

Stakers Farm, North End Road, Yapton
Heritage Statement
July 2021

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Report
Heritage Statement

Site
Stakers Farm, North End Road, Yapton

Client
Granite Gate Ltd

Planning Authority
Arun District Council

Site Centred At
NGR SU 97731 03487

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Report Status
Draft for review and comment

Issue Date
29 July 2021

Orion Ref
PN2278/HS/update 2

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Executive Summary

This heritage statement considers Stakers Farm, North End Road, Yapton (the subject site) and the potential impact of a number of changes to the recently approved planning permission (Ref: Y/105/19/PL) and Listed Building Consent (Ref: Y/106/19/L) for the conversion of the historic group of outbuildings, to provide three new residential dwellings and associated parking and landscaping, on these curtilage listed structures and the setting and significance of the listed building adjacent and those designated and non-designated heritage assets located in their vicinity. The details relating to conditions 3 and 4 of the relevant approvals have also been considered. This heritage statement supports two applications as follows:

- Planning and Listed Building Consent applications for new garage to replace consented store and new access with turning to serve the main dwelling, Stakers Farmhouse, to the east (Application 1).
- Section 73 application to vary condition 2 of existing consent alongside a new Listed Building Consent relating to the car port and stores associated with Barns 1, 2 and 3 including a new access way to the rear of Barns 1 and 2 and an associated turning area (Application 2).

In accordance with Paragraph 94 of the *National Planning Policy Framework* (NPPF 2021) and policies HER SP1: The historic environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas of the *Arun Local Plan* (ALP 2018), this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The subject site includes the Grade II listed Stakers farmhouse (NHLE no. 1274601) and a number of curtilage listed 19th century outbuildings. The proposal has the potential to impact on the setting and significance of the listed building and the curtilage listed buildings within the site. The design approach to the key changes, however, is one that is sympathetic and responsive to the important qualities of the heritage assets within the subject site. The design and materiality of the new structures take their cues from the existing outbuildings, which ensures that they are not overly apparent when read in this context. The landscape changes, including the new access drive to the rear of Barns 1 and 2, have also been handled in a sensitive manner. The design of the access drive, in particular, resonates with the semi-rural character of the former agricultural buildings to its east and, for this reason, will cause no harm to the setting of the heritage asset.

There are a number of Grade II listed buildings located in the wider vicinity of the subject site; which include Yew Tree House (NHLE no. 1222554), located to the east; the Homestead including attached outbuildings (NHLE no. 1237934), located to the north-east; and Berricourt (NHLE no. 1237827), located to the south-east. Given the distance between these heritage assets, combined with the restrained nature and concealed location of the proposal, there will be no harm on the setting and significance of the designated heritage assets identified.

The subject site is located within the Yapton – Church Road and Main Road Conservation Area, but the outbuildings complex, in particular, is largely concealed and not highly prominent visually in views from the surrounding environs. In this regard, the nature of the works is such that there will be no impact on the important attributes of the designation. The placement and restrained scale of new structures is also such that they will not be prominent visually.

1.0 Introduction

Background

- 1.1 This heritage statement considers the proposed development at Stakers Farm, North End Road, Yapton (the subject site – Figure 1), and a number of changes to the recently approved planning permission (Ref: Y/105/19/PL) and Listed Building Consent (Ref: Y/106/19/L), both dated 30 July 2020. The approvals relate to the conversion of the historic group of outbuildings, to provide three new residential dwellings and associated parking and landscaping. The site (hereafter referred to as the subject site) is located at National Grid Reference SU 97731 03487. This heritage statement supports two applications as follows:
- Planning and Listed Building Consent applications for new garage to replace consented store and new access with turning to serve the main dwelling, Stakers Farmhouse, to the east (Application 1).
 - Section 73 application to vary condition 2 of existing consent alongside a new Listed Building Consent relating to the car port and stores associated with Barns 1, 2 and 3 including a new access way to the rear of Barns 1 and 2 and an associated turning area (Application 2).
- 1.2 In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this report draws together available information on the heritage assets that are likely to be impacted by a proposal. This statement considers the proposed redevelopment of the property, including the key alterations associated with converting the historic outbuildings for residential use. The historic development of the property is also discussed in detail to inform this process.
- 1.3 The relevant designated heritage assets located in the immediate vicinity are identified in Figure 9.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies.

Location and description

- 1.5 The subject site occupies a small plot of land to the west of North End Road, approximately 180 metres from its junction with Main Road (B2233 - Figure 1). The subject site (plates 1-9) comprises a number of outbuildings to the immediate west of the Grade II listed Stakers Farmhouse, which is a two-storey with attic early 19th century farmhouse (now residence) sited close to North End Road. The outbuildings have historic associations with the farmhouse and comprise a number of historic barns and other ancillary structures, with the main group forming a U shape plan enclosing a large courtyard area on three sides. Access into the site is via an entrance drive from North End Road, which is located in the south-east corner of the subject site (Plate 9). The most prominent structure fronting North End Road is Stakers Farmhouse, with the outbuildings largely concealed from view although the group is glimpsed from a number of vantage points (including the access drive).
- 1.6 The mid-19th century outbuildings located to the west and south-west of the listed Stakers Farmhouse are considered to be curtilage listed, given their age and association with the main farmhouse. The main group forms a U shaped plan around a central courtyard and comprises a mix of single and two-storey elements. Four distinct blocks are evident. The more substantial former barn occupying the south-western part of this group comprises two-storeys and is faced in a mix of flint and brick quoins, with terracotta clay tiles to the pitched roof (plates 3 and 4). A number of slit window (or ventilation) openings are evident to each of the main frontages, with a larger

opening to the main courtyard (north-east) elevation. The south-east elevation has a prominent gable, which has seen a number of 20th century alterations to its south-west corner (Plate 4).

