confirm to 5 point criteria

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible, enhance the setting of the building

The consultation – through this application specific pre-planning advice and meeting and wider consultations (detailed below) - has influenced the design and access of the proposal by:

- reducing the overall size of the development
- removing the proposed east/west wing
- removing the proposed accommodation element above the garage and,
- variation is a small 350mm increment on the roof height that gives continuity to the existing break in the roof line height of the existing neighbouring barns.

The proposal is to ensure that revised smaller scheme focusses on the agricultural elements of the area – in terms of design and traditional materials proposed.

The openness of the spaces around Barnham Court and Grade I listed St Mary's Church are also preserved with the revised scheme.

2. Conservation Area

Arun District Council's Supplementary Planning Guidance on the Barnham, Church Lane Conservation Area, details the site's contribution to the wider character and appearance of the Conservation Area.

The proposal seeks to preserve or enhance the character and appearance of the Conservation Area and has been assessed against both Policy HER DM3 of the Arun District Local Plan and Policy ES7 of the Barnham and Eastergate Neighbourhood Development Plan

Through continued consultation and reducing the scale, the revised proposal

1. **Acknowledges** the character of the special environment:
 - Location
 - In area of neighbouring former barns
 - historic mapping indicates this area was used for agricultural use
 - Design
 - Both in scale and materials used
2. Continues to **retain** historically significant boundaries
 - The proposal does not create a 4th element to the 3 notable entities and entities of buildings – Barnham Court itself, St Mary's Church and Barnham Court Farm
 - The proposal clearly sits within the neighbouring buildings and doesn't seek to harm the significance of both the character and appearance of the heritage assets of the Barnham, Church Lane Conservation Area.
3. **Maintain** important open spaces within the Conservation Area
 - Does not reduce the contribution that open spaces play to reinforce the wider character and appearance of the Conservation Area (Page 11 of the Appraisal).
 - The 'open field to the north of St Mary's Church' is not effected
 - The fields between the Church Lane and the rife are also not effected and continue to be 'important to the immediate setting and rural character of the settlement'.
4. By reducing the scale and removing the East/West wing the proposal seeks to **not harm** important views into or out of, or within the Conservation Area

Consultation Summary

A pre-planning application and meeting (via tele-conference) have been submitted for this development which are detailed on the application form: Pre-Planning application submitted 10-Mar 2020 and tele-conference held on 19-May 2020.

Generally, there has also been extensive email correspondence between the owners & ADC Conservation & Compliance Officers from 2016 to date, including consultations with Historic England.

Numerous meetings, site visits and correspondence have also taken place in recent past including:

13-Apr 16	Meeting at ADC with Conservation Officer and Dr Ian Wightman
15-Jun 16	Site Visit with Conservation Officer and Dr Ian Wightman
02-Aug 18	Meeting at ADC with Conservation & Compliance Officers
06-Aug 18	Meeting at Barnham Court with Historic England & ADC
01-Nov 18	Letter following 6-Aug 18 Meeting from ADC (Ref: ENF/37/17)
04-Apr 19	Sent Planning Document to ADC
25-Apr 19	Sent Front Garden & Orangery designs to ADC for informal feedback
27-Apr 19	Sent supporting document of trellis photos to ADC
01-Aug 19	Held meeting with ADC
13-Sep 19	43pp <i>Conservation Management Plan & Pre-Application Document</i> sent to ADC
21-Feb 20	Planning Permission granted (conditionally) for replacement of greenhouse with Orangeries (Ref: BN/96/19/L) Planning Permission granted (conditionally) for Trellis, Vehicular & Pedestrian gates and Vegetal Pergolas (Ref; BN 99/19/HH)

Identification & Assessment of Heritage Assets

The list description is quite scant considering the importance of the building and given the date of listing (1958), it is acknowledged that it is for identification purposes only and does not identify or define 'significance':

*SU 90 SE BARNHAM CHURCH LANE
5/427*

5.6.58

*Barnham Court
Grade I*

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

The listed building is faced with red brick and has a north-east front of five bays, 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 segmental pediments.

The pedimented brick door case has Doric pilasters against a rusticated surround. Its plan form is double-pile (parallel ranges) with four very tall chimney stacks along the flank elevations. Few Artisan Mannerist houses survive anything like their original appearance, unlike Barnham Court which is of national importance and a rare example. Jonathan Foyle considers that Barnham Court is related in its planning and elevations to Kew Place of 1631, but on a more compact scale.¹ Although the subject of successive ownerships, tenancies and with that repairs, change, extension and the early 19th century rebuilding of the gables.

