

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD

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DESIGN & ACCESS STATEMENT, HERITAGE STATEMENT

Site Address - Hobbs Farmhouse, Bilsham Road, Yapton, Arundel. BN18 0JY

Proposal - Proposed Conversion

Client - Mr & Mrs R Head

Ref - PL & LBC

Date - Sep 2018

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1. Site

Bilsham is a settlement area of Yapton Parish, which lies on a coastal plain to the South West of Arundel. Bilsham is situated between Yapton centre and the coastal link road (A259) leading to Middleton and Clymping.

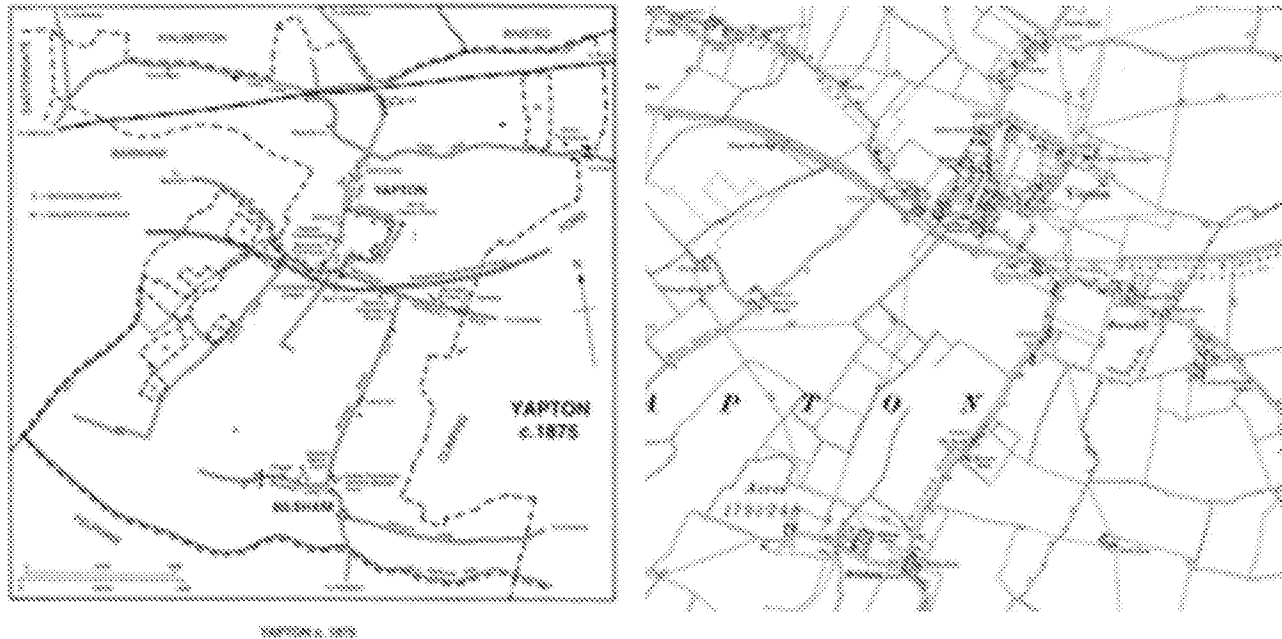


Fig 1-2. Yapton c1875 & Yapton / Bilsham c1913

Historically Yapton was understood to be a safe inland shipping route between London and Portsmouth as part of the disused Portsmouth and Arundel canal network, which linked Chichester Harbour to the River Arun. Bilsham is a hamlet to the South of the village and located close to Ryebank Rife. Late Anglo-Saxon finds surrounding the medieval chapel hint at a possible settlement of this time in the immediate area. Post 1868 the areas of Bilsom and Hamm became Bilsham.

Access from Bilsham Road (B2132). The main property is accessed just before the road veers to the North and is situated on the Northern side of Bilsham Road (B2132), with the outbuilding to the NE of the main house. Refer to 1: 1250 scale location plan.

2. Existing Property, Context & Appraisal Method & Adjacent Architecture

The existing property (Hobbs Farmhouse) is a detached Grade II listed Farmhouse (single residential dwelling) of two-storey / five bedrooms. The property (larger context) comprises a group of smaller period buildings with a later (larger) working barn to the East. Historically further buildings to the West were within the property curtilage but were sold on forming Hobbs Court (presently residential conversion use).

