

IVON BLUMER ARCHITECTS Ltd

Heritage Statement

**Land
at
Manor Park
Bognor Regis
West Sussex
PO21 3JS**

Proposed New Residential Development

of

Four Terraced Houses

1.0 Introduction

1.1 Site Address

Land at Manor Park
Pagham
West Sussex
PO21 3JS

1.2 Outline

Ivon Blumer Architects Ltd have been appointed by the current freeholder of a parcel of land at Manor Park, PO21 3JS, to design and submit a detailed planning application for a new residential development comprising of four terraced, 3 bedroom houses.

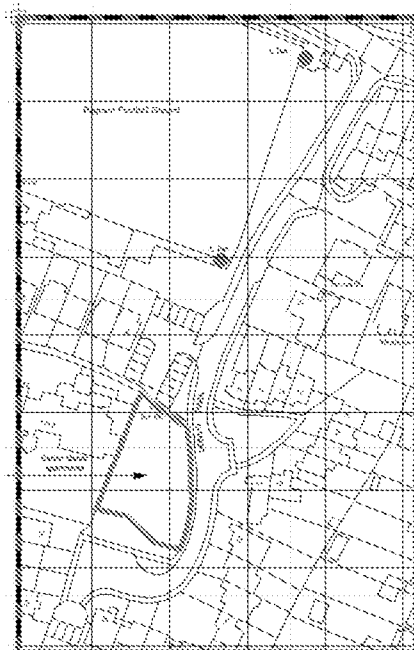
2.0 Assessment of Physical Context

2.1 Description of Site

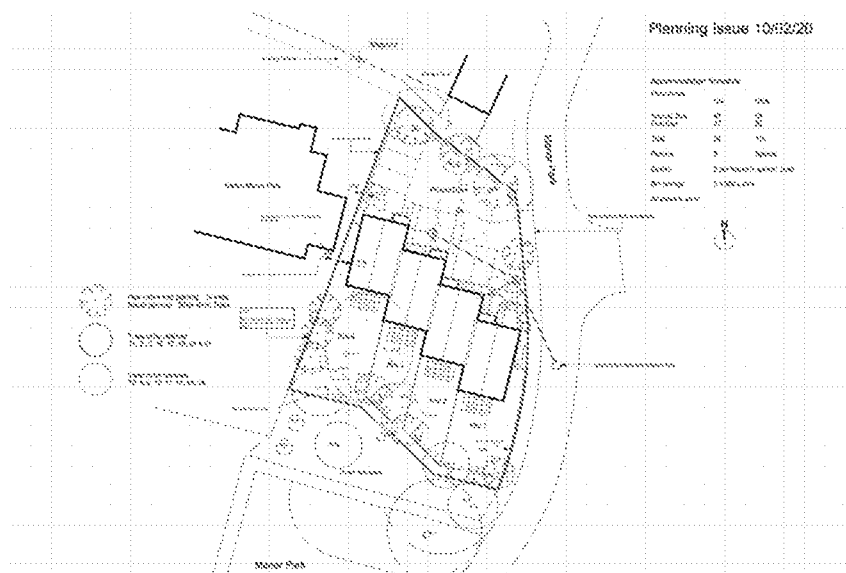
The site (photo below) is located at Manor Park and is currently laid to grass with a collection of mediocre trees of various ages and size.



Site



Site Location Plan



Site Plan

2.2 Description of Locality

The area is part of a residential road comprising of detached/semi-detached houses and bungalows of various styles and designs built in the late 60's.

2.3 Adjoining properties

No adjoining properties other than a modern extension to Barton Manor located on the western side of the boundary. Barton Manor is a grade II listed building, but it has been extended in recent years by a series unsympathetic residential extensions, the most recent being a small two storey extension added in 2008, which is located about a metre from the application site

3.0 Heritage Statement

3.1 Listing

Barton Manor is a Grade II listed building. In its original form it was an L-shaped house of which the majority dates from C18-19. It incorporates in its north west wing the remains of an C11 hall and C13 chapel. These being built of stone rubble.

3.2 History.

The original listed building to the western end of the current building has been surrounded by a series of modern additions, the major one being a 19 bedroom extension added circa 1991 and a more recent addition in 2008. Since 1991 the building has been subject to numerous applications and modifications. It is argued that the above extensions and ad-hoc building works over the years have considerably detracted from the original building's listed status.

In 2007 ADC's Conservation officer Brian Banister commented on the proposed 2 storey extension to Barton Manor as follows:

"The proposed extension is designed to be visually incidental and subordinate to the main building and given its location will not impact adversely on the character or appearance of the Area of Special Character or, in my opinion, impact adversely on the Listed Building, the principal interest being in the earlier buildings located at the west end of the complex."

3.3 Conclusion

In light of the above it is difficult to see how a small scale residential development on land to the east of the current extended Barton Manor could have any impact or bearing on the original listed element of the Manor, which is situated on the western side of Barton Manor.