- 1.7 Adjoining the more substantial barn structure is a single-storey structure, which likely housed livestock (possible former loose box structure - Plate 3). This structure is of flint and brick construction with terracotta clay tiles to the main roof. A number of openings are also evident to the courtyard (south-east) elevation (Plate 7). The footprint of this part of the outbuildings group is long and narrow.
- 1.8 A second two-storey barn structure occupies the north-west corner of the outbuildings group (Plate 7). This structure is brick faced with a distinctive hipped roof form, which is covered in terracotta clay tiles. This element dates from the mid-19th century. The single-storey element that adjoins the barn to the south-east is faced in more recent timber weatherboard and brick (Plate 8) and likely served as a loose box or cow shed historically.
- 1.9 Adjoining the south-west boundary of the subject site is a stand-alone single-storey structure, which also dates from the mid-19th century (Plate 5). It is of timber construction, with a mixed timber weatherboard, flint and brick face. More recent changes have occurred, including a 20th century sliding garage door to the north-east elevation.
- 1.10 A second stand-alone outbuilding sits along the southern part of the western boundary (Plate 6). This structure dates largely from the mid-20th century.
- 1.11 A substantial courtyard area occupies the space between the main group of outbuildings and Stakers farmhouse to the east. The Grade II listed Stakers farmhouse (NHLE no. 1274601) building dates from the early 19th century and comprises two-storeys with an attic storey with dormer windows also evident. The principal south-east elevation fronting North End Road is render faced with two window bays and a centrally located entrance door at ground level, three window bays at first floor level and a pair of former windows to the main roof slope (Plate 1). The timber framed sash windows at ground and first floor level comprise an 8-over-8 pane arrangement with generous proportions, consistent with the construction date of the original part of the farmhouse. The main roof slope is covered in terracotta clay tiles. The main entrance porch was added in the later 19th century. At the rear the original farmhouse has been extended (likely mid-19th century), with a two-storey addition with hipped roof evident (Plate 2). The materiality of this addition is consistent with part of the outbuildings group, which was constructed in the mid-19th century.
- 1.12 The subject site is located within the Yapton - Church Road and Main Road Conservation Area. Within the wider vicinity of the subject site there are a number Grade II listed buildings, which include Yew Tree House (NHLE no. 1222554), located to the east; the Homestead including attached outbuildings (NHLE no. 1237934), located to the north-east; and Berricourt (NHLE no. 1237827), located to the south-east.

Relevant planning history

- 1.13 On 30 July 2020 planning permission (Ref: Y/105/19/PL) and Listed Building Consent (Ref: Y/106/19/L) were granted by Arun District Council for the conversion of the outbuildings to form 3 no. dwellings. The description of the approved development is as follows:

Conversion of and alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking.

1.14 A number of conditions were also attached, with conditions 3 and 4 requiring further details. Both are cited below.

3. *No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe: -*

- *How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site; -*
- *how the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space.*

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that these attractive features will be treated accordingly and will be retained.

4 *No development shall take place unless and until a) details of the repurposing of the flint flooring; how it is to be used within the site, b) details of material used, c) details of any external colours/surface treatments, d) details of the brick bond, e) details of the proposed joinery and f) details of the position of the windows and doors in their openings (as indicated on the plans) have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.*

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that the architectural value of these historic barns will be retained.

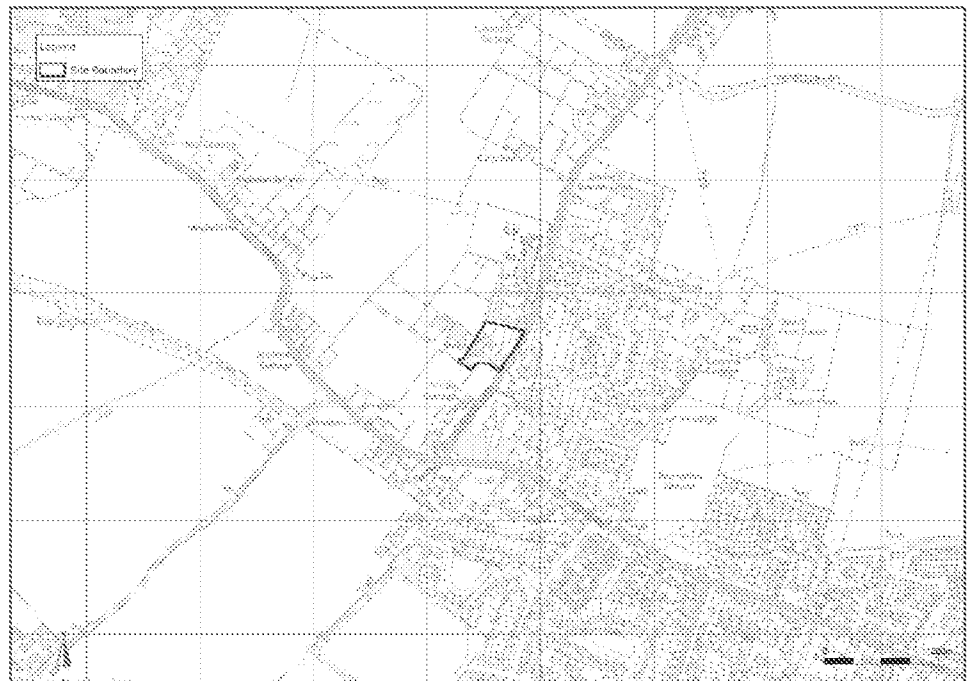


Figure 1 Location and extent of subject site



Plate 1 View of principal front (south-east facing) elevation to the Grade II listed Stakers Farmhouse. Note that this view is taken from North End Road.



Plate 2 View of the rear elevation to the Grade II listed Stakers Farmhouse (centre-right), taken from the former farmyard area.