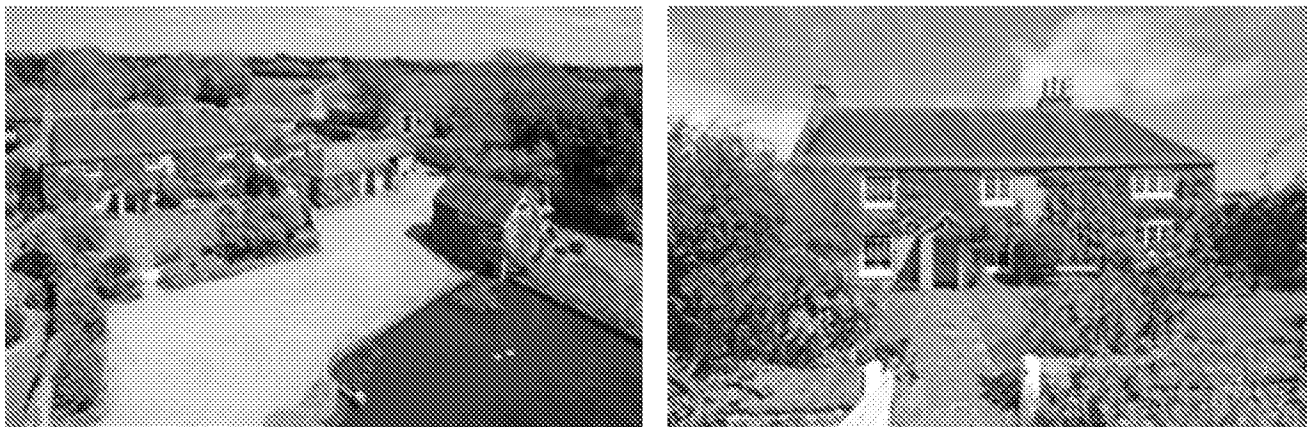


Fig 3-4. Front (SW) Elevation & Courtyard & Front (SW) Elevation & Courtyard

Listing NGR: SU9754901992: C18. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact. Modern gabled porch.
Listing Date 5th June 1958. English Heritage Legacy ID: 414759

The existing property (Hobbs Farmhouse) represents the most Westerly in a string of Grade II Listed Buildings in the Bilsham hamlet. From East to West: Hobbs Farmhouse (including the now converted Hobbs Court), Bilsham Manor, The Chapel, Old Bilsham Farmhouse.

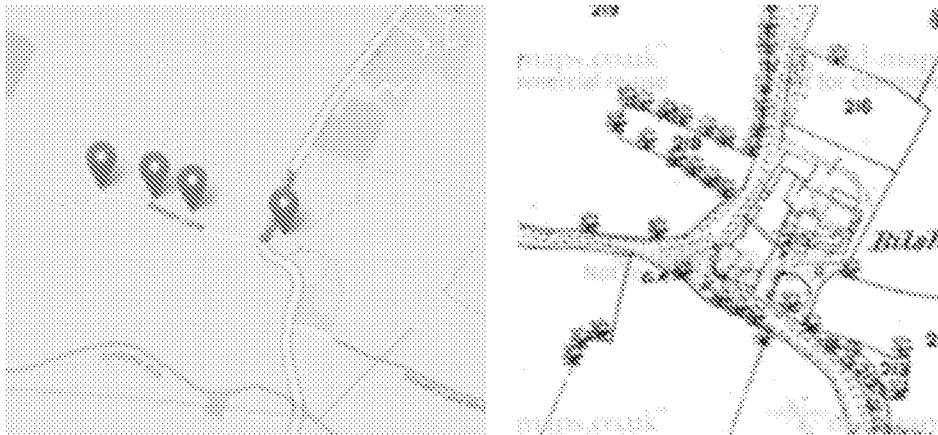


Fig 3-4. Listed Buildings in Hamlet & Historic Map Extract (OS County Series 1876)
(4) screen-grab used whilst high-res order is received

Original parts of the farmhouse are understood to date back to 1600's but much of the house (rear sections) were updated and added to during the Victorian era. The house represents an important component in the small historic hamlet of Bilsham, and the centre of the group of farm buildings and prominent period properties.

