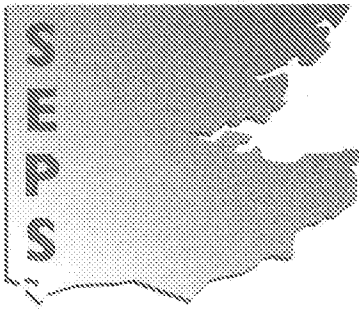




Design & Access Statement

PROPOSAL:
ERECTION OF 1 X 5 BED DETACHED HOUSE
AND
1 X 3 BED DETACHED HOUSE
WITH ASSOCIATED PARKING & GARAGING.
REBUILDING OF 2 METRE HIGH
FRONT BOUNDARY FLINT WALL
AND
CONSTRUCTION OF VEHICULAR
CROSSOVER.
DEMOLITION OF POOL BUILDING

SITE:
LAND TO THE NORTH OF
STAKERS FARM
NORTH END ROAD
YAPTON
WEST SUSSEX
BN18 0DU

APPLICANT:
MR P BUCKNELL

1.The Design Component – Amount of Development

1.1 Consent is sought to construct 2 detached dwellings with ancillary garaging facilities. The frontage property comprises a five-bed dwelling with accommodation contained on three floors. The main body of the house has a rectangular footprint with two storey front gable projection. The gabled roof would be finished with fire walls and two small gabled dormer windows are proposed in the front roof slope. A classically styled front porch is proposed on the gable projection and a single storey garage is to be located on the side with a further single storey addition on the rear. The garage would be accessed on the rear of the property. A painted render finish is proposed along with a clay plain tile roof. The dwelling is classically proportioned and draws on Stakers Farmhouse for its architectural form.

1.2 The second dwelling is a smaller three-bedroom unit located behind the proposed frontage unit. It is designed as a 1½ storey structure with two storey front gable feature and a single storey rear addition. A gabled roof is proposed, again, with fire walls. The first floor would be accommodated within the roof space and would be lit by small gabled dormer windows on both the front and rear elevations. This property would have materials to match the frontage house (rendered walls, painted softwood window casements and plain clay tile roof).

1.3 This second plot would be served by a double garage to be constructed in matching materials and located within a position to the side of the dwelling.

2. Layout

2.1 A new vehicular crossover is proposed at the northern end of the street frontage. A private access drive would run along the north side boundary of the site to give both vehicular access to Plot 2 and to a parking and garaging area to the rear of Plot 1. The construction of this crossover, along with the provision of vehicular visibility splays, will necessitate the demolition of a section of front flint walling. The section of flint wall earmarked for demolition is of a relatively recent construction having previously been rebuilt in the 1970s in order to effect road improvement works. It is a pebble-faced wall of about 2 metres in height.

3. The Context Appraisal

3.1 Stakers Farm is a prominent Grade 2 listed building located on the west side of North End Road, in a position opposite the Yew Tree Nursing Home. In its listing it is described as an early 19th century building having two storeys with attic accommodation. It is rendered, has a plain clay tile roof and chimney stacks at either gable end. There is a stucco string course on the front of the property and a 19th century classically designed porch. Below is a photo of the front elevation of the property.

