

HERITAGE STATEMENT

REPLACEMENT OF CONSERVATORY WITH NEW FRONT PORCH, SINGLE STOREY REAR EXTENSION AND DORMER WINDOWS. EXTENSION OF EXISTING GARAGE AND STORE AND PART CONVERSION TO TOURIST ACCOMODATION.

AT

GREY BARN, CHURCH LANE, PAGHAM, BOGNOR REGIS, WEST SUSSEX. PO21 4NX



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INTRODUCTION

1.1. This Heritage and Design Statement has been prepared by Richard Meynell Ltd *Specialist Conservation Architects* on behalf of Mr and Mrs Nash to assess the design, context and impact of the outline proposals. This document supports an application for Full Planning Permission.

1.2. The proposed development comprises;

- Replacement of an existing Conservatory with an oak framed front porch
- Single storey extension to the rear
- Alteration and addition of dormer windows
- Extension of the existing garage and ancillary store
- Part conversion of the ancillary store to form tourist accommodation

Application Description: Replacement of Conservatory with New Front Porch, Single Storey Rear Extension and Dormer Windows. Extension of Existing Garage and Part Conversion to Tourist Accommodation.

1.3. The purpose of the report is to outline the design principles for the development and assess the potential impact of proposals on nearby heritage assets.

1.4. This report and associated *Design Statement* cover the following key issues:

- A summary of the site and its surroundings,
- A statement of significance related to nearby heritage assets,
- A Design Statement which makes an assessment of the proposed works in the context of current planning policy.

This report should also be read in conjunction with the submitted drawings and supporting information.

2. SITE & CONTEXT

- 2.1. The application site is edged in red on drawing N.1130-00.
- 2.2. The site lies to the west of the historic settlement of Pagham and is located on the south side of Church lane in a predominantly rural area and the context of a historic farmstead.
- 2.3. Grey Barn has no heritage designation and does not fall within a conservation area.
- 2.4. The property is approximately 24m south-east of Little Welbourne a Grade II listed house (with associated Listed garage to the rear) and 52m to the East of 'The Old Vicarage' Listed Grade II.
- 2.5. The site itself comprises the existing house (a converted barn), an ancillary outbuilding across a walled courtyard (generally in poor condition) and a mature garden to the South and West. An existing opening provides vehicular access direct onto Church Lane.



Figure I: Grey Barn (indicated by red line) in context of surroundings (Google, 2022)

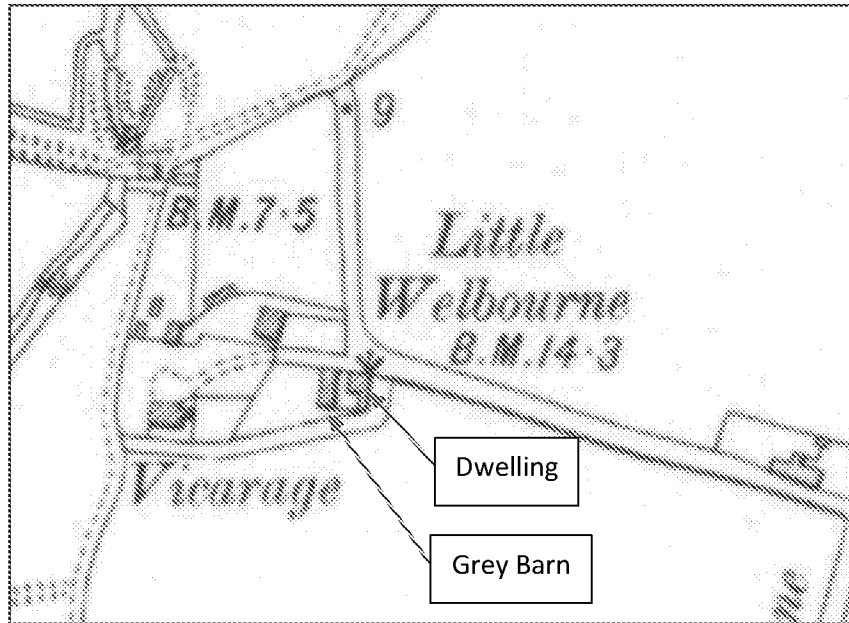


Figure II: OS map dated 1909 showing Grey Barn and a larger building to its East forming a courtyard (in the location of the current garage).



Figure III: Entrance to The Vicarage c1925 with Grey Barn on left side of image and Little Welbourne in the background.

Note the original hipped thatched roof (since replaced with a barn end slate roof) and a building, likely a dwelling, in the location of the current garage with a pitched roof and chimney stack.

3. Designations & Heritage Significance

3.1. Little Welbourne (Grade II)

The property lies at the end of Church Lane and is located 24m to the North-west of the Grey Barn across a lane and beyond masonry boundary walls.

