

HERITAGE STATEMENT

Replacement Farmhouse including Farm Office, Replacement Barn, Extension to Stables, Replacement of Sand School and Other Equestrian Facilities.

Goose Green, Hoe Lane, Binsted, Arundel, BN18 0LQ.



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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 Chandler 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 farmhouse with farm office and garage
- Extension of the existing stable building
- Replacement and relocation of the existing equestrian sand school
- Associated equestrian facilities including horse walker
- Replacement mixed use barn
- Replacement of an internal vehicle track and new parking / turning area
- Soft landscaping and screening including 120m of native hedge and restoration of a further 75m to the perimeter of the site.

Application Description: Replacement Farmhouse with Farm Office and Garage, Replacement Barn, Extension of Existing Stable Building, Replacement Sand School and Associated Hard and Soft Landscaping. Replacement internal trackway.

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

1.4. The proposed stable extension and equestrian facilities are not anticipated to have an effect on the Listed Building or its setting.

1.5. 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 a nearby heritage asset at 'The Thatched Cottage',
- 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 including;

2. SITE & CONTEXT

- 2.1. The application site is edged in red on drawing GG.1098-00 rev B and surrounding fields extend to approx. 9 acres.
- 2.2. The site lies to the south end of the Binsted settlement and is located on the east side of Hoe Lane in a predominantly rural area. The property is opposite a Grade II listed house known as 'The Thatched Cottage'.
- 2.3. The site itself comprises the existing farmhouse, various associated outbuildings and a sand school (generally in poor condition). Several paddocks and 3 existing buildings are associated with equestrian use. An existing hard surfaced vehicular drive provides direct access onto Hoe Lane.
- 2.4. The main body of the site is set well back from the public highway and is well screened by existing mature trees and substantial conifer hedgerows to the North and West of the site. In consequence the proposals would have a low visual impact on the landscape. Please refer to the 'Visual Impact Assessment' for further information.
- 2.5. The fields and properties immediately to the North of the site and along Binsted Lane comprise a number of smallholdings, primarily in equestrian use and characterised by similar sizeable plots with outbuildings and premises associated with equestrian or rural business use. The *Bramble barn* complex and *Bee Bee Kennels and Cattery* along Binsted Lane are good examples of similar land holdings in the immediate area.

The land to the South and West of the site is farmed by the Chandler family and also provides additional grazing paddocks for the existing equestrian business. The land extends to just over 200 acres in mixed agricultural and equestrian use.



Figure 1: Goose Green (indicated by red line) in context of nearby land holdings (Google, 2021)

2.6. Planning History

The site at Goose Green has no known prior planning history.

The relevant planning history of 'The Thatched Cottage' is as follows;

WA/48/13/ - Rear and side extension to existing dwelling – 17/12/2013 - Refused

WA/3/12/ - Erection of pitched roof garage – 13/02/2012 – Approved

WA/39/11/ - Erection of pitched roof garage. Ground floor glazed extension – 08/08/2011 - Refused

WA/81/09/ - Removal of existing flat roof garage with room over and erection of pitched roof garage with room over (resubmission of WA/46/09) – 19/11/2009 – Approved Conditionally

WA/7/08/ - Replacement Annexe Building – 30/01/2008 - Approved Conditionally

3. Designations & Heritage Significance

3.1. Thatched Cottage (Grade II)

The property fronts Hoe Lane and is located at a distance to the west of the proposed farmhouse and mixed use barn.

The historic curtilage of the building comprising a private garden. This is located to the west of 'The Thatched Cottage' (away from the proposed development) and is defined by a combination of modern fencing and hedges.

Historic England List Entry Number: 1274880 for the house reads as follows:

C16 timber-framed cottage, refaced with red brick, cobbles and stone. Hipped thatched roof. Casement windows. Modern gabled porch. Two storeys. Three windows.