Plate 3 View of north-east elevation to the former barn occupying the southernmost part of the outbuildings group. Note that this structure dates from the mid-19th century as does the adjoining single-storey element (far right)



Plate 4 View of south-east elevation to the former barn occupying the southernmost part of the outbuildings group. Note that this structure dates from the mid-19th century.



Plate 5 View of north-east elevation to the single-storey detached outbuilding that occupies the south-west corner of the subject site. Note that this building dates from the mid-19th century with 20th century alterations.



Plate 6 View of south-east elevation to 20th century outbuilding located in south-western part of subject site



Plate 7 View of south-east elevation to the former barn occupying the north-west corner of the main outbuilding group. Note that this historic barn dates from the mid-19th century



Plate 8 View of south-west elevation to outbuilding wing located in north-western part of subject site. Note that this wing forms the north-eastern part of the main U plan outbuilding group with its earlier fabric dating from the mid-19th century. It has seen notable change during the 20th century.



Plate 9 Access road to Stakers Farm from North End Road

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework (NPPF 2021)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 The NPPF is supported by the *National Planning Practice Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.15 Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*
- 2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.
- 2.17 Paragraph 199 states:
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*

(and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.18 The relevant part of Paragraph 200 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

2.19 Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

2.20 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.22 Paragraph 203 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.23 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Arun Local Plan

2.24 The *Arun Local Plan* (ALP 2018) forms the relevant development plan. The ALP 2018 contains a number of relevant policies including Policy HER SP1: The historic environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas.

2.25 The relevant part of Policy HER SP1: The historic environment states:

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for redevelopment will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

2.26 The relevant parts of Policy HER DM1: Listed Buildings states:

Proposals affecting statutory Listed Buildings will be required to:

- a. *Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. *Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. *Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. *Protect the special interest of buildings of architectural or historic interest; and*
- e. *Protect, and where possible enhance the setting of the building.*

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

2.27 The relevant parts of Policy HER DM3: Conservation Areas state:

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- b. *Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*
- e. *It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges.*

- 2.28 The *Conservation Areas Supplementary Planning Guidance (CA SPG 2000)* provides detailed guidance on ways in which the important and distinctive qualities of the conservation areas within the district can be conserved or enhanced when development occurs. This includes statements of character for each on the conservation areas, including Yapton – Church Road and Main Road.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.29 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.30 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

- 2.31 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.32 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

- 2.33 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

National Farm Building Types (Historic England 2013)

- 2.34 Historic England's *National Farm Building Types* provides guidance on the character and significance of the principal types of farm building in England including barns, cow sheds, loose boxes and cart houses.

3.0 Historical development and location of heritage assets

Introduction

- 3.1 The following section presents a more recent historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; those designated heritage assets within and in the wider vicinity of the subject site are shown in Figure 9.

Historical Background

Yapton settlement

- 3.3 The parish of Yapton lies on the coastal plain south-west of Arundel. In 1881 it had 1,740 acres, and between 1882 and 1891 it was enlarged by the addition of two detached parts of Walberton in the north (20 acres) and five detached parts of Barnham in the west (31 acres) and in 1933 a further 449 acres, including Flansham hamlet, was added from Felpham, so that by 1971 the area was 906 hectares (2,239 acres). In 1985 two salients of Barnham within Yapton were added to the settlement, while the north-western tip of Yapton was transferred to Barnham and a larger area to Ford.
- 3.4 The southern boundary follows the Ryebank rife and parts of the northern boundary a stream and roads, but the configuration of the old western boundary with Barnham and Eastergate suggests that the three parishes may once have formed a single area.
- 3.5 Medieval settlement may have centred on the church, south of which earthworks define roughly rectangular areas perhaps representing house plots. In later centuries, dwellings were loosely scattered along Main and North End roads and along the two streets linking them to the church, Church Road and Church Lane; in circa 1840 there were approx. 45 dwellings there.
- 3.6 The earliest known secular building at Yapton is Coachman's cottage in Church Lane, a likely 16th-century timber-framed house with a later west wing lying north-south. The Old Malthouse and Laburnum cottages at the west end of the village are probably 17th century. Other than houses associated with three manors within the village, other pre-1800 buildings are chiefly small, usually of flint and brick, with roofs of thatch, tile, or slate; one house near the school in North End Road and another at the west end of Main Road have datestones for 1734.
- 3.7 Stakers farmhouse apparently dates to the early 19th century; both it and Yew Tree House opposite also have similar mid-19th century stuccoed façades. From the mid-19th century wealthy families lived in the larger houses of the village. Stakers farmhouse was amongst those with a tennis lawn in the early 20th century.
- 3.8 In the mid-20th century several roads were laid out south of the village on either side of Bilsham Road, and houses and bungalows were constructed, including many council houses. North of Burndell Road other closes, mainly of terraced and semi-detached houses, were built in the later 20th century. In 1991, despite recent infilling by new houses and closes, the older part of the village was still characterised by large houses in walled gardens with much greenery. There was an estate of mobile homes south of Main Road in 1994. The modern centre of the village, with the church, the village hall, and tall trees round the edges of the playing field, suggests a long-established green.
- 3.9 The Portsmouth to Arundel canal was constructed through the centre of the parish in circa 1821 and opened in 1823, but it had little effect on Yapton as there was no wharf

and it was disused by the mid-19th century. The Worthing to Chichester railway opened through the north end of the parish in 1846.

