

western boundary (Plate 6). This structure dates largely from the mid-20<sup>th</sup> century and is considered to be of no heritage value.

- 4.19 The former farm complex is adjoined by a field to the south, which has a flint/brick boundary wall fronting North End Road. To the north, more recent residential development has occurred. The outbuildings group is largely screened in views from North End Road (plates 13 and 14), given the presence of an existing high flint/brick boundary wall to the north-east, in particular. The group is partially evident in views from the entrance drive (Plate 9) and from the south-east along North End Road (looking north-west), although in terms of the latter, their low scale ensures they are not overly apparent. This results in a largely 'closed' wider setting i.e. the complex is not highly prominent visually in views from the surrounding environs.
- 4.20 The core setting of the farmstead includes the former farm courtyard, enclosed on three sides by the mid-19<sup>th</sup> century outbuildings. The former farmhouse adjoins the courtyard to the east. While the heritage assets maintain a visual connection with the courtyard their relationship has been diminished, given the loss of the farm function.



Plate 13 View of the Grade II listed former Stakers farmhouse (right of picture) taken from North End Road, looking south-west. Note the prominence of the flint/brick boundary walls

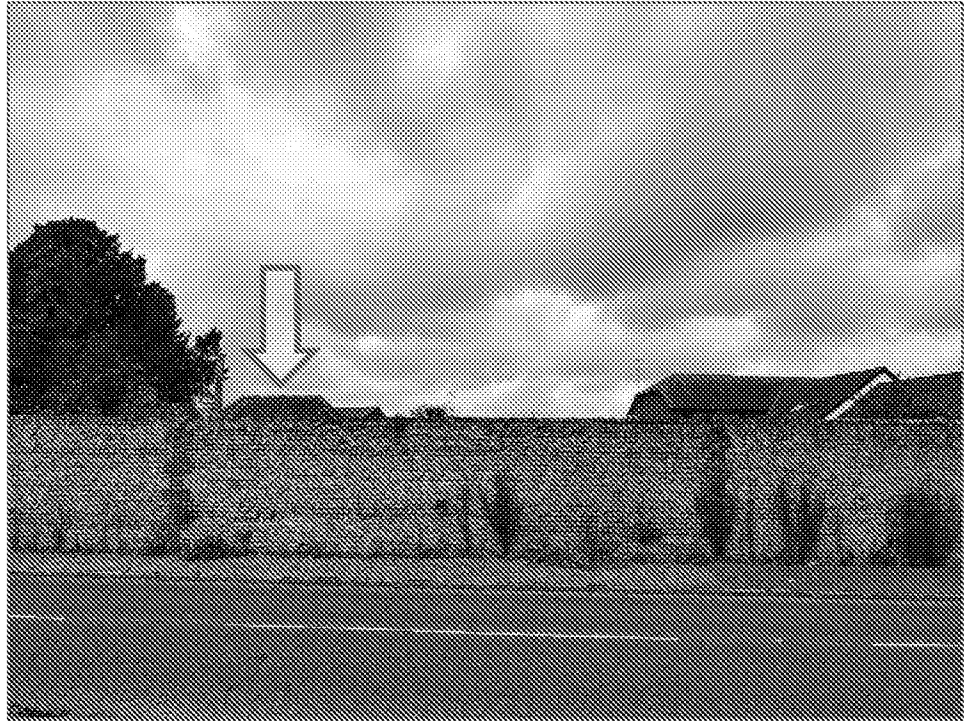


Plate 14 View taken from North End Road looking towards the mid- 19<sup>th</sup> century outbuildings group (left) within the subject site. Note that the existing flint/brick boundary wall to North End Road hinders any 'open' views of the group. The roof to the former two-storey barn structure to the north-west corner of the main outbuildings group is evident (arrowed), but this is an interesting feature in backdrop views of the historic boundary wall.

#### *Impacts of development proposal*

- 4.21 The proposal includes a number of changes to the approved works to the existing mid-19<sup>th</sup> century outbuildings group. As noted, 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-east (Plate 3 - possible loose box or livestock shed historically).

#### *Barn 1 (Application 2)*

- 4.22 The proposed changes to Barn 1 are considered to be for the-most-part relatively low key in nature. In this regard, the design approach and materiality is one that ensures that the distinctive qualities of this part of the outbuildings group are not harmed. This includes limited change to the prominent courtyard (south-east) elevation of the two-storey former barn structure and minimal loss of historic fabric. As per the approved works, the existing openings to the courtyard elevation will be retained with new windows and doors introduced, thereby maintaining the ancillary nature of this frontage. A new window will be introduced at the western end of the single-storey former byre/stable wing. A small section of weatherboard and brickwork (both date from the 20<sup>th</sup> century) will be removed to facilitate the new opening. This is relatively minor and will result in very limited change to this frontage.
- 4.23 A new pedestrian strip to Barn 1, comprising diamond chequer patterned blue stable bricks will adjoin the courtyard facing south-east and south-west elevations. The materials to this pathway will resonate with the adjoining facing brick to the more

historic agricultural buildings. Therefore, this aspect of the proposal will have no impact on the setting of the heritage asset.