The historic curtilage of the building comprising a private garden with Tennis court and swimming pool. This is located to the north and west of 'Little Welbourne' (away from the proposed development).

Historic England List Entry Number: 1353903 for the house reads as follows:

Two parallel ranges. Front range dated 1709. Two storeys. Three windows. Faced with Bognor stone rubble, white-washed. Thatched roof. Casements, those on the first floor being the original tiny windows. Back range C19.

To the rear of Little Welbourne and 60m from Grey Barn is a Grade II Listed Garage. Established screening and a dense tree line also provides visual separation from the proposals.

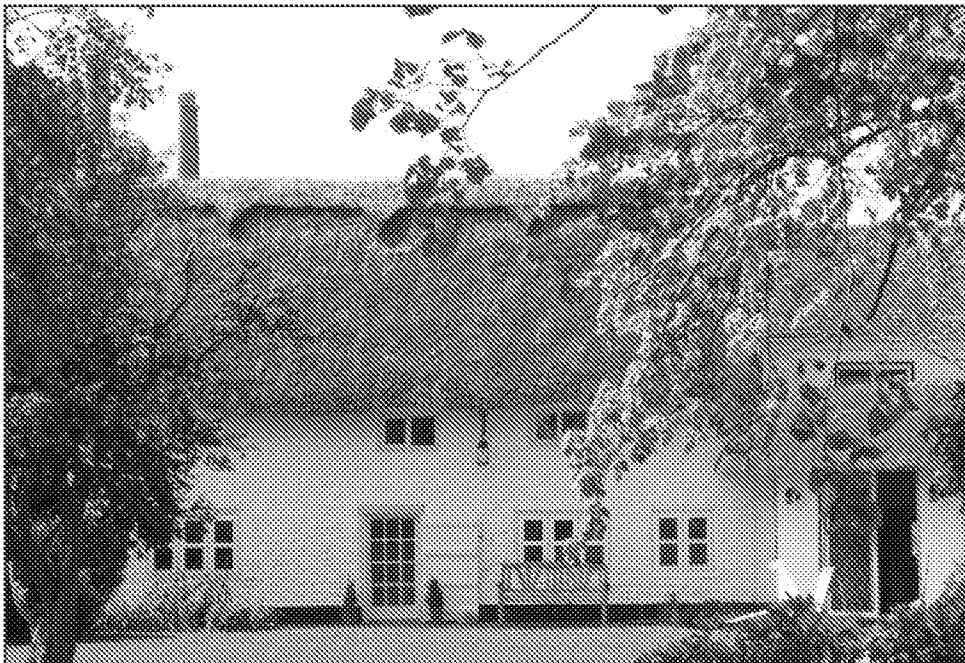


Figure IV: Little Welbourne (Britishlistedbuildings.co.uk)

3.2. The Old Vicarage (Grade II)

The house is located 52m to the West of Grey Barn and beyond a dense tree line, garage building and private garden.

The building was listed in November 2012 and is noted on the Historic England List under entry number: 1411576 with details as follows:

*The Vicarage, Pagham, a mid- to later C18 house extended or altered to the rear, probably by the early to mid-C19, and altered again in the later C19 and early C20, is designated Grade II for the following principal reasons: * Materials: vernacular construction with C18 or early C19 flush brick dressings; * Plan form: accumulated evolution of a house with a typical vernacular plan to the front range, which determines its asymmetrical facade, which has been altered and extended at the rear and internally, creating an unusual double pile plan; * Fixtures and fittings: C18 cupboard doors, shutters and fittings, repositioned later C18 or early C19 stair; mid-C19 fireplace surrounds and hob grate; * Historic interest: traditionally the vicarage, and close to the site of the C13 chapel of St Andrew, within the historic village of Pagham, which was a major medieval port.*



Figure V: The Old Vicarage (themovemarket.com)

3.3. Other Heritage Assets

No locally listed or non-designated Heritage Assets exist on or near the site.

3.4. Heritage Significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current national and local planning policy.

Significance can be measured according to hierarchical levels; these are generally accepted as:

- **Exceptional** – an asset important at the highest national or international levels including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – features that harm the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.5. Significance of Little Welbourne and The Old Vicarage

Both buildings are Grade II Listed and of High significance – No direct harm will be caused to the heritage assets and the nominal effect on wider setting will be mitigated through careful, appropriate design and the distance from the proposed development.

3.6. Archaeological Significance

An initial desktop study indicates that the site is unlikely to yield anything of Archaeological significance.

4. DESIGN IMPACT & CONTEXTUAL ASSESSMENT

This section of the report seeks to identify some key principles that will be used when considering the design and context of the proposed development.

4.1. Contextual Assessment

It is important to note that the works do not directly affect the listed buildings identified in Section 3 and only relate to the setting of the heritage assets.