In terms of immediate context & adjacent architecture there is -

- Application outbuilding to the NE with residential garden and farm land beyond.
- Contemporary working barn to the E with farm land beyond.
- Main Road Bilsham Road (B2132) to the SE
- Hobbs Court to the W / Main Road Bilsham Road (B2132) beyond.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

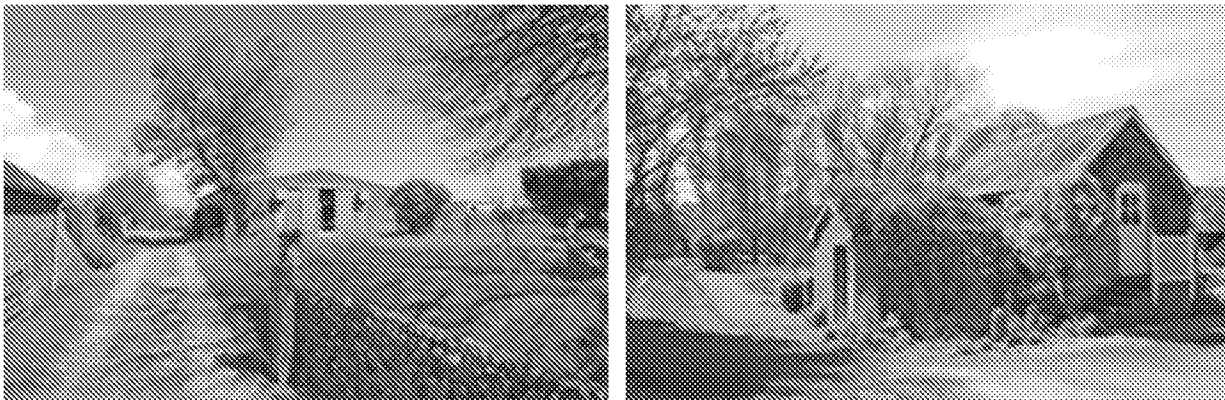


Fig 5-6. Contemporary Working Barn & Studio (to the SE of Main House)

3. Project Brief, Design Overview, Appearance & Materials

Proposed conversion of existing outbuilding to ancillary accommodation to main dwelling. Proposed works as follows (refer to existing and proposed plans) -

- Carefully remove roof covering, (make repairs as required), introduce breathable membrane and replace existing roof covering.

- b. Modify end wings and introduce new roof covering to match.
- c. Raise floor (DPM, insulation, screed and finished floor covering) with new services within as required.
- d. Remedial repairs to structure (as required / as per engineer's report).
- e. Introduce glazing.
- f. M&E
- g. Insulate envelope (breathable insulated plasterboard / air gap to external walls) and ceilings (vaulted).
- h. Internal fit out.
- i. Decoration and finishes.



Fig 7-9. Existing Outbuilding (proposed to be converted to ancillary accommodation to main dwelling)

Component:	Existing Face Materials:
Main Roof	Fibre-cement / roof slates & corrugated metal sheeting
Side Wings	Corrugated metal sheeting
External Walls	Brickwork, flint, render, exposed block and corrugated-metal sheeting
Fenestration	Joinery made

Component:	Proposed Face Materials:
Main Roof	Existing Fibre-cement / roof slates & corrugated metal sheeting
Side Wings	New Corrugated metal sheeting
External Walls	New weatherboarding to side wings (where shown on plans)
Fenestration	ALU double-glazed set behind joinery made doors (where shown on plans)

4. Extent of Proposal, Scale & Building Line Formats

Minor adjustment to form of end-wings. New glazing set behind timber doors. The visual impact on the building is thus considered very minor.

5. Ecology & Trees on Site

Some minor hedging adjacent to rear wall of outbuilding (to be unaffected by works) but Arboriculture is not deemed applicable to these works directly. Refer to accompanying Phase One Ecology Report for applicable wildlife issues.

6. Access, Layout, Usage & Legibility, Disabled Use

The outbuilding remains close enough to the main dwelling to maintain residential use (ancillary accommodation to the main dwelling). Use front the entrance and within is clear, concise and legible.

