

CORINTHIAN ARCHITECTURAL DESIGN

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'HERITAGE STATEMENT' & 'LANDSCAPE AND VISUAL IMPACT ASSESSMENT'

Site Address - Hobbs Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Proposal - Proposed Conversion of Outbuilding to Single Dwelling

Client - Herongate Homes

Ref - Planning / LBC Application

Date - April 2014

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1. Site

The existing (larger context) site comprises of a series of period and later buildings arranged within a primarily inward-facing courtyard setting. The site is private and its inward-facing courtyard setting is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings. Access is from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

Existing single-storey brick-built outbuilding. Refer to historic mapping showing introduction of outbuilding between 1898 and 1912.

3. Project Brief

Proposed Conversion of Outbuilding to Single Dwelling.

4. Schedule of Works (Primary Overview)

1. Expose foundations and assess for suitability / need for underpinning.
2. Temporary works design from consulting engineer (in order to maintain stability allowing proposed works).
3. Scaffolding & weatherproofing of exposed gable end / structure.
4. Extend existing building up to form new gable and roof.
5. Conversion of interior to habitable space.
6. Construct new wing providing living kitchen area to new dwelling.

5. Analysis & Significance of Archaeology

Nature of works proposed does not preclude 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, the local authority are to be contacted immediately for further investigation.

6. Analysis & Significance of Historic Building Fabric

Taking into consideration minor existing fabric and nature of outbuilding and proposed works, we do not consider there to be a detrimental affect on the building as an outbuilding, nor will the site as a whole suffer an unjustifiable loss of any historic building fabric as part of the proposed works.

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

- (a) Residential status of existing site as a whole.
- (b) Modest (single-storey) dimensions to proposal.
- (c) Use of traditional and period-suitable materials proposed for repair / remedial works.
- (d) Precedent for conversion of outbuildings to residential format on the site.
- (e) Remaining ample external and amenity land (gardens and parking) within the site.

We consider there to be no impact on the existing listing or historic quality of the site as a whole.

Use of the building for commercial purposes was assessed as an option but discounted as unsuitable in favour of residential for the following reasons -

(a) The building was considered by 'Jackson-Stops & Staff' to be unsuitable for commercial letting. (Refer to supporting attached correspondence dated 25th March within Design & Access Statement).

(b) Introduction of commercial use on such a modest scale is deemed out of character to the site as whole, which is predominantly and established residential.

(c) Introduction of commercial use in terms of increased traffic, general increased noise increase, unavoidable commercial waste / recycle amenity (albeit on a modest scale), would still have an adverse effect on the tranquillity of the established residential nature of the site.

(d) Separating an entirely residential site to partially commercial would set a precedent to extend the commercial use Northwards, and further affect the character of the established residential nature of the site.

(e) Introduction of any commercial use is deemed out of character with the site as a group of listed buildings, including the original farmhouse, whose grounds would abut the rear of such commercial use. We therefore propose commercial having a harmful affect on the adjacent Hobbs Farmhouse. Any commercial use would in our opinion, devalue the group of buildings both in terms of residential-values and historic character as group of listed buildings.

8. Specialist Structural Survey in Relation to Proposed Works

Refer to structural survey from consulting engineer.

9. Local Authority Key History

Y/3/89

Y/4/89L

Y/60/90

Y/60/13L

10. 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.

11. Landscape and Visual Impact Assessment

Existing Land Uses and Surrounding Character:

- (a) Does your proposal fit comfortably? *Yes, format is both subservient and in keeping with adjacent architecture.*
- (b) Is the site within a built up residential area? *No.*

Topography:

- (a) Is the development situated on an elevated position therefore prominent? *No.*
- (b) Is the site low-lying and can be viewed from nearby higher ground? *No.*
- (c) Relatively flat/or undulating or enclosed? *All of the above.*

Trees:

- (a) Will trees/hedgerows potentially be affected? *Yes. Refer to Arboriculture Report.*
- (b) Have you mitigated against any possible impact with native planting if appropriate to that setting? *Refer to Arboriculture Report.*

Potential views of the site:

- (a) Will there be any change? *Yes but none which will have any impact on the original property, nor which will be heavily visible from the main road.*
- (b) Are there any public vantage points/rights of ways nearby? *No.*
- (c) Indicate these on a map/demonstrate impact via a photograph. *NA.*

Landscape:

- (a) Will the change be a positive one or alien to this landscape? *Positive.*

Listed Buildings:

- (a) Are there any listed buildings, heritage assets or traditional features, or conservation area nearby? *Yes, listed site, LBC application made including Heritage Statement.*
- (b) If so, will the setting be affected by the proposed development? *Positive impact only.*
- (b) Has this been taken into account in the design / siting / materials proposed? *Yes, design and materials agreed in principle with ADC.*

Archaeology:

- (a) Does the site have archaeology potential? *Refer to Heritage Statement section (5).*
- (b) Is there any known habitats, protected species, or important geology that could be potentially identified within the site or nearby? *Not know at this stage.*
- (c) Is the site within or close to a SSSI/SNCI for example? Have options been explored to promote an ecological enhancement? *Not know at this stage.*