

The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

Heritage Statement for Proposed First Floor balcony to Existing Owners Building:

Church Farm Holiday Village, Pagham, Nr Chichester, West Sussex PO21 4NR

General Description

The name Pagham appears to have originated from the settlement of a tribal leader called 'Paega', Pagham is a small, sea front town close to Pagham Lagoon; a reserve covering approximately 1500 acres. Half of which is saltmarsh and mud flats whilst the rest comprises farmland, copses, lagoons, reed beds and shingle beaches. It is an extremely important habitat, particularly for birds and as such has very high status as a conservation site.

The natural harbour of Pagham ensured that until the 14th century the settlement operated as one of the foremost English ports, trading wool to Europe. A huge storm in 1341 resulted in a large area being devastated by the sea, engulfing the hamlet of Charlton.

As the harbour gradually silted, so Pagham's wealth gradually diminished. Today, the harbour is a Local Nature Reserve, incorporating seven hundred acres of inter-tidal saltmarsh with associated shingle banks and nearly four hundred acres of surrounding farmland, pools, ditches and hedgerows, has become an internationally known refuge for migrant birds.

The Beech Estate originally consisted of holiday homes largely created from redundant railway carriages prior to the First World War. These gradually became permanent homes and were extended by various additions. Pagham by virtue of its coastline position played its part during the Second World War and a granite memorial stone on the hard standing in front of the Yacht Club honours Pagham's contribution to Operation Overlord and the famous Mulberry Harbour project. One of the 6000-ton Mulberry Harbour caissons originally stored offshore prior to D-Day can still be seen at low tide, around two thirds of a mile out.

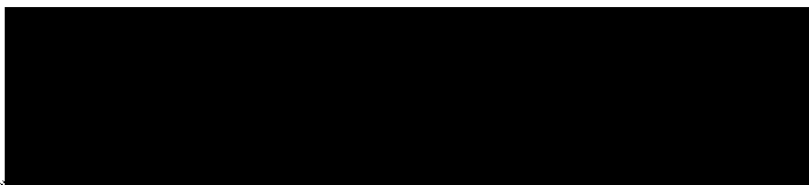
A number of concrete roads, known as 'white roads' were constructed during the war to facilitate troop movements. Some remnant of these can still be seen.

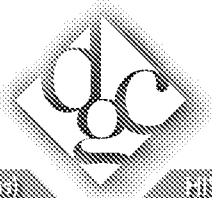
During the immediate post-war years the village of Pagham began a period of rapid expansion, this has continued to the present day. From time to time the civil Parish boundaries have been redrawn, but today Pagham still embraces both Nyetimber and Lagness, with over 6.000 residents.

Situated next to the lagoon is Church Farm, a large caravan holiday park within which lies the Scheduled Ancient Monument of Becketts Barn (219), a stone built house of early 13th century date which originally formed part of the curia of Pagham Rectory. It is within this curtilage of the Scheduled Monument Becketts Barn that there is a proposal to construct a new members building.

Historic Analysis

Pagham's natural environment is coastline, harbour and acres of arable farmland which made it a very obvious settlement site. Excavation of Bronze Age artefacts have established that there has been a settlement at





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Pagham for at least three and a half thousand years.

During the Roman times Pagham Harbour was the primary seaport for Southern England

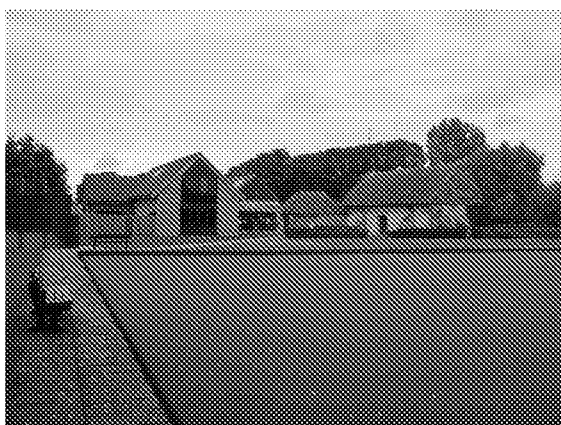
Historic records determine that the Saxons settled in the area from the 5th century and it was within this period that Pagham was the subject of a transaction dated c.680 in which Caedwalla King of Wessex gave the area to Bishop Wilfred, the missionary to the South Saxons.