Local manors and farms

- 3.10 A 2½ hide held by Ansgot of earl Godwine (d. 1053) and by Acard of earl Roger in 1086 seem likely to be what was later Yapton manor, and 'land of Yapton' demised by Humphrey Visdeleu to Simon of Norwich and his assigns for four years in 1231 was perhaps the same. The manors of Yapton Shulbrede, Yapton Coverts, and Bercourt and Wild bridge, originating in the 13th and 14th centuries, were probably once part of Yapton manor, as all were later held by the lord of River in Tillington as mesne lord.
- 3.11 Undertenants of Yapton manor were William of Etchingam (fl. 1295-1316), his relative William le Moyne (fl. 1326), and Edward de St. John 'the nephew' (fl. 1341-6), but subsequent descent is lost until 1568, when Henry FitzAlan, earl of Arundel, with John Lumley, Lord Lumley, and his wife Jane, granted Yapton to John Edmunds. The title Yapton manor is not recorded after 1621, when in any case it may have referred to one of the other manors of the parish; what were presumably the demesnes, with the probable manor house adjacent to the church, thereafter passed through the family until 1726 when the estate was settled on Samuel and John Marsh. After Samuel's death, at Yapton, in 1740 or 1741 his surviving executors sold the estate in 1749 to George Thomas, created Bt. 1766, former Governor of Pennsylvania and Leeward Islands, who was living at Yapton Place by 1750. He was succeeded in 1774 by his son Sir William, and the estate remained with the family into the 20th century. By circa 1910 most of the land had passed to John Metters, who owned Wicks Farmhouse and 320 acres, who was called lord of the manor in 1913.
- 3.12 The manor or reputed manor of Yapton Coverts, was first so named in 1505, presumably derived from land with which John le Covert was dealing in 1346-7. By 1477 it had perhaps passed to Thomas Bellingham, whose son and heir Ralph had the manor in 1505 and was succeeded in 1532 by his son John (died 1542), whose son Ralph had it in 1551. In 1592 it was conveyed to Walter Edmunds and after his death in 1612 it diverged from the descent of the Yapton manor demesnes through other members of the Edmunds family.
- 3.13 In the 17th and 18th centuries demesne farms remained prominent. That centred on Yapton Place was known as 'the great farm' in 1621 and 1718. The future Hobbs farm had 75 acres in 1667 and 100 acres in 1699, and Bury Court farm, the Bercourt and Wildbridge manor farm, 131 acres in 1807. The demesne farm of Yapton Coverts manor, later Bonhams farm, had 135 acres in 1693, and Burndell farm 106 acres in 1595 and 93 acres in 1727, including land in neighbouring parishes. Stakers farm had 271 acres in Yapton and elsewhere in 1699.
- 3.14 Crops grown in the 17th and 18th centuries were wheat (the main crop), barley, oats, peas, vetch, and tares, with clover seed by 1731. Hemp was also grown, and the main pastoral animals were sheep, cattle, and pigs, with some poultry.
- 3.15 Some farms in the earlier 19th century remained in scattered closes, and by circa 1840 there were five chief farms in the parish, including Stakers (128 acres); the others were Wicks, representing the Yapton manor demesnes (260 acres), Bonhams (131 acres) in the north half; and in the south the future Bilsham Manor and Hobbs farms of 216 acres and 138 acres respectively. These remained the chief farms in circa 1910, when Wicks farm had 320 acres and Bilsham Manor farm 381 acres; most land in the parish was then rented.
- 3.16 Arable farming predominated in the earlier 19th century; there was perhaps only 100 acres of pasture in 1819, and by circa 1840 there was nearly four times as much arable as meadow and pasture, wheat remaining the chief crop. There were numerous field barns, especially in the south-west part of the parish by circa 1813. A six-course

rotation was widely practised, with turnips, barley or oats, wheat, peas, beans, or tares; and wheat.

- 3.17 In 1875 arable crops returned totalled 1,000 acres, the chief being wheat, oats, and turnips and swedes; there were then 533 acres of grass, with 193 cattle, 720 sheep, and 85 pigs. The proportion of pasture to arable was slightly higher in 1909; oats were then the largest crop and numbers of cattle and pigs were greater, though there were fewer sheep.
- 3.18 In 1985, the 10 holdings listed in the parish included three of 100-200 hectares; two and a half times as much land was rented as was in owner occupation. Wheat remained the chief crop and stock kept were 133 beef cattle, 759 pigs, 278 sheep and lambs, and 165 poultry, chiefly hens for laying. By 1996 the parish was 95 per cent arable, growing cereals, pulses, and oilseed rape.

Stakers Farm

- 3.19 Stakers Farm is clearly of some antiquity. It was held of Laurence and Charity Eliot in 1699 by Thomas Staker. Benjamin Staker occupied the farm in 1781 and was succeeded by his son Zaccheus, and then by his son Benjamin. Benjamin acquired the farm's freehold in 1808 and sold it in 1824 to John Browning Staker, apparently his brother. The existing farmhouse was likely constructed in the early 19th century (Figure 2). After John's death in 1836 his executors sold the farm in 1837 to the Revd. Thomas Penny White. Following the death of Thomas's widow Charlotte in circa 1861 it passed to their son Arthur, who at his death in 1899 left it to his nephew (Sir) Herbert White. The majority of the outbuildings that survive were likely constructed in the mid-19th century as was a rear addition to the farmhouse building. These elements are evident in the 1876-7 Ordnance Survey map (Figure 3), with little change having occurred by the end of the 19th century (Figure 4). The circa 1910 valuation survey records that Herbert Edward White was residing in Tangier, Morocco. At the time of the survey it was being leased to John Richard Boxall on an annual basis. The circa 1910 Valuation Office Survey Plan, shows little change to the farm complex at this time (Figure 5).
- 3.20 In 1929 he conveyed it to Anthony P. White, and it then passed to A. R. M. White by the 1990s. The farm had 271 acres in Yapton and elsewhere in 1699, 128 acres in circa 1840, and 234 acres in Yapton and Barnham in 1929. The 1938-9 Ordnance Survey map (Figure 6) shows little change at this time. The 20th century stand-alone outbuilding that adjoins the western boundary of the subject site is evident in the 1974-5 Ordnance Survey map (Figure 7), having replaced an earlier outbuilding in this location. Little change had occurred by the 1990s (Figure 8).
- 3.21 The farm was leased to various tenant farmers, as recorded in the 1839/1841 tithe survey and circa 1910 Valuation Office Survey.
- 3.22 The farm is mentioned in the Victoria County History (VCH) within the wider context of the parish's agriculture. In 1969 the granary was removed from Stakers Farm for the 'Open Air Museum' (GY/PH 7557).