7. Risk of Flooding

Not applicable to these works directly. EA flood map confirms outside FRZ. Note a small area of (Flood Zone 2) extends to the Main Road / and pond adjacent to the house but is a considerable distance from the application outbuilding.

8. Incorporating Crime Prevention at Design Stage

Not applicable to these works directly. All proposed external fenestration locking will meet BS and PAS 24.

9. Schedule of Works (Primary Overview)

- a. Carefully remove roof covering, (make repairs as required), introduce breathable membrane and replace existing roof covering.
- b. Modify end wings and introduce new roof covering to match.
- c. Raise floor (DPM, insulation, screed and finished floor covering) with new services within as required.
- d. Remedial repairs to structure (as required / as per engineer's report).
- e. Introduce glazing.
- f. M&E
- g. Insulate envelope (breathable insulated plasterboard / air gap to external walls) and ceilings (vaulted).
- h. Internal fit out.
- i. Decoration and finishes.

10. Analysis & Significance of Archaeology

Nature of works proposed does not affect any uncovering of potential archaeological material on site. During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, ADC are to be contacted immediately for further investigation.

11. Analysis & Significance of Historic Building Fabric

The existing building itself is considered an important component in the group of historic farm buildings forming Hobbs Farmhouse and the greater historic context of this small agricultural hamlet, and the string of listed buildings to Bilsham. Existing structure and fabric are largely exposed (visible) so assessment can be made by the HBA at application visit stage.

We consider existing structure and fabric to be a reasonable mix of period and more contemporary. The form of the building is largely unchanged as-proposed and as such structure and fabric will remain unchanged. The roof frame has evidence of repair works / propping / replacement with provides further evidence that the roof structure is not entirely original / period fabric.

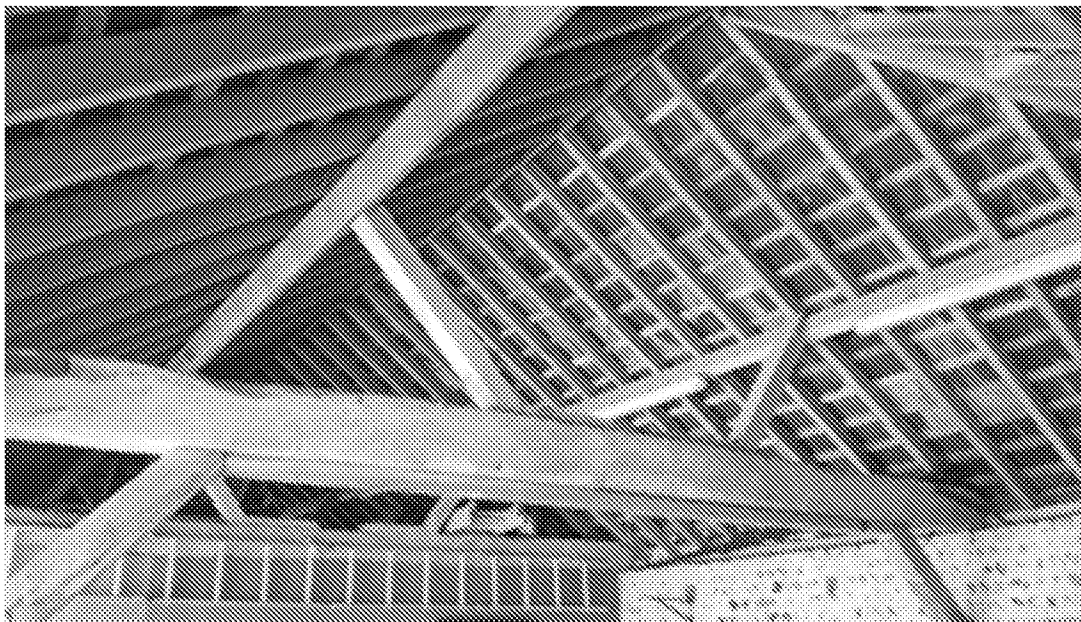


Fig 10. Existing Outbuilding (existing vaulted / open roof)