The church was first mentioned in the Domesday Book and it was substantiated by the 1976 church excavations that the Domesday church and probably at least one earlier church were on the site of the present parish church of St. Thomas a'Becket, which was built about 1206.

The Parish contains a number of ancient buildings. Opposite the Church is the Old Cottage, built at the same time as the current Church, The Vicarage at the end of Church Lane is first mentioned in 1626 and overlooks the Harbour, Barton Manor reputedly the oldest continuously occupied manor house in England, The Lion Inn which dates from the 15th, The Inglenook Hotel from the 16th, the Lamb Inn from the 17th centuries and Becket's Barn, a thirteenth century restored stone built Tithe barn of a large Rectory, in the Church Farm Holiday Centre, the subject of this Heritage Statement. The first reference to Pagham Rectory was in 1299 which identified a dispute over the appointment of a Rector of Pagham

Geographic Context

Becket's Barn and the surrounding recreational area is located within the curtilage of the Scheduled Ancient Monument . Currently the green space is laid out to incorporate a bowling green and fenced in basket ball / tennis courts as well as the visitor centre, reception area and recently constructed owner's leisure and relaxation facility for the holiday park.

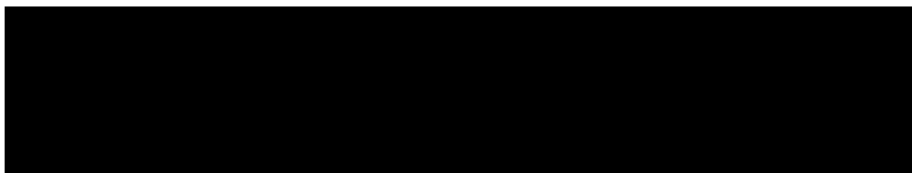


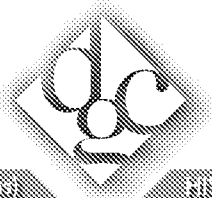
View from Bowling Green looking South West



View looking due West

To the north lies the reception car park while the area is surrounding on East, South and West by static caravans.





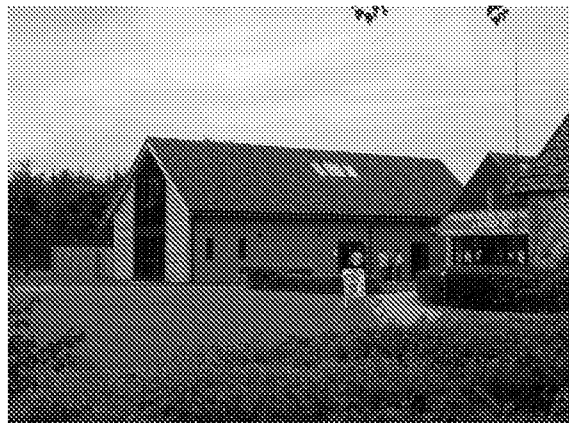
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View looking South West from the car park



View from the paved approach to the Visitor Reception

The buildings on the site comprise Becket's Barn, a thirteenth century flint and brick barn, with associated masonry walling, a modern building which is used as the holiday park's reception building with a modern glass link which connects it to the Barn and encompasses part of the originally walling within its structure and a further building which is used as the administrative centre. Adjacent to the reception centre is the new owner's leisure and relaxation facility

The proposals would seek to retain the permanent buildings but provide a new first floor balcony to the owner's leisure and relaxation facility and enlarge the adjacent garden amenity space.