Figure 2 Extract from 1839 Tithing Map showing buildings on the subject site at this time. Note that the original (early 19th century) part of the farmhouse is evident at this time. Source: West Sussex Record Office

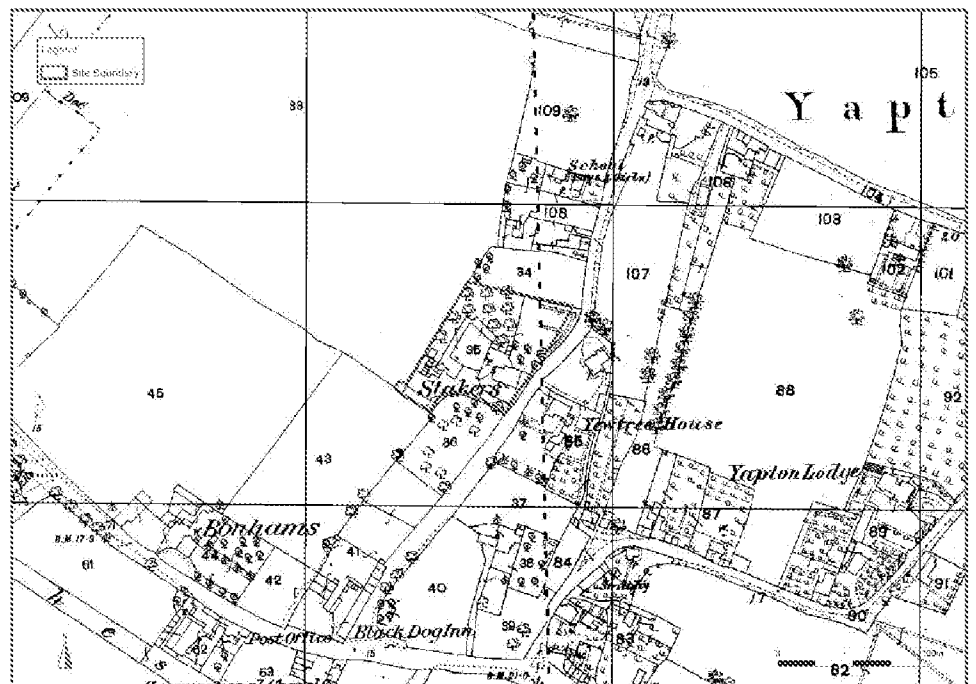


Figure 3 Extract from 1876-7 Ordnance Survey Map showing extent of buildings on the subject site at this time. Note that the U shaped outbuildings are evident as is the detached outbuilding in the south-west corner of the application site. The farmhouse has also been extended at the rear.

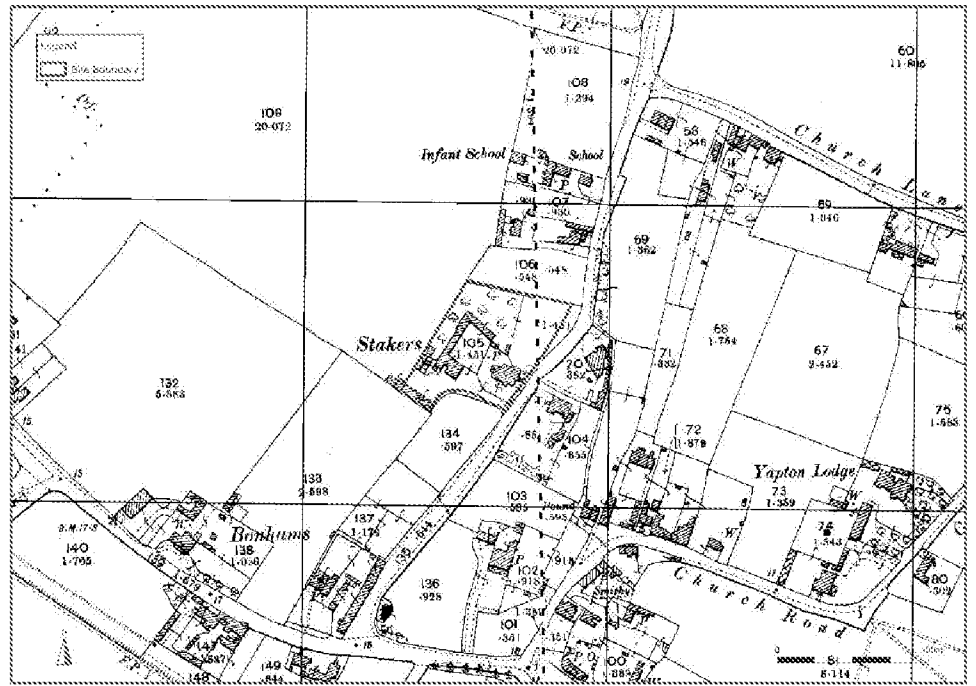


Figure 4 Extract from 1897 Ordnance Survey Map showing little change on the subject site at this time.