Figure II: The Thatched Cottage

3.2. Other Heritage Assets

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

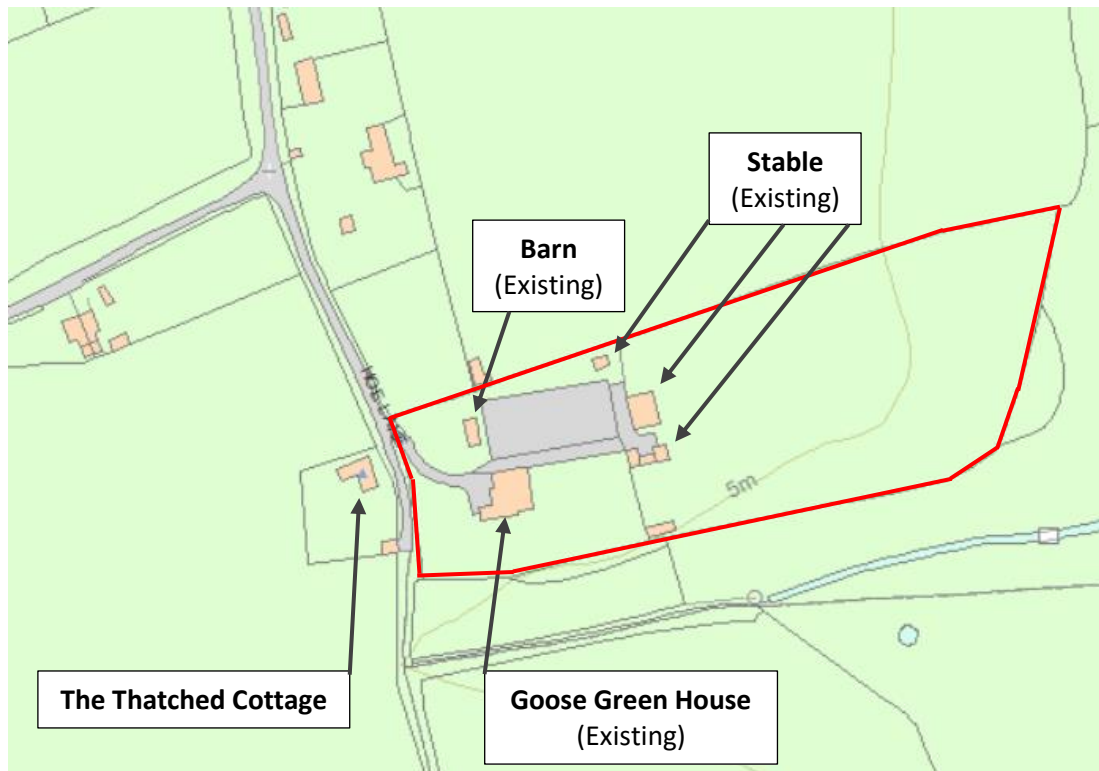


Figure 3: The Thatched Cottage marked with a blue triangle. Goose Green shown edged red. (Historic England, 2021)

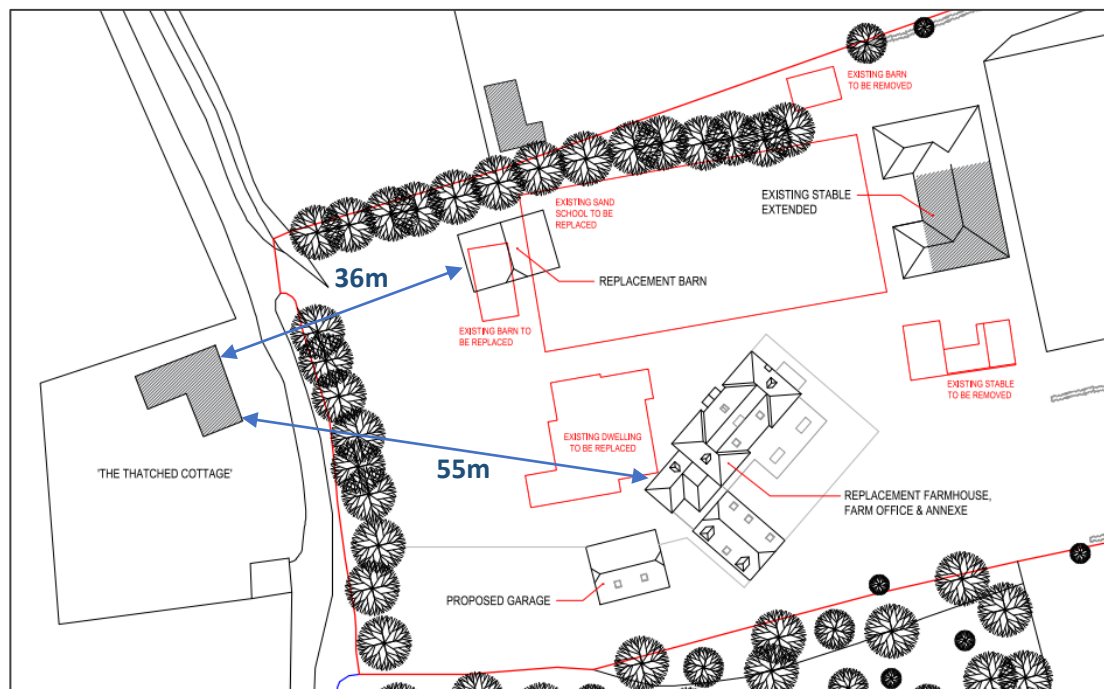


Figure 4: The Thatched Cottage in context of proposed replacement barn and Farmhouse. Goose Green shown edged red.

3.3. 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.

3.4. Significance of The Thatched Cottage

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

3.5. 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 building identified in Section 3 and only relate to the setting of the heritage asset.

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.

The proposed replacement barn will be no closer to the heritage asset than the existing barn (36m distance).

Established evergreen trees and vegetation also separate the site on its west side from 'The Thatched Cottage' which is located on the other side of Hoe Lane. These features provide a natural buffer and will be enhanced.

4.2. Design Principles and Appearance

From the outset it is important to emphasise that the proposed replacement farmhouse and barn will be of high visual quality and using appropriate materials in order to remain sensitive to the setting of the listed building and its setting.

The proposed development seeks 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 initial focus of the design has been to create an organic layout and density which reflects farmsteads seen elsewhere in the local area. The buildings will also use a traditional mixture of materials designed to reflect the existing rural character and respect the local setting.

Public views and the visual impact will be limited due to the well-contained nature of the site and careful positioning of the buildings

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 Chandler family and their rural business activities. It also aims to provide a positive and coherent contribution to the local character and distinctiveness of the area by reflecting the established vernacular.

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 DM1 – Listed Buildings of the Arun Local Plan 2011-2031 is of relevance to this Full Planning submission.

6. CONCLUSION

- 6.1. The proposed replacement farmhouse and barn 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 The Thatched Cottage (Grade II Listed) and behind established screening which provides a buffer between the site and the heritage asset.
- 6.4. 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 significant harm to the setting of the Listed Building. 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.
- 6.5. The replacement dwelling will be set further away from the Heritage Asset compared to the existing building. The use of local materials and its enhanced visual appearance will also be more in keeping with the character of the rural area.
- 6.6. The replacement barn will be no closer to the heritage asset than the existing building. The proposed materials and design will respect the rural character of the area and reflects a building status which is appropriate to its use and the context within the setting of the Listed Building.
- 6.7. Overall, the proposal will preserve the significance of the identified Heritage Asset 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 - October 2021

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