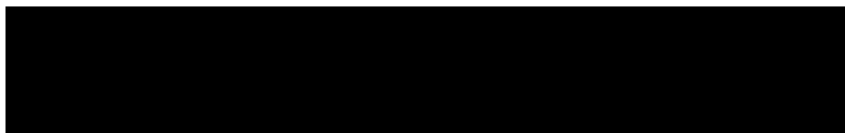


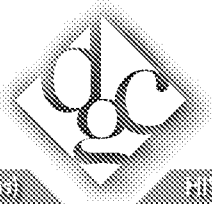
Reception Building



Becket's Barn

As the proposed development is situated within the curtilage of the Ancient Monument and the setting of the Grade II listed barn, Planning Policy Statement 5, Planning policy HE10 requires that consideration be given where applications are submitted for development affecting the setting of a designated heritage asset.





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Proposed Development

The former Tithe barn known as Becketts Barn is of a vernacular form associated with a traditional farmstead. It is this form which has been principally adopted by the later buildings albeit with contemporary detailing to distinguish it as a later development. The owner's leisure and relaxation facility which was approved and constructed in 2011 reflects design constructed of red brick with the west facing gable finished with timber boarding and a central powdercoated aluminium glazed screen.

The planned form of the buildings form a courtyard area which has been landscaped formerly to provide the necessary footpaths to the buildings edged with privet hedging and grass.

The proposal is to provide a first floor extension to the recently constructed building to provide an open air vantage point and seating area from which the proposed relaxation garden and the views beyond can be fully appreciated.

Pre-application advice has been sort with both the Local Planning Authority and English Heritage which has established that in principle the proposal could be considered supportable, subject to sensitive detailing and finishing to ensure that the characteristics of the building group and the setting of the listed building are retained.

The proposed structure is to be constructed with powder-coated (or painted) steel finished with timber boarding to the floor area, hardwood timber handrail and glass panel balustrade. The purpose is to achieve a structure that allows the form and character of the host building to be seen through the addition thereby retaining the existing views and vistas from both the car park and the approaches to the building group. This ultimately will ensure that the proposed structure does not visually dominate the setting of the existing buildings.

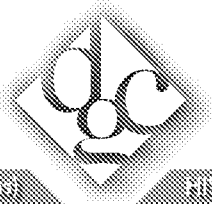
Access to the balcony area will be via doors in the existing gable end glazed screen. The inclusion of a pair of doors will have little or no impact upon the visual interpretation of the screen as the existing central windows with fixed lights beneath will be substituted for new powder-coated aluminium doors to match the existing style and detailing of the existing.

Whilst the final design of the garden area has not been fully developed a number of design principles have been established. A combination of hard and soft landscaping will compliment the building and allow for a range of attractive spaces that the building users can use ad enjoy. Paths will be wide, clearly delineated and well maintained to enable community interaction

Summary

Discussions with English Heritage have concluded that the proposed development does not significantly impact on the overall setting of the Scheduled Ancient Monument ad as such concurs with the principles as set out in Policy HE10 of Planning Policy Statement 5: Planning for the historic environment.

The construction principles of the balcony have been re-designed to ensure that the new structure does not become visually dominant thereby allowing the eye to read the character of the host building beyond. The plan form of the balcony has been designed to take advantage



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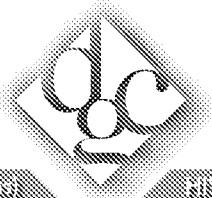
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of the views to the South and to the East as well as providing a platform from which the designated asset of Becket's Barn can be fully appreciated

Conclusion

The proposal concurs with the principles set out in Policy HE10 of Planning Policy Statement 5: Planning for the Historic Environment.

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APPENDIX

Listed Building Description:

IoE Number: 297977

Location: BARN TO SOUTH EAST OF THE CHURCH, CHURCH LANE
PAGHAM, ARUN, WEST SUSSEX

Photographer: Mr Paul Bailey

Date Photographed: 30 June 2001

Date Listed: 05 June 1958

Date of last amendment: 20 September 1984

Grade II

SZ 89 NE PAGHAM CHURCH LANE 20/487 5.6.58 Becket's Barn (formerly listed as Barn to south east of the Church) II Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here. Stone rubble. Tiled roof.