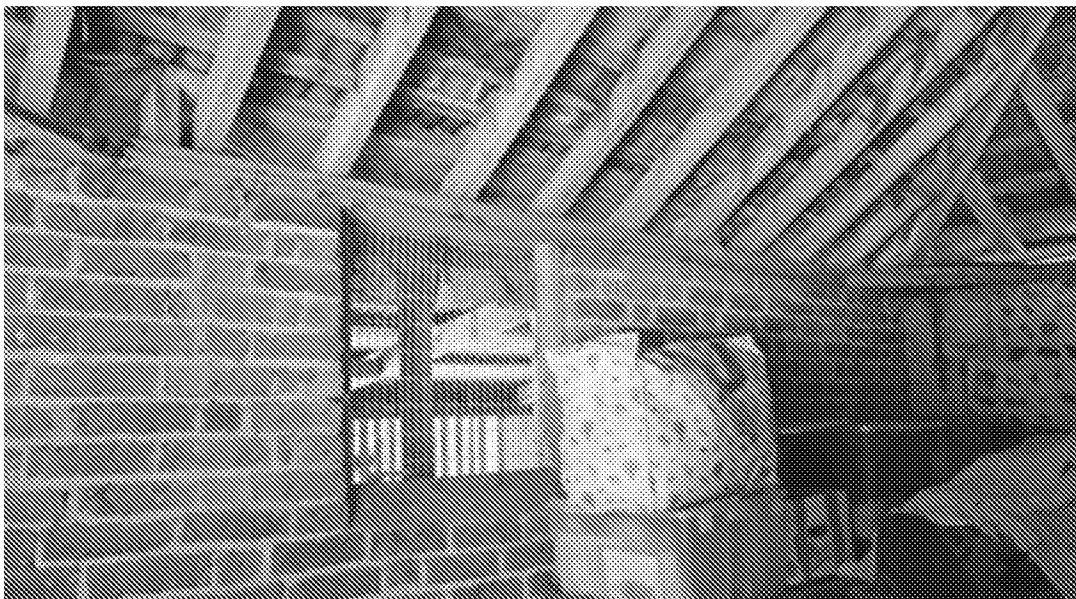


Fig 11. Existing Outbuilding (existing vaulted / open roof)

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

It is anticipated that some remedial works (repairs) will be required to existing fabric and structure (primarily relating to the existing roof structure / frame). The roof frame has evidence of repair works / propping & contemporary brickwork / replacement. This provides further evidence that the roof structure is not entirely original / period fabric and thus justification for closed conversion.



Fig 12. Areas of structure & fabric requiring remedial works (refer to engineer's report)

13. Specialist Structural Survey in Relation to Proposed Works

Refer to accompanying engineer's report. It is highlighted that a section of walling is proposed 'as removed' in order to facilitate the new layout.

14. Local Authority Key History

- (a) Application for Listed Building Consent for conversion of existing redundant farm buildings into 1 No. 4 bed, 1 No. 3 bed. 4 No. 1 bed cottages. Ref. No: Y/4/89/L
- (b) Application for Planning Permission for conversion of existing redundant farm buildings into 1 No. 4 bed, 1 No. 3 bed. 4 No. 1 bed cottages. Ref. No: Y/5/89
- (c) Application for Planning Permission to Create new access to replace existing access away from dangerous double bend. Ref. No: Y/4/11

- (d) Application for Listed Building consent to paint South and West facing exterior walls, from ground level to roof level. Ref. No: Y/67/13/L
(e) Pre-App discussions with Simon Davis / Martyn White re conversion of outbuilding to ancillary accommodation to main dwelling.

Precedent for conversion (to complete new residential) on a larger scale has already been established via the Hobbs Court development.



Fig 13. Existing brick-work walling (as viewed from interior of outbuilding).

15. Summary

Whilst the outbuilding is acknowledged as an important building in the history of the farmhouse and local area, it is proposed that conversion can occur without detrimental affect to its status. Nor will conversion works detract from or remove the reading-of this building as a historic component to the farmhouse. Given the outbuilding's proximity to the main dwelling, its non-original complete historic fabric, and need of remedial works / repairs, we consider conversion to ancillary accommodation to the main house to be justified and a positive direction in preserving the building / fabric long-term.

16. Reference Sources

Local Plan Policies GD2 (Design).
Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.

17. Additional Photographs





Fig 14-17 General.