¹ Letter from J Foyle BA (Hons) MA Dipl. Arch to Brian Bannister, ADC dated 17 June 1999.

It has been valued by successive generations. Unlike Kew Palace, Foyle comments that Barnham Court has retained the openness of its original situation, which relies on the green and the sweep of the access lane approach.

Pevsner & Nairn (1994) note the back of the building is much plainer than the front with two bigger shaped unpedimented gables. The inside is referred to as plain with a simple contemporary staircase, in the centre of the rear range. The balusters are from Jacobean to the later 17th century dumb-bell shape.

It is thought that the original entrance was probably across the end of the south-eastern room. There is evidence of substantial sections of re-used timber framing in the cellars and the attics of the existing building. The brickwork is laid in English bond, whereas Kew Palace is reputed to have started Flemish bond in England.²

The updated version of 'The Buildings of England: West Sussex' by Williamson and Nairn dated June 2019 indicates that Barnham Court was built on brick-earth.

It is identified as 'a very good mid – C17 brick house, the best of its date in the country, admired by Nathaniel Lloyd.' Reference is made specifically to the influence of the 'Thameside merchant's houses' like Kew Palace which was built by Samuel Fotreay in 1631 and frustration again expressed about the lack of knowledge as to who the builder was. It is assumed that the builders probably had connections to the City of London where the Artisan Mannerist style was developed and became fashionable.

Williamson and Nairn identify Barnham Court as following a stricter classicism and more orderly design introduced by Inigo Jones and the Office of Works and began to appear in West Sussex buildings after the 'Restoration'. This included forms adapted from Dutch and other northern European countries. In the case of Barnham Court, the designer is also unknown but is reputed to have 'achieved an overall effect of all-over magnificence combined with precision and elegance in the details of moulded and cut bricks.'

It is referred to as being 'fashionably compact: double-pile with four main rooms on each floor served by four tall chimneystacks, over a cellar.' The front elevation is described in detail and it is noted that the back elevation is much plainer.'

The Grade II listed Lodge of Barnham Court sits within the gates of Barnham Court and The Granary sits off the private drive leading from Church Lane. Manor Cottage, Grade II, is located to the east of Barnham Court.

² Nairn, Ian and Pevsner Nikolaus 'The Buildings of England; Sussex' (1994)

Summary Statement of Significance of Barnham Court

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 more important the asset, the greater the weight that should be given to its conservation.

It should be noted that this is not an assessment of the interior and plan form of the house but is a more general statement. It is a high-level assessment and as proposals evolve, each respective application will be accompanied by a more detailed assessment, if required.

As a listed building, the significance of Barnham Court is already acknowledged in the national context. Grade I listed buildings are described by Historic England as being of 'exceptional importance'.

Historic England 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. More recently, the NPPF (June 2019) updated these values which now include archaeological interest; architectural and artistic interest; and historic interest (including communal value).

Archaeological interest: This is where the archaeological interest in a heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. The historical overview reveals that the building and site retains archaeological evidence of the former manor, elements of its fabric and former buildings within the estate. Although a replacement for a former manor house, it retains archaeological interest as a standing building including in its plan form, architectural detailing and materials.

Architectural and artistic interest: This is defined as the interest in the design and general aesthetics of a place which can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Barnham Court, being one of the few surviving and largely intact Artisan Mannerist buildings clearly possesses architectural and historic interest. It is one of a family of buildings including Kew Palace and The Old Rectory, Hamworthy and its associations

with the architects and/or builders and craftsmen who built Kew Palace is an important connection.

It is clearly a building of great importance to the special architectural interest of the Barnham Conservation Area.

Historic interest: This is defined as an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Although it was a private house with private grounds, it once had a mixed working farm as referenced by the Estate Sales Particulars of 1877 and other photographic records.

These values indicate a high significance for Barnham Court and its grounds. This comes with the caveat that with the overall assessment, it is evident that not all the component parts of the building and grounds enjoy the same level of significance. In such cases, this is acceptable and they follow the hierarchy and order of the architectural language of the building and functions of spaces around.

There is room for improvement and positive interventions that would not harm significance or cause harm.

The erection of a Courtyard Garage and Gardener's Shed in the SW corner, in the same design and materials as neighbouring former barns is a positive intervention that doesn't harm significance or cause harm.