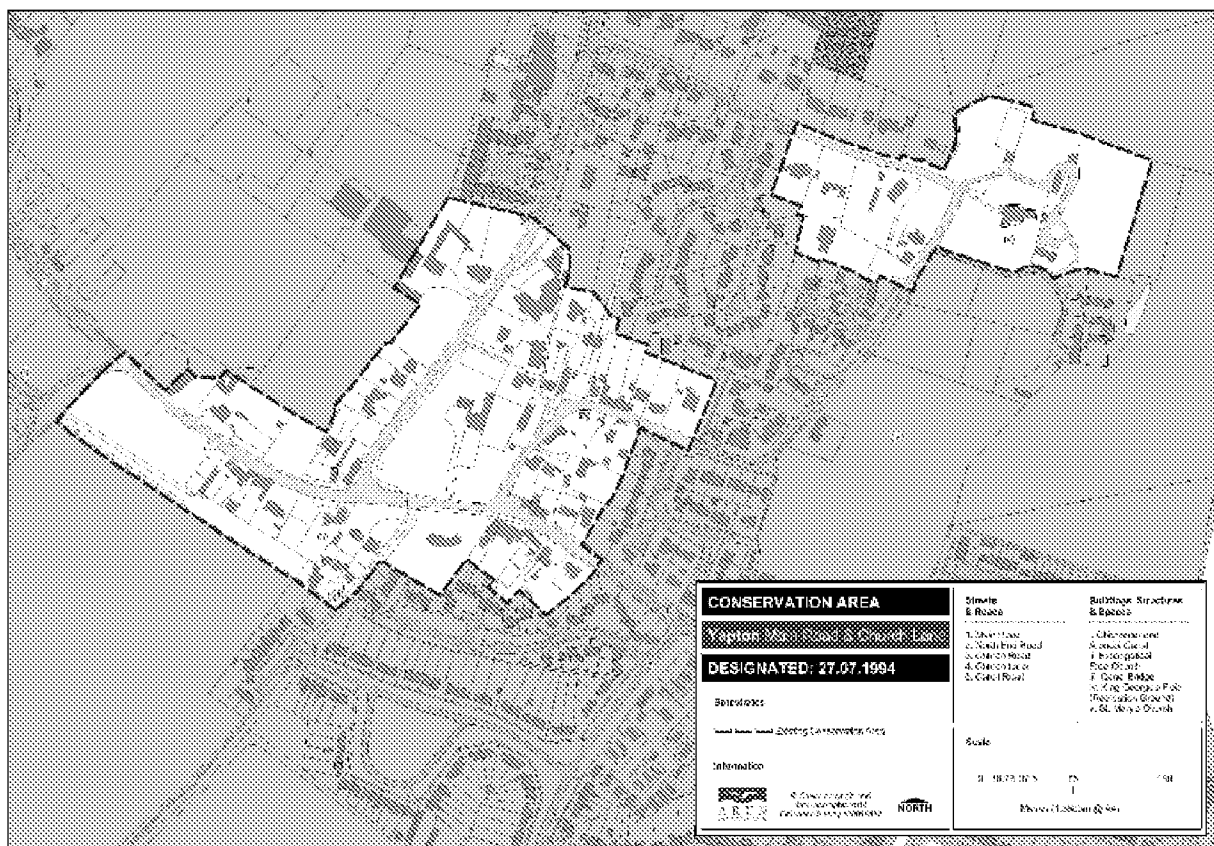


3.2 It is a visually prominent feature within the street scene when viewed face-on but it is not particularly prominent in the medium distance to both the north and south when viewed along North End Road. This is demonstrated in the photograph overleaf taken from the south.



3.3 Historically it has been a farm and it retains a traditional range of 19th century barns immediately to the rear. However, it was divested of much of its land and its range of more modern agricultural buildings in the recent past.

3.4 The site lies at the northern edge of the Yapton main road Conservation Area. The precise boundaries of this Conservation Area are shown on the plan overleaf.



3.5 The plan indicates that, in terms of the street scene, Stakers Farmhouse sits in an isolated position with an open paddock area to the south and a garden, pool and pool building area to the north.

3.6 Within the Conservation Area the street scene to North End Road is characterised by well established, soft landscaping and prominent boundary walls, primarily constructed in flint. Existing development primarily comprises domestic architecture of the Victorian period with building materials comprising a mix of brick, render, plain tiles and slate. To the north of the application site the built environment primarily comprises domestic architecture from the 20th century. There is a modern courtyard housing development (The Croft) immediately abutting the application site. The site, itself, partly comprises compartmentalised domestic garden curtilage associated with Stakers Farm. The front of the site contains an open air swimming pool served by a single storey brick and tile pool building. This building is viewable within the street scene to North End Road. It is pictured in the photograph overleaf.