- 4.24 The proposal also involves removal of an approved door and associated opening to the rear (north-east) elevation of the single-storey element to Barn 1 (i.e. approved timber door). This change will cause no harm to the heritage asset, given that the existing masonry will now be retained.
- 4.25 The approved rooflights will also be repositioned closer to the eaves line to the rear (north-west) slope to Barn 1. This is a minor change in heritage terms and will avoid the need to cut into historic timberwork. The clay tile roof covering will also be replaced on a like-for-like basis in order to make it watertight. The exception is a small section of roof to the single-storey element in the north-west corner of the outbuildings group. This small section of roof will be replaced in natural slate, which is preferred in this location given the existing shallow roof pitch (i.e. 30 degrees, with the normal minimum pitch for clay tiles being 35 degrees). This part of the outbuildings group is not evident in principal courtyard views and has no inter-visibility with the former Stakers Farmhouse to the south-east. Therefore, this change will be visually recessive in the context of the principal views of the heritage asset and there will be no adverse impact on its setting.
- 4.26 The minor interior layout changes including the omission of a utility room and store from the single-storey area (i.e. north-east wing - former byre/stable wing). This aspect of the proposal will cause no harm to the heritage asset. This design change removes the need to form a new door and opening in the existing masonry wall (i.e. that approved to the north-east elevation). A log burning stove will also be introduced in the sitting room area, with an external flue installed in the rear (north-east) roof slope (i.e. away from the principal courtyard (south-west) elevation). This is a minor change in heritage terms and will cause negligible harm to the heritage asset.
- 4.27 The other interior works are relatively minor and include the relocation of the approved utility room so that it is integrated with the ground floor WC and shower room. This is a minimal intervention with existing historic fabric being retained in situ.
- 4.28 The existing flint floor within the two-storey element will be retained in situ (conditions 3 and 4 of the relevant planning permission and listed building consent), with a new insulated suspended timber floor installed above it. This will ensure that the historic floor remains untouched and can be revealed at a future date. In this regard, there will be no adverse harm to the historic floor.
- 4.29 Overall, the design approach including materiality is one that ensures that the distinctive qualities of this part of the outbuildings group are not adversely harmed.

#### *Barn 2 (Application 2)*

- 4.30 The proposed changes to Barn 2 are relatively minor in nature. In this regard, the design approach and materiality is one that ensures that the distinctive qualities of this part of the outbuildings group are not harmed. As per the approved works, the existing openings to the courtyard (south-east) elevation to the single-storey element will be retained, with new windows and doors introduced. The key change is a smaller window at the southern end of this frontage. These are relatively minor changes, which will result in very limited change to this frontage.
- 4.31 Similarly, an enlarged window opening will be introduced to the south-east elevation of the main barn structure. This opening differs from the approved opening (i.e. greater in width). The window will have a degree of prominence from the main road and entrance drive, in particular (Plate 9). The brickwork to be removed to facilitate this, dates from the 20<sup>th</sup> century (Plate 4), when this bay was infilled. Therefore, there will be no loss of historic fabric to facilitate this aspect of the proposed works.

- 4.32 The changes to the south-west (rear) elevation include the introduction of two glazed side lights to the centrally placed approved doors. The brickwork that will be removed to facilitate this enlarged opening dates largely from the 20<sup>th</sup> century, given that this part of the building was infilled at this time (refer to figures 7 and 8). As such, the proposal will have no impact on the heritage asset.
- 4.33 The clay tile roof covering will also be replaced on a like-for-like basis in order to make it watertight.
- 4.34 A number of changes are proposed to the interior including the relocation of the approved master ensuite from the ground floor to first floor level. A glazed screen will also be added to the new partition between the master bedroom and 1<sup>st</sup> floor gallery. An approved 1<sup>st</sup> floor partition will also be changed to balustrading to form a galleried area. Bedrooms 2 and 3 will be relocated from 1<sup>st</sup> floor level to ground level. These design and layout changes are intended to provide a more open feel to the mezzanine area and to better reveal the historic timbers within the barn. These changes will not result in the loss of historic fabric and will cause no adverse harm to the heritage asset.
- 4.35 A log burning stove will also be introduced in the sitting room area, with an external flue installed in the rear (south-west) roof slope (i.e. away from the principal courtyard (north-east) elevation). This is a minor change in heritage terms and will cause negligible harm to the heritage asset.
- 4.36 Overall, the design approach, including materiality is one that ensures that the distinctive qualities of this part of the outbuildings group are not harmed. This includes limited change to the principal frontages of the two-storey former barn structure, in particular, and minimal loss of historic fabric.

