



Date: 11/03/2019

App Ref: WA/95/18/RES

Case Officer: Mr. Michael Eastham

Address Land east of Tye Lane, Walberton

Support

Description of proposal:

The proposal is for a large development of residential properties and associated infrastructure on the edge of the village. The concept of developing this location has been accepted as part of the outline planning application. Essentially the development appears to consist of an east-west spinal access road with development both sides of it.

The residential units are two stories high and are formed of either houses or blocks of flats. It appears as if the majority of the perimeter of the site forms the proposed open space, with a small area linking the northern section with the southern one.

The development is broken up in to smaller areas with either roads or access drives to the front of the houses/flats. Due to the proposed layout of the site, it is considered that only certain parts of the proposal are located near to a heritage asset.

Site description and locality:

The site is located to the north and north-east of the Village. Development is currently provided to the southern and eastern site boundaries. The site is presently an open, gently sloping space.

The village is somewhat linear in nature with development predominantly fronting on to the street. Properties are generally small scale in nature, being constructed in a vernacular style/appearance.

There are two conservation areas within the village, one of which is located partially joins the southern border of the site. There are also a number of listed and locally listed buildings in the vicinity.

Assessment and Comments:

The assets

There are a number of heritage assets in close proximity to the proposal that have been identified. These assets are both designated and non-designated and consist of:

- Avisford Park Hotel, a Grade II listed building to the north of the site.
- A number of Grade II listed buildings and locally listed 'Buildings or Structure of Character' fronting The Street, to the south and south-east of the site.
- Walberton village conservation area, to the south and south-west/east of the site

Avisford Park Hotel

Avisford Park Hotel is a large early C19 Stuccoed house, which was enlarged as a hotel in 1975. The site has been further developed with the hotel use in mind. The lodge of Avisford park hotel is a Mid-19th Century, single storey, T-shaped building in an Italianate style.

The ground level falls away gently to the south of the listed building and various ancillary structures, as well as mature trees and shrubbery, exist between the heritage asset and the site. These intervening elements, together with the landscaped buffer to the northern edge of the proposed development could effectively obstruct direct views between the existing and new built form.

It is considered that the listed building will remain pre-eminent in the immediate vicinity and continue to sit acceptably in its existing landscaped setting. As a consequence, it is considered that the proposal will not cause harm to its significance.

Grade II listed buildings and locally listed 'Buildings of Special character' fronting The Street

The listed buildings/ locally listed buildings front on to The Street, and form part of the character of the conservation area (when viewed from the road). Their significance therefore partly derives from the village context in which they sit; i.e. nestled around similar properties of a small scale, constructed from traditional materials. It is considered that, due to their location, the proposed development will not harm their significance

Walberton Village Conservation Area

Only a small part of the southern boundary of the proposal site abuts the Walberton Village Conservation Area; for the most part, it is well separated by intervening built form.

The majority of the buildings in the Conservation Area reflect the local vernacular. They are two stories in height, and constructed from brick and flint with a mixture of clay tiles and slate roofs. The presence of mature trees and shrubbery, along with

further proposed vegetation will mean that the new development will largely screen the development.

Of note are units 72-81 and 94, 95 and 96 due to their proximity to the conservation area/heritage assets. Having reviewed the plans, it is clear that the developer has attempted to improve the elevational treatment so that it reflects some of the established characteristics of the conservation area. For instance, units 74-81 are small scale, semi-detached cottages which front almost directly on to the carriageway.

Design Quality

The success of those properties (which are located within close proximity to the conservation area) will ultimately be related to the quality of the materials used. Every attempt should be made to ensure that the materials used reflect the colours and textures of those found in the conservation area.

Conclusion

It is considered that the development as proposed will not harm the Conservation Area, and is therefore capable of support.