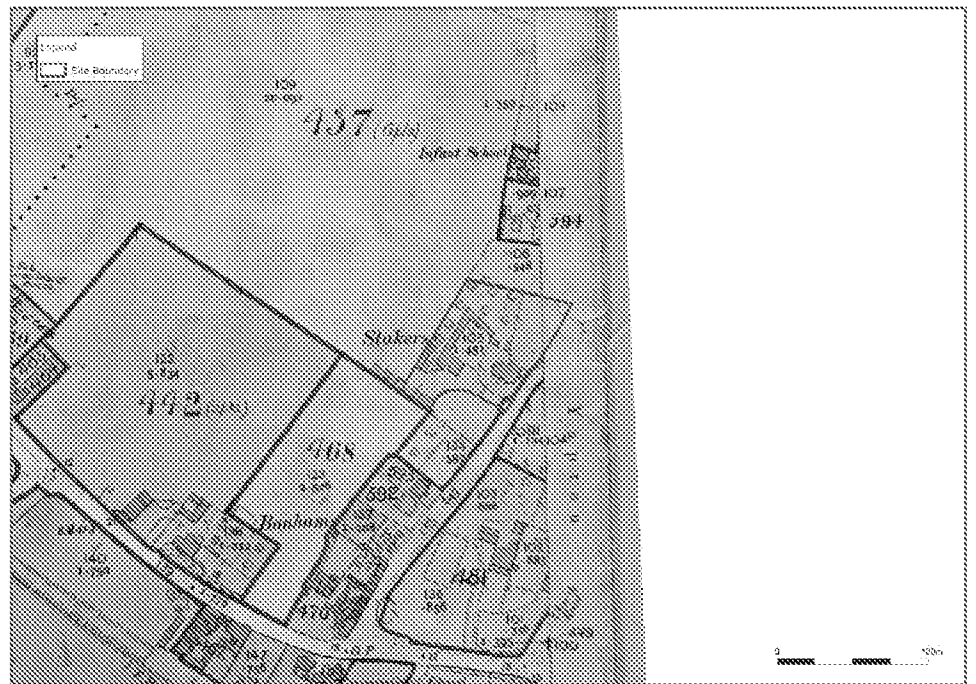


Figure 5 Extract from Valuation Office Survey Plan circa 1910, which shows the layout of the farm buildings at this time. Source: West Sussex Record Office



Figure 8 Extract from 1992 Ordnance Survey Map showing buildings on the subject site at this time. Note that little change has occurred at this time.

Heritage Assets

Listed Buildings

Stakers farmhouse and associated outbuildings

- 3.23 The Grade II listed Stakers farmhouse occupies the eastern part of the subject site (NHLE no. 1274601). The NHLE list description for Stakers farmhouse states as follows:

Early C19. Two storeys and attic. Three windows. Two dormers. Stuccoed. Stringcourse. Tiled roof. Glazing bars intact. Later C19 square stuccoed porch.

- 3.24 The mid-19th century outbuildings located to the west and south-west of the listed Stakers farmhouse are considered to be curtilage listed, given their age and association with the main farmhouse. The main group forms a U shaped plan around a central courtyard and comprises a mix of single and two-storey elements. Four distinct blocks are evident. The more substantial former barn occupying the south-western part of this group comprises two-storeys and is faced in a mix of flint and brick quoins, with terracotta clay tiles to the pitched roof (plates 3 and 4). A number of slit window openings are evident to each of the main frontages, with a larger opening to the main courtyard (north-east) elevation. The south-east elevation has a prominent gable, which has seen a number of 20th century alterations to its south-west corner (Plate 4).
- 3.25 Adjoining the more substantial barn structure is a single-storey structure, which likely housed livestock (possible loose box or cow shed - Plate 3). This structure is of flint and brick construction with terracotta clay tiles to the main roof. A number of openings are also evident to the courtyard (south-east) elevation (Plate 7). The footprint of this part of the outbuildings group is long and narrow.
- 3.26 A second two-storey barn structure occupies the north-west corner of the outbuildings group (Plate 7). This structure is brick faced with a distinctive hipped roof form, which is covered in terracotta clay tiles. This element dates from the mid-19th century. The

single-storey element that adjoins the barn to the south-east is faced in more recent timber weatherboard and brick (Plate 8) and likely served a loose box or cow shed function historically.

- 3.27 Adjoining the south-west boundary of the subject site is a stand-alone single-storey structure, which also dates from the mid-19th century (Plate 5). It is of timber construction, with a mixed timber weatherboard, flint and brick face. More recent changes have occurred, including a 20th century sliding garage door to the north-east elevation.
- 3.28 A second stand-alone outbuilding sits along the southern part of the western boundary (Plate 6). This structure dates largely from the mid-20th century and is considered to be of no heritage value.

Listed Buildings in wider vicinity

- 3.29 Within the wider vicinity of the subject site are the following Grade II listed buildings:
- Yew Tree House (Grade II - NHLE no. 1222554), located to the south-east of the subject site.
 - The Homestead including attached outbuildings (Grade II - NHLE no. 1237934) located to the north.
 - Berricourt (Grade II - NHLE no. 1237827) and Laburnham Cottages (Grade II - NHLE no. 1274600), located to the south.
 - Willow Cottage (Grade II - NHLE 1274486) and Rose Cottage (Grade II - NHLE no. 1274596), located to the south-east.
 - Coachman's Cottage (Grade II - NHLE no. 1222547) and the 'Twelfth of Never' (Grade II - NHLE no. 1274595), located to the north-east.
 - Bonham's Farmhouse (Grade II - NHLE no. 1274490) and Bonham's Barn (Grade II - NHLE no. 1237904), both located to the south-west.
 - The Old Malthouse (Grade II - NHLE no. 1222553), located to the south-west.

- 3.30 The locations of the listed buildings identified above are shown in Figure 9. Given the distance between these heritage assets and the subject site there will be no harm on the setting and significance of the designated heritage assets identified above.

Conservation Areas

- 3.31 The subject site is located within the Yapton - Church Road and Main Road Conservation Area. The following statement of character for the designation is taken from the CA SPG 2000.

The . . . Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences e.g. Dyers Croft and Berri Court set in their own grounds, and also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Area. Chimneys are also important features on the skyline.

3.32 There are no Locally Listed Buildings within or in the immediate vicinity of the subject site.

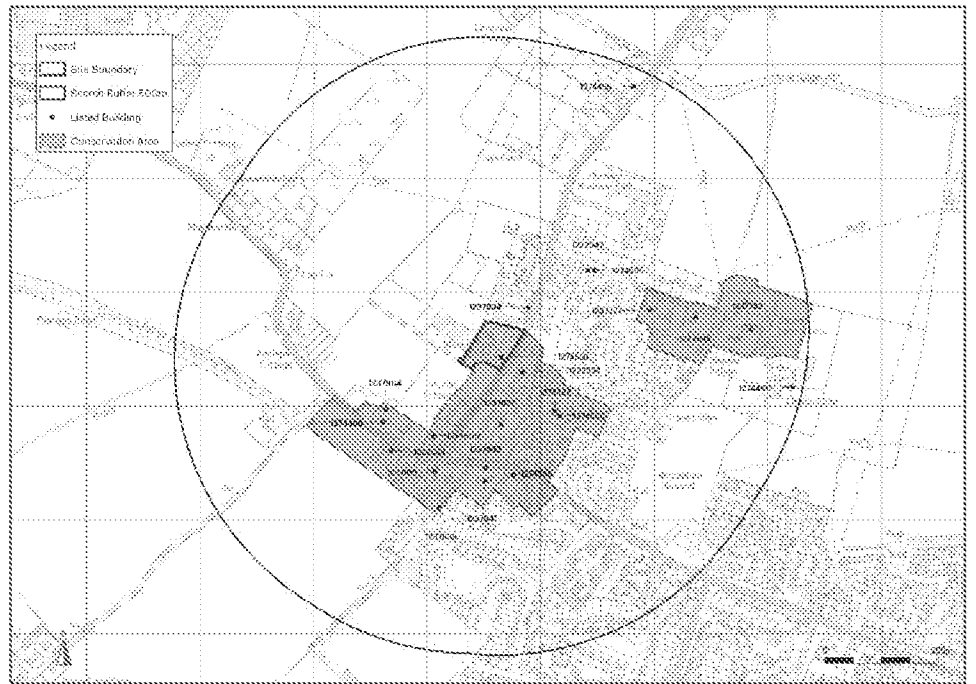


Figure 9 Designated heritage assets within and in vicinity of subject site.

4.0 Proposed development and potential impact on heritage assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The proposed development

Generally

- 4.2 The proposal comprises a number of changes to the recently approved planning permission (Ref: Y/105/19/PL) and Listed Building Consent (Ref: Y/106/19/L), both dated 30 July 2020, for the conversion of the historic group of outbuildings to provide three new residential dwellings and associated parking and landscaping. This heritage statement supports two applications as follows:

- Planning and Listed Building Consent applications for new garage to replace consented store and new access with turning to serve the main dwelling, Stakers Farmhouse to the east (Application 1).
- Section 73 application to vary condition 2 of existing consent alongside a new Listed Building Consent relating to the car port and stores associated with Barns 1, 2 and 3 including a new access way to the rear of Barns 1 and 2 and an associated turning area (Application 2).

- 4.3 The proposal comprises the works listed below.

Barn 1 (Application 2)

- 4.4 The main group forms a U shaped plan around a central courtyard and comprises a mix of single and two-storey elements. The northernmost range (i.e. Barn 1), comprises a two-storey barn structure occupying the north-west corner of the outbuildings group (Plate 7), a single-storey element that adjoins the barn to the south (Plate 8 - likely served as a loose box or livestock shed historically) and the northern part of the single-storey element adjoining the barn to the south (Plate 3 - possible loose box or livestock shed historically). The key external and internal changes include the following:

- Provision of new pedestrian strip to Barn 1 comprising diamond chequer patterned blue stable bricks.
- Minor interior layout changes including omission of utility room and store from single-storey area. A new log burner will also be installed in the sitting room, with an external flue to the rear (north-east) elevation.
- Removal of an approved door and associated opening to the rear (north-east) elevation and retention of the existing masonry in this location.
- Relocation of approved rooflights closer to eaves line.
- Minor changes to fenestration.
- Replacement of clay tile roof covering on a like-for-like basis, with a small section of natural slate introduced in the north-west corner (single-storey element).

Barn 2 (Application 2)

- 4.5 The southernmost range (i.e. Barn 2) to the main mid-19th century outbuilding group comprises a mix of single and two-storey elements. The more substantial former barn occupying the south-eastern part of this building range comprises two-storeys and is faced in a mix of flint and brick quoins, with terracotta clay tiles to the pitched roof (plates 3 and 4). A number of slit window (or ventilation) openings are evident to each of the main frontages, with a larger opening to the main courtyard (north-east) elevation. The south-east elevation has a prominent gable, which has seen a number of 20th century alterations to its south-east corner (Plate 4). The south-west elevation is more utilitarian in appearance and has seen change over time (Plate 10). The central and southern part of the single-storey element adjoining the barn to the north (plates 3, 11 and 12 - possible loose boxes or livestock sheds historically) also forms part of Barn 2 proposal.
- 4.6 The key changes include:
- Minor interior layout changes including relocation of ground floor bathroom and introduction of glazed screen between master bedroom and first floor gallery. Bedrooms 2 and 3 will also be relocated from 1st floor level to the ground floor.
 - Enlargement of approved external opening to the Family Room (i.e. south-west elevation) and introduction of new sidelights to the pair of doors.
 - Minor changes to fenestration to south-east elevation.

