



## Barnham Court

### Design & Access Statement to accompany Development Summary

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## Development Summary

### Existing

- Non-attached trellis along private drive in keeping with Anglo Dutch garden design
- Erection of 1 x vehicular gate and 1 x pedestrian gate fronting Church Lane attached to pre-existing oak posts

### Proposed

- Erection of vehicular gates at both entrances to property fronting Church Lane attached to pre-existing oak posts
- Erection of 2 x vegetal pergolas in front garden to complete Anglo-Dutch garden design

## Layout of Development

Please refer to files *Barnham Court Front Garden Rev c.pdf*, Site, Location plans and photos accompanying the application.

## Reference Document

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

## 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.<sup>1</sup> Although the subject of successive ownerships, tenancies and with that repairs, change, extension and the early 19<sup>th</sup> century rebuilding of the gables.

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<sup>1</sup> 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 17<sup>th</sup> 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.<sup>2</sup>

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 Fotre 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.

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

## Gardens to Barnham Court

### Local Designation

The gardens are recognised as being of local importance and are not recorded on the Register of Historic Parks and Gardens. Nevertheless, its local recognition ensures it is recognised as a non-designated heritage asset.

The gardens are considered to contain remnants of the 17<sup>th</sup> century landscape design and retain features such as the sweeping rural drive, formal gardens to the front, former marl pite which became a pond and part of a wooded wildlife area and habitat. There are some remnants of the former orchard to the west of the house.

The unattached trellis spanning the driveway and surrounding flint wall of the property allows some screening but does not affect the character or appearance of the heritage assets. Inward and outward views are still possible.

## 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.

In some cases, it may be inappropriate to elevate those parts/areas but there is room for improvement and positive interventions that would not harm significance or cause harm.

## 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 existing and proposed development

### Arun District Local Plan

Policy D DM1: Aspects of form and design quality: confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.

Policy HER DM3: Conservation Areas – states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that, inter-alia, new buildings and structures acknowledge the character of their special environment ; alterations or additions to existing buildings are sensitively designed; it retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development and it does not harm important views into or out of, or within, the Conservation Area.

## Design Principles & Concepts

### Trellis (existing)

The use of trellis is a key design feature of formal 17<sup>th</sup> century garden design. Refer to the accompanying file *Barnham Court – supporting document to Anglo Dutch design.doc*

The private driveway to Barnham Court leads from Church Lane and is lined with the unattached trellis panels providing continuity to the approach of the house in the Anglo Dutch design. Trellis is also used in the private front garden of the property and fronting Church Lane allowing external and internal views of the property in autumn and winter months when hornbeam hedges are no longer in leaf.

The trellis is unattached and doesn't affect the flint walls of the property. Plans are to plant white climbing roses to complement the trellis. The use of Trellis does not affect any public right of way or access to any of the 2 properties via the private driveway.

The use of trellis is preferable to the planting of evergreen hedges because:

- It is decorative and provides support structure for the growth of seasonal and historically relevant planting
- Provides a 'see through' solution to the management of the developing urban fringe in the curtilage of the Grade I listed property (in contrast to solid panel fencing and/or planting of permanently evergreen screen).
- Provides some element of security in context of frequent and recent trespass and theft incidents to both St Mary's and Barnham Court.

### Vehicular & Pedestrian Gates fronting Church Lane (existing)

The Vehicular gate replaced a dilapidated, unsecure field gate. This and the pedestrian gate provide an element of security to the private front garden of the property. The design and painted colour of the gates on Oak posts are in keeping with the formality of the front garden and match the paint colour of the wood features of the house & property.

### Vehicular gates at both entrances to property fronting Church Lane attached to pre-existing oak posts (proposed)

The proposed gates at the front entrance from Church Lane are planned to be:

- Left entrance (from Church Lane) is proposed to be kept shut, apart from pedestrian entry
- Right entrance (from Church Lane) is proposed to be kept open for access for neighbours, postman, etc.

The gates are intended to reduce continual damage to newly renovated drive from frequent trespass by road users using the private drive as convenient turning point.

The design of the gate is intended to be similar in design to existing gates currently fronting Church Lane in the design of other Barnham Court woodwork.

#### Vegetal Pergolas (proposed)

The two-vegetal pergola are proposed as plant support structures in the front Anglo Dutch garden between the existing N and S hornbeam hedges. This final element of design is intended to complete the symmetry of the garden design.

The key design features of Anglo Dutch garden design provide:

- Symmetrical extension of 17<sup>th</sup> Century architecture
- Protection and some privacy within a semi urban environment which was a feature of Anglo Dutch houses in 17<sup>th</sup> Century
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## Consultation Summary

Extensive email correspondence between owners & ADC Conservation & Compliance Officers from 2016 to date, including consultations with Historic England.

Numerous meetings, site visits and further 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 &amp; Pre-Application Document</i> sent to ADC |