To minimise the impact of the development the proposed replacement farmhouse is set further away from The Thatched Cottage by 16m and will be at a distance of 55m overall. The height of the proposed farmhouse will also be relatively lower compared to the existing. This will ensure that the proposals are not overly dominant in the setting.

It is also important to note that the works to the existing garage are unlikely to have any significant visual impact on the setting due to the contained nature of the site, the distance from the heritage assets and its position on the farther side of the site (behind the main dwelling).

Public views of the Listed Buildings will not be directly affected by the proposals due to the relative positions of the buildings. Established evergreen trees and vegetation also separate much of the site on its west side from 'The Old Vicarage' which provides a natural buffer.

4.2. Design Principles and Appearance

From the outset it is important to emphasise that the proposals will be of high visual quality and use a palette of materials which remain sensitive to the existing building and its context.

The proposals seek to blend with the historic and rural character of the area, both architecturally and in the way the buildings are arranged in relation to each other.

The design is based around a traditional 'barnyard' layout and is of a form that reflects that seen in traditional farmsteads elsewhere in the local area i.e Aldwick Farmhouse and its associated complex of barns and farm buildings.

A traditional mixture of materials is also proposed including the re-use of 'bognor rock', flintwork and handmade clay bricks to reflect the buildings rural character and respect the local vernacular. A muted palette of materials including natural timber and slate will also help to soften the building into the landscape.

Several negative features including a modern PVCu conservatory and PVCu windows will also be remediated. These are not only at odds with the traditional construction of the barn itself but can also be seen to dilute the aesthetic quality of the immediate setting. The removal of the conservatory and the installation of traditional style painted timber windows as part of the proposals can be seen as a visual enhancement.

The flat roofed garage is also non-traditional in form and is noted to be in poor condition. The proposed pitched slate roof by contrast will match the character of the main barn (including hip ends) but set back slightly further from the road and with a reduced size that will ensure its visual subservience when compared to the main dwelling.

5. RELEVANT LEGISLATION AND PLANNING POLICY

National Planning policy relevant to this application comprises the 1990 Listed Buildings and Conservation Areas Act and the National Planning Policy Framework (NPPF).

5.1. Listed Buildings & Conservation Act 1990

The protection of Listed Buildings and Conservation Areas are an additional system of control imposed by Planning (Listed Buildings and Conservation Areas) Act 1990. Under these provisions, there is substantive duty in relation to Listed Buildings and Conservation Areas (Section 66(1)) that when considering whether to grant planning permission for development which affects a listed building or its setting, decision makers are required to pay special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

5.2. National Policy

The NPPF defines listed buildings as designated heritage assets and in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting.

In determining planning applications involving heritage assets, the NPPF requires planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

5.3. Local Planning Policy

Policy HER SP1 – The Historic Environment and DM1 – Listed Buildings of the Arun Local Plan 2011-2031 are of relevance to this Full Planning submission.

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

Though the proposals do not directly relate to a heritage asset, they are of a high quality and will provide some enhancement to the immediate setting.

6. CONCLUSION

- 6.1. The proposed external alterations to Grey Barn and associated Garage / ancillary store have been designed in accordance with relevant design guidelines and takes account of local and national planning policies.
- 6.2. In accordance with Best Practice an assessment of the significance of nearby heritage assets has been undertaken and provides an understanding of the setting and the Significance of its component parts.
- 6.3. The site lies over the road from Little Welbourne (Grade II Listed) and at a distance, behind established screening from The Old Vicarage.
- 6.4. In accordance with national and local design guidance the proposal has been driven by the principles of high quality, functionality, accessibility, wellbeing and sustainability to provide a scheme which meets the needs of the Nash family. It also aims to provide a positive and coherent contribution to the local character and distinctiveness of the area by reflecting the established vernacular.
- 6.5. The design and layout of the scheme has been carefully developed to take account of the potential impact on the local area and to avoid any significant harm to the setting of the Listed Buildings.
- 6.6. The use of high quality, appropriate materials and finishes will help to ensure that the proposals are visually successful. The proximity of heritage asset has been taken into consideration and the distance from the proposed development is felt to be appropriate.
- 6.7. The refurbished and enlarged garage / tourism unit will be set slightly further from the heritage assets than the existing building. The proposed materials and design will respect the rural character of the area, is subservient and designed to reflect its lower status as a barn.
- 6.8. Overall, the proposal will preserve the significance of the identified Heritage Assets without causing significant harm. Through careful design it is also felt that the proposal can positively contribute to the character and distinctiveness of the local area and even enhance the setting of the Heritage Asset compared to the existing development on the site.

Richard Meynell Ltd - April 2022

Bibliography

Arun District Council (2018). *Adoption Arun Local Plan 2011-2031*

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