Barn 3 (Application 2)

- 4.7 The stand-alone single-storey building range that adjoins the south-west boundary of the subject site comprises Barn 3. This structure dates from the mid-19th century (Plate 5) and is of timber construction, with a mixed timber weatherboard, flint and brick face. As noted above, more recent changes have occurred, including a 20th century sliding garage door to the north-east elevation.
- 4.8 The key changes include:
- Minor changes to the interior layout.
 - Minor adjustment to location of approved rooflights.
 - Replacement of roof covering in natural slate.
 - Removal of a number of partition walls to the interior and replacement of roof timbers where required.

New ancillary structures (Applications 1 and 2)

- 4.9 A number of new single-storey ancillary structures are proposed. The approved planning permission and Listed Building Consent included two new garage/car port structures, located to the north and south-west of the Barns 1 and 2 group. The proposed ancillary structures are of a larger footprint when compared with those approved.
- 4.10 The proposed single-storey structure within the northern part of the site will accommodate a domestic garage, garden store and workshop for the main house (Stakers farmhouse to the south-east). This structure will also sit at a slightly higher level than the approved structure and will adjoin the northern boundary of the subject site. This change constitutes Application 1.

- 4.11 The proposed single-storey structure in the south-western part of the site will accommodate a car port and stores for Barns 1, 2 and 3. It will also occupy a slightly larger footprint than the structure that has been approved in this location. This change forms part of Application 2.

Landscaping (Applications 1 and 2)

- 4.12 The proposal includes a number of changes to the approved landscaping approach. The approach includes a new 3 metre wide vehicle access drive sited to the west of the historic barns group (Barns 1 and 2), to provide access to the new garage/garden store/workshop in the northern part of the site (Application 2). This drive includes a central grass strip with cobbles either side to complement the agricultural character of the barns to the east. A new gravel surfaced vehicle turning area will also be provided in the north-western part of the site (Application 1). A small section of 1.2 metre high brick boundary wall will also be introduced along the north-west boundary, to match the adjoining boundary wall in colour and texture (Application 2).

Drawings and supporting documentation

- 4.13 The proposal is illustrated in the following drawings and plans prepared by Sloane and Brown :
- Proposed Floor Plans numbered 1020/01 Rev A.
 - Proposed Garaging/Store for Main House Plan numbered 1020/03 Rev D.
 - Proposed Bin Stores and Garaging/Bike Stores for Barns numbered 1020/04 Rev B.
 - Proposed Typical Joinery Details and Detail for Protection of Existing Flooring numbered 1020/5.
 - Proposed Elevations 1020/06 Rev A.
 - Proposed Site Layout numbered 1020/09.



Plate 10 Part view of south-west elevation to Barn 2 (i.e. single storey element to two-storey barn structure). Note that a number of earlier openings/recessed bays have been infilled with brick to this frontage, predominantly in the later 20th century.



Plate 11 Part view of southernmost bay to the courtyard (south-east) elevation to the single-storey element that adjoins the two-storey barn (Barn 2).



Plate 12 Part view of central bay to the courtyard (south-east) elevation to the single-storey element that sits between the two-storey barns. Note that the approved timber framed windows will be introduced to each of the existing openings. The proposal includes a number of changes to the approved fenestration.

Listed Buildings

- 4.14 By virtue of their designation as listed buildings, those identified within and in the vicinity of the subject site (paragraphs 3.23-29 above) are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Arun district, which retain much of their architectural integrity. There is also historical significance attached to them in terms of the part they played in the early development of this area.
- 4.15 In order to understand how the proposal could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to that significance is also considered. As noted in paragraphs 3.23 to 3.28, the subject site includes a Grade II listed building and a number of curtilage listed mid-19th century outbuildings. There is also a number of listed buildings located in the wider vicinity. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified. The potential heritage constraints and opportunities associated with the proposal are explored below.

*Grade II and curtilage listed buildings within subject site**Description, setting and significance*

- 4.16 The former farmhouse building is currently in use as a residence and dates from the early 19th century. The principal front (south-east) elevation is prominent in immediate views from North End Road, although it is noted that high flint/brick boundary walls are a distinctive feature to this part of Yapton and, combined with vegetation, obscure the heritage asset in longer views (particularly from the north – Plate 13). The steep pitched roof to Stakers farmhouse is evident in longer views, particularly those from North End Road. The visual connections between the farmhouse and outbuildings to the west are also important, given the historic associations between these elements. In this regard, the open nature of the courtyard space is of particular importance to the setting of these elements (Plate 3).
- 4.17 As noted in paragraph 3.24-7 above, the outbuildings located to the west and south-west of the listed farmhouse date largely from the mid-19th century and are considered to be curtilage listed, given their age and association with the main farmhouse. The main group forms a U shaped plan around a central courtyard and comprises a mix of single and two-storey elements. Four distinct blocks are evident. The more substantial former barn occupying the south-western part of this group comprises two-storeys and is faced in a mix of flint and brick quoins, with terracotta clay tiles to the pitched roof (plates 3 and 4). The south-east elevation has a prominent gable, which has seen a number of 20th century alterations to its south-east corner (Plate 4). Adjoining the more substantial barn structure is a single-storey structure, which likely housed livestock (possible loose box or cow shed - Plate 3). A second two-storey barn structure occupies the north-west corner of the outbuildings group (Plate 7). This structure is brick faced with a distinctive hipped roof form, which is covered in terracotta clay tiles. The single-storey element that adjoins the barn to the south-east is faced in more recent timber weatherboard and brick (Plate 8) and likely served as a loose box or cow shed function historically. This element likely had an open frontage to the courtyard, given the nature of its use.
- 4.18 Adjoining the south-west boundary of the subject site is a stand-alone single-storey structure, which also dates from the mid-19th century (Plate 5). It is of timber construction, with a mixed timber weatherboard, flint and brick face. More recent changes have occurred, including a 20th century sliding garage door to the north-east elevation. A second stand-alone outbuilding sits along the southern part of the