3.7 Below is a photograph taken of the application site from the north. In the foreground is the modern development in The Croft, the pool building is in the middle of the shot and the gable end of Stakers Farmhouse in the background. As is the case with views from the south, angled views of the Farmhouse from the north are relatively muted.



3.8 The southern boundary of the application site is partly formed by the back of the traditional Victorian farm buildings that are grouped in a courtyard arrangement to the rear of Stakers Farmhouse. Most of the application site is open grass area/vegetable patch but there is some ornamental tree planting in the southeast corner close to the Farmhouse. None of these trees are individually significant specimens.

4. Planning Policy Context

4.1 Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 sets down the statutory duty as applies to Conservation Areas in the exercise of planning functions. It requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the designated area.

4.2 Section 66 of the same Act lays down the general duty in respect of listed buildings in the exercise of planning functions. It states that special regard is to be had to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

4.3 The National Planning Policy Framework 2012 sets out the overarching principle of attaining sustainable development. There is an environmental role in achieving such development. New development should contribute to protecting and enhancing the natural, built and historic environment.

4.4 There is a presumption in favour of sustainable development in the NPPF.

4.5 Paragraphs 126 to 141 deals with conserving and enhancing the historic environment. In determining planning applications, account should be taken of:

- The desirability of sustaining and enhancing the significance of Heritage Assets and putting them to viable uses, consistent with their conservation;
- The positive contribution that Heritage Assets can make to sustainable communities, including their economic vitality;
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.6 Paragraph 132 emphasises that great weight should be given to the conservation of Heritage Assets. If substantial harm to designated Heritage Assets arises, then planning consent for the development should be refused. As a corollary to this, where a development proposal would lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the benefits of the proposal.

4.7 Paragraphs 56 to 68 deal with ensuring good design. Great importance is attached to the design of the built environment and good design is a key aspect of sustainable development. The aim should be to achieve a high quality and inclusive design for all development. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in which it functions.

4.8 The most relevant Local Plan policies are the saved policies within the Arun District Local Plan 2003. Relevant policies within this document include **GEN7**, **AREA2** and **DEV11**.

4.9 Policy **GEN7** concerns the form of new development. It states that planning permission will only be granted for schemes displaying high quality design and layout. New development should respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces. Development should enhance local distinctiveness whilst respecting the amenities of adjoining properties.

4.10 Policy **AREA2** concerns Conservation Areas. It states that planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

4.11 Policy **DEV11** concerns the setting of listed buildings. Proposals which adversely affect the setting of a listed building should be resisted. However, where the principle of development in the grounds of, or near, a listed building is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older building remain unimpaired. Where relevant, appropriate space about the building must be retained.

5. Evaluation

5.1 Stakers Farm comprises a prominent listed building on the west side of North End Road. It has an isolated setting in the street scene and this is particularly evident in views from the south. It is an attractive piece of early 19th century architecture which, on the front elevation, has a strong Georgian character but where, from the rear, the architectural character is more rural vernacular.

5.2 The application site comprises garden land to the north of the Farmhouse. The site is framed by the modern courtyard development of The Croft and the Farmhouse and its range of 19th century traditional farm buildings to the south. The site is slightly elevated in relation to the main road and it contains a traditionally designed outbuilding of modern construction used as a pool house to the open air swimming pool adjoining. The site is therefore developed to a degree and is not perceived as a significant gap or break in development within the street scene. This break occurs to the south of Stakers Farmhouse.

5.3 The scheme proposes two residential units and a new vehicular crossover. The frontage house would face towards the road and has been designed as a 2½ storey property having a similar architectural form to the Grade 2 listed Farmhouse. The proposed street scene elevation below illustrates that the frontage dwelling will be appropriately scaled in relation to Stakers Farm and sufficiently separated from it so as not to intrude into its immediate setting.



5.4 When viewed from the street scene, Plot 1 would sit comfortably in the gap between Stakers Farmhouse and the development in The Croft. It would not overpower or compete with the listed Farmhouse and it would represent a well-designed addition to the street scene. The use of render walls and clay plain tile roof are materials typically in evidence within the Conservation Area and would match those of Stakers Farmhouse.

