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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 17 December 2021 11:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/154/21/HH & Y/155/21/L

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Hobbs Farm House Bilsham Road Yapton BN18 0JY

Conversion of existing outbuilding to ancillary accommodation to main dwelling. (This application may affect the setting of a listed building).

Hobbs Farmhouse is a Grade II, C.18, two storey detached building with three windows. It is stuccoed and painted with a tiled roof. It is interesting to note that the Victoria County History states 'Hobbs Farmhouse, called Bilsham Farm c. 1875 and evidently the true manor house of Bilsham manor, was erected in or shortly before 1718. It is of two storeys and rendered, with a tiled roof'.

The barn in question consists of two elements: the first being a four bay single storey building with two bays forming an open cart store and the other being two separate store rooms with stable doors, with a pitched slate roof. The second element consists of two single storey lean-to structures (at either end) with a corrugated sheeted roof.

As Hobbs Farmhouse is a Listed Building, the neighbouring farmyard buildings are curtilage listed buildings, and require careful attention to ensure that their significance is not harmed. The farm buildings form a courtyard of a mixture of single and two storey buildings which are constructed of a mixture of brick and flint. The majority of the traditional built barns have already been converted

into residential use, with this one being the last remaining that has not been. The farmhouse and the former agricultural buildings are of architectural and historic significance, clearly being part of the development of the hamlet.

Whilst the area does not have a formal designation either as a conservation area or as a local list non-designated heritage asset (Area of Character), there are a number of listed buildings in the hamlet and a couple of locally listed buildings.

Bilsham is a small hamlet of approximately 30 properties. It can be divided into two character areas; west of Bilsham Road and east of Bilsham Road. Collectively the area has a semi-rural character to it, being a low-density area surrounded by countryside and plenty of vegetation, along with what could be described as small clusters of development that follow the road pattern. Historic mapping identifies that there have been small amounts of development since the 1800's. The area is surrounded by agricultural land which further adds to the semi-rural character of the area. These fields also provide some separation with the neighbouring settlements, the closest being Yapton.

The Proposal

The proposal is to convert an existing outbuilding to ancillary accommodation to the main dwelling. There are no concerns over a change of use as it will ensure that the building is maintained in a good state of repair, and in use.

A site visit has identified that the existing structure appears as a mixture of older and more recent fabric. A good example of this being that the roof frame has clear evidence of repair through the identification of newer materials. However, it is also positive that the intention is to re-use existing materials where possible.

The layout of the building appears to retain as much of the existing open character as possible including the retention of the existing barn style pedestrian doors, one of which will act as a shutter to the internal space. It is also positive to note that the internal spaces will remain vaulted, which will help to retain the open character of the building.

Whilst the creation of an internal opening will lead to the loss of some historic fabric, it is considered that the scale of the loss is such that it will have limited impact upon the building as a whole. The bricks should be kept and retained for use as part of any repairs to the building.

Whilst the use of the double glazing is not a concern in this context (utilising the slimmer units), I would want to ensure that the frames, detailing and colours are appropriate for the building, and be designed so that they are as slender as possible. Further it is also suggested that the two large areas of glazing in the existing cart openings should be recessed so as to create a shadow line and reduce the impact of the glazing (which can cause reflections).

If minded to approve the application, I would like for a condition regarding the windows/doors, and any other materials to be used in the building. Details of the windows and doors should be at an appropriate scale so that they can be fully understood in the context of this building. I would also want to understand the colours of the windows and doors.

I also note from the plans that it is intended to remove the existing brickwork roundel. This appears to be constructed from fairly modern bricks and is therefore of no significance.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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