#### *Barn 3 (Application 2)*

- 4.37 The proposed changes to Barn 3 are relatively minor in nature. In this regard, the design approach and materiality is one that ensures that the distinctive qualities of this part of the outbuildings group are not harmed. This stand-alone structure comprises a single-storey and adjoins the south-west boundary of the subject site. This structure also dates from the mid-19<sup>th</sup> century (Plate 5). As noted above, more recent changes have occurred, including a 20<sup>th</sup> century sliding garage door to the north-east elevation. The existing weatherboarding is also in a very poor state of repair. The two westernmost bays are currently 'open', and the approved scheme involves infilling these bays with a timber framed window frontage.
- 4.38 The key change to Barn 3 is the replacement of the existing cement tiles to the roof with natural slate. Natural slate is preferred on this detached outbuilding, given the existing shallow roof pitch (i.e. 30 degrees, with the normal minimum pitch for clay tiles being 35 degrees). In this regard, the existing roof covering is of no heritage value and its replacement in natural slate represents an enhancement.
- 4.39 A log burning stove will also be introduced in the sitting room area, with an external flue installed in the rear (south) roof slope (i.e. away from the principal north elevation). This is a minor change in heritage terms and will cause no harm to the heritage asset, given that this element will largely be concealed in views from the north.

#### *New ancillary structures (Applications 1 and 2)*

- 4.40 A number of new single-storey ancillary structures are proposed.
- 4.41 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) and forms Application 1. This structure will sit at a slightly higher level than the approved structure to accommodate an attic space and will adjoin the northern boundary of the subject site. The separation between the new

structure and the Grade II listed Stakers Farm to the south-east and the curtilage listed barns to the south, is considered sufficient to ensure that the setting of the heritage assets are not visually impacted by this aspect of the proposal. While there is a slight increase in height and footprint to this structure, the design approach including materiality resonates with the more historic elements to the south and south-east.

- 4.42 The proposed single-storey structure in the south-western part of the site (Application 2) will accommodate a car port and store for Barns 1, 2 and 3. It will also occupy a slightly larger footprint than the structure that has been approved in this location, but given the design approach including its restrained scale and siting, there will be no adverse visual impact on the setting of the historic outbuildings.
- 4.43 Overall, 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.

#### *Landscape approach (Applications 1 and 2)*

- 4.44 The proposal includes a number of changes to the approved landscaping approach. The approach includes a new 3 metre wide vehicle access drive (Application 2) sited to the west of the historic barns group (Barns 1 and 2), to provide access to the new garage/garden store/workshop (for the main house) in the northern part of the site. This drive includes a central grass strip with cobbles either side to complement the agricultural character of the barns to the east. The proposed drive resonates with the agricultural character of the historic outbuildings and will not be highly prominent visually, given its location to the rear of Barns 1 and 2. In this regard, the sensitive approach combined with the siting of this element will ensure that there is no harm to the setting of the heritage asset.
- 4.45 Similarly, the new gravel surfaced vehicle turning area in the north-western part of the site (Application 1) has been handled in a sensitive manner and will cause no adverse harm to the setting of the listed and curtilage listed structures within the site.
- 4.46 A small section of 1.2 metre high brick boundary wall (Application 2) will also be introduced along the north-west boundary, which match the adjoining boundary wall in colour and texture. This represents an enhancement to this part of the site.

#### *Listed buildings in wider vicinity*

##### *Description, setting and potential impacts*

- 4.47 Given the nature of the proposed works and the fact that the subject site is a substantial distance from the listed buildings identified in Paragraph 3.29 and Figure 9 above, the proposed changes will cause no visual harm to the setting of the listed buildings in question.

#### *Conservation Areas*

##### *Description, setting and potential impacts*

- 4.48 The subject site occupies the north-western part of the Yapton (Church Road and Main Road) Conservation Area. The former farm complex is adjoined by a field to the south, which has a flint/brick boundary wall fronting North End Road. To the north, more recent residential development has occurred. The outbuildings group is largely screened in views from North End Road (plates 14 and 15), given the presence of an existing high flint/brick boundary wall to the north-east, in particular. The group is partially evident in views from the entrance drive (Plate 9) and from the south-east along North End Road (looking north-west), although in terms of the latter, their low scale ensures they are not overly apparent. This results in a largely 'closed' wider setting i.e. the complex is 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 Conservation Area.

## 5.0 Summary and conclusions

- 5.1 In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policies HER SP1: The historic environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas of the *Arun Local Plan* (ALP 2018).
- 5.2 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).
- 5.3 The subject site includes the Grade II listed Stakers farmhouse (NHLE no. 1274601) and a number of curtilage listed 19<sup>th</sup> 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.
- 5.4 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.
- 5.5 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.

## Sources

### Archive

1778 Yeakall & Gardner's Map of Sussex Map

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### Cartographic: Ordnance Survey

1876-7 Ordnance Survey Map

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1912 Ordnance Survey Map

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