5.5 The new crossover would be located at the north end of the road frontage. This has the advantage of allowing for the retention of a long, unbroken length of flint walling which, apart from the existing farm access, continues along the whole of the frontage to Stakers Farm. These boundary flint walls are an important characteristic along the west side of North End Road in the Conservation Area.

5.6 In order to produce appropriate vehicular visibility splays, a section of the front flint walling is shown as being removed and rebuilt slightly deeper into the site. The section of flint walling to be removed is of modern origin and therefore has no historic value, albeit that it contributes to the character of the area.

5.7 This section of modern flint walling acts as a retaining wall to land within the garden to Stakers Farm. It does not appear to have been constructed with an appropriate reinforcement. This is something that can be rectified when the wall is rebuilt.

5.8 There is already an existing built structure between Stakers Farmhouse and The Croft. Whilst Plot 1 would be of a greater bulk and massing than the pool building to be demolished, the street scene elevation presented with the application shows that this would slot comfortably between the Farmhouse and The Croft development. It is also appropriate to note that the site does not constitute an undeveloped gap in the street scene as the existing pool building forms a significant feature.

5.9 Plot 1 has been designed to a good standard, such that it would make a positive contribution to the street scene to this part of the Conservation Area. There is sufficient architectural detailing to provide an appropriate level of visual interest. The symmetrical design and balanced proportions of the house mirror closely the style of Stakers Farmhouse itself. It is a design firmly rooted in the 19th century and this is the prevailing built form within the Conservation Area.

5.10 Plot 2 is a more modestly proportioned dwelling located behind Plot 1. It would be sited to front, at an angle, the access road which is to run along the north side boundary of the site. Its backland position, behind the larger frontage plot, means that it would have limited visual impact within the street scene. Only glimpsed views of this property, up the proposed access drive, would be gained by passers-by. Nonetheless the house is, again, designed to a good standard. Whilst being of a lesser scale than the frontage plot, it borrows a number of the design features to ensure that the development has a degree of visual linkage.

5.11 The impact the development would have on the setting of the listed building and the character and appearance of the Conservation Area is necessarily a subjective judgement. However, it is believed that the statutory tests laid down by Section 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 would be met. Plot 1 would have a comfortable and appropriate relationship to Stakers Farmhouse and its massing, form and bulk would not dominate or, otherwise, block important views of the host property.

5.12 Whilst the frontage flint walling would be rebuilt to provide appropriate visibility splays, for the most part, the front of the application site would continue to accommodate a large, unbroken length of flint walling. This is an important characteristic of both the Conservation Area and the application site.

5.13 The two dwellings would be provided with appropriate levels of amenity space and off-street car parking. They would respect the amenities of neighbouring properties and would not cause any overlooking or result in any overbearing relationship with established properties.

5.14 Plot 2 has been deliberately designed as a more modestly scaled 1½ storey dwelling, given its backland position and its relationship with the 2 storey courtyard development to the north.

5.15 Plot 2 compliments Plot 1 and shares a number of its design features. It would be constructed in materials to match the frontage plot.

5.16 The demolition of the pool building would not result in the loss of a building of any historic or architectural interest. Being of post-1948 construction, listed building consent for its demolition would not be required. Whilst visible within the street scene, this pool building is not considered to make any significant positive contribution to the townscape of the Conservation Area.

5.17 The creation of the crossover would not be a disruptive feature in itself. By positioning the crossover at the north end of the site it ensures that the bulk of the frontage can continue to be characterised by 2 metre high flint walling, albeit that this will be set slightly deeper into the site.

5.18 In terms of highway safety, the development proposes a crossover having splays of 2.4 metres x 50 metres and 2.4 metres x 36 metres to the north. The site lies within the 30mph speed limit to the village. There is no evidence to suggest that this part of North End Road experiences mean traffic speeds in excess of the speed limit. These splays are considered appropriate to serve a development of 2 dwellings.