

ARUN DISTRICT COUNCIL

No.

RECEIVED

Barton Manor,
Nyetimber**Two Storey Side Extension****Design & Access Statement****Assessment of physical context**

- This application seeks planning and listed building consent for a two storey side extension on the eastern end of the building.
- The existing property is a Grade II listed building and its listing description along with a photograph of the southern elevation, which is modern, are attached to this statement.
- There is a substantial conifer hedgerow along the eastern boundary which screens the site from public view. This hedgerow is most evident in the aerial photograph also appended.

Social/economic context and planning context.

- The benefits of this development are to ensure that existing end flats can be provided with 2 bedrooms. Changes in resident demands in recent years has shown a clear desire for two bedroomed units in order that friends and family can stay overnight. By providing two bedroomed units it ensures that they remain in beneficial use. The alternative, as with the Chapel, is that they are empty for a considerable period of time when they are vacated.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies, Supplementary Planning Guidance and the emerging LDF documents.

Involvement of local interests

- There has been a site meeting with Brian Bannister (ADC) and Mike Rowan (WSCC).

- This submitted scheme is a result of comments made by these officers which has resulted in ensuring that the extension is well set back from the façade of the main wing of the property – thus ensuring that it is hardly visible and remains a subordinate addition.

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale, design, appearance and character of the surrounding area and the listed building itself have influenced the design selected for the extension.

Design Principles

- Having regard to the advice contained within PPS1 and PPG15 it is considered that a design response, which incorporates the best characteristics of the existing building and makes best use of the site without detriment to the character or appearance of the listed building represents the most suitable response.

Amount of development

- A small two storied side extension to the modern wing is proposed.

Layout

- The proposed extension is located on the rear (east) side of the existing property. It is an extension to the property in order that the end two units can have 2 bedrooms each.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this site in accordance with current national and local planning policies.

Scale

- The extension has been specifically designed to appear as a subordinate extension to the main building. In this regard its ridge line and front and rear walls are set in and below the existing modern wing.

Landscaping

- The substantial conifer hedgerow along the eastern boundary will be retained.
- If required by the case officer further supplementary screen planting can be undertaken.

Appearance

- In terms of design the appearance of the existing building is an important material consideration.
- As a result the detailed design seeks to replicate the existing appearance in terms of rendered walls, the projecting plinth (evident on the original house), tile hanging (on the chapel), exposed rafter feet (on the original house), clay roofing tiles and fenestration.

Access

- Pedestrian and vehicular access will be unaffected.

Use

- The proposed use is as an extension to the existing two eastern flats.



Photograph 1 – View of eastern end of modern wing with conifer hedgerow dominant. The extension will be set back and be subordinate to building and will be barely visible.

Images of England

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IoE Number:	297994
Location:	BARTON MANOR, BARTON CLOSE PAGHAM, ARUN, WEST SUSSEX
Photographer:	Mr Paul Bailey
Date Photographed:	30 June 2001
Date listed:	05 June 1958
Date of last amendment:	05 June 1958
Grade	II

SZ 89 NE
20/484
5.6.58

PAGHAM

PAGHAM ROAD,
BARTON CLOSE

Barton Manor

SZ 89 NE PAGHAM PAGHAM ROAD, 20/484 BARTON CLOSE 5.6.58 Barton Manor II This is an L-shaped house of which the majority dates from the C18-19. But it incorporates in its north west wing remains of an C11 hall and C13 chapel. these are built of stone rubble. Tiled roof. Two buttresses on north wall and another on south wall in the south west angle of the L. The chapel has C13 lancet windows and, inside, the remains of a piscina built into a cupboard.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

