



Heritage Statement

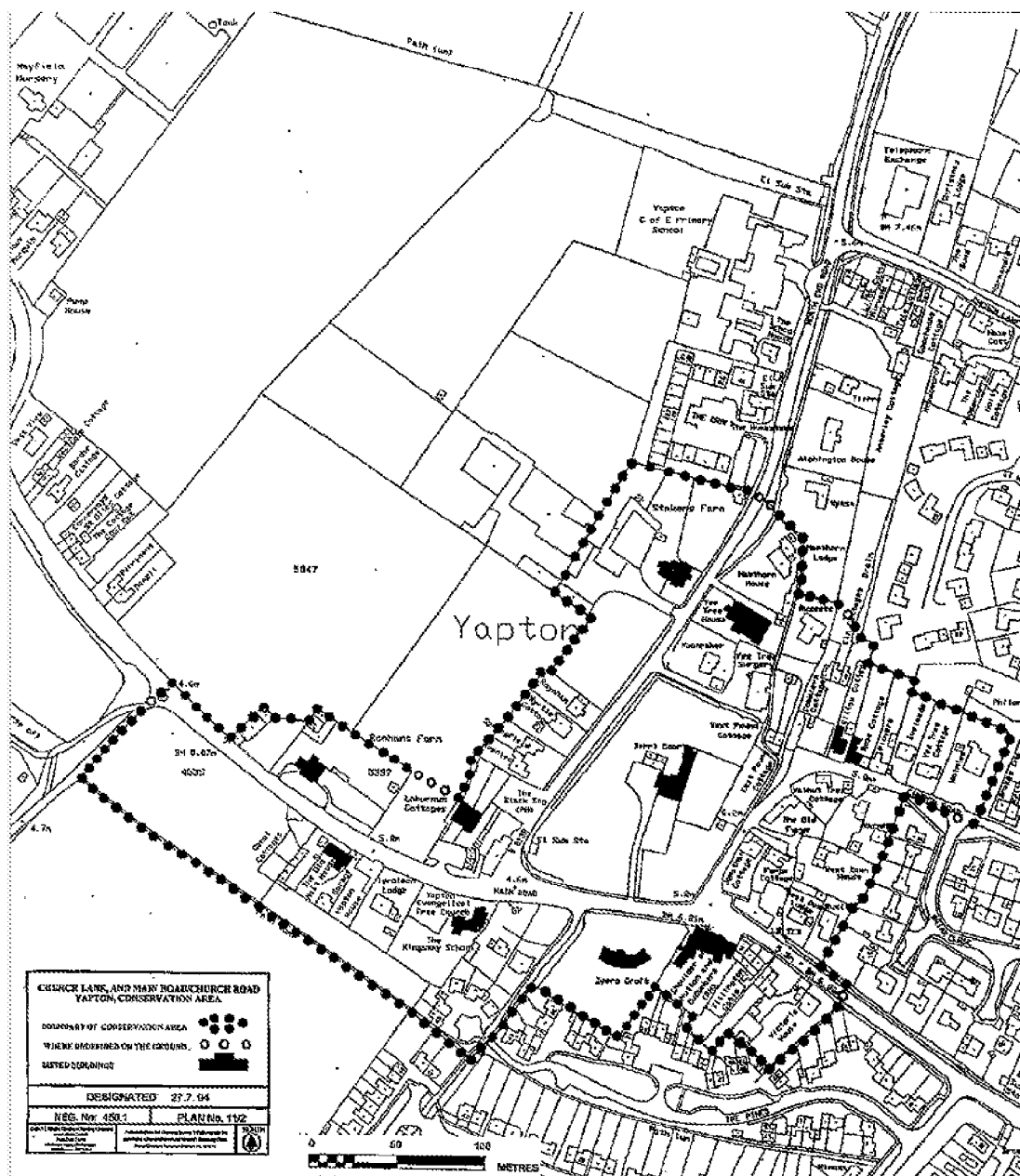
PROPOSAL:
ERECTION OF 1 X 5 BED DETACHED HOUSE
AND
1 X 3 BED DETACHED HOUSE
WITH ASSOCIATED PARKING & GARAGING.
REBUILDING OF 2 METRE HIGH
FRONT BOUNDARY FLINT WALL
AND
CONSTRUCTION OF VEHICULAR
CROSSOVER.
DEMOLITION OF POOL BUILDING

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

APPLICANT:
MR P BUCKNELL

Context Appraisal

Stakers Farm lies at the northern end of the larger of the two Yapton Conservation Areas. This Conservation Area primarily comprises development on both sides of the southern part of North End Road but also extends a short distance along the main road (B2233). The boundaries of this Conservation Area are indicated in the plan below.



The Conservation Area includes a sprinkling of listed buildings and these are marked in black on the above plan. The application site lies at the north end of the Conservation Area with development to the north lying outside of the designated area.

On the west side of North End Road, at the southern end of the Conservation Area, development is characterised by late 19th century housing development comprising a mix of detached and semi-detached properties. They are typical domestic Victorian properties. Beyond these is an open paddock set behind an historic flint wall which forms part of the Stakers Farm property.

Stakers Farmhouse lies to the north of this paddock and has a relatively open setting, particularly when viewed from the south. The elevation it presents to the street scene is a typical piece of Georgian architecture with symmetrical sash fenestration and central portico. It has a stucco finish with a clay plain tile to the roof.

Beyond Stakers Farm to the north lies its domestic garden which includes a small swimming pool and single storey pool building which has been designed in the rural vernacular, despite its relatively recent construction. To the north of this garden lies modern residential development located outside of the Conservation Area.

The important characteristic of much of that part of the west side of North End Road which lies in the Conservation Area is established by lengths of high flint wall. This walling diminishes in height in front of Stakers Farmhouse but resumes in front of the application site. This section of walling in front of the application site is about 40 years old and is a pebble wall that was constructed following road improvements. It has therefore little historic significance although, visually, it is an important contributor to the street scene.

There is some landscaping/tree canopies which contribute to the character of the west side of North End Road. However, these trees are individual specimens and do not provide for an unbroken green screen in the street scene. The paddock to the south of Stakers Farmhouse, whilst in itself providing an open gap in the street scene, is closed off by mature trees to the rear.

The east side of the Conservation Area in North End Road is dominated far more by mature soft landscaping to the extent that the built forms on this side of the street contribute far less to the character and appearance of the street scene.

Nonetheless, immediately opposite Stakers Farmhouse is the Yew Tree Nursing Home, the older core of which is a Grade 2 listed building. It is of a similar age, style and design to Stakers Farmhouse and is an important building in the street scene. Further to the south of the Nursing Home lies a modern residential property (Moonraker) and the doctors' surgery. Neither of these developments are significant contributors to the character and appearance of the street scene.

Overall, that part of North End Road that lies within the Conservation Area has an informal and varied character where boundary walling and mature landscaping play an equally important role in establishing the character than do the buildings themselves. The built form is varied and intermittent, thereby establishing an Arcadian feel. The built form that does exist is primarily 19th century in origin. The earlier properties are Georgian in construction and design but there is also late Victorian domestic architecture as well.

Appraisal of the Application Proposals

The Heritage Assets here both relate to listed buildings and a Conservation Area. The statutory duties for decision-makers dealing with such Assets are set out below.

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 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.

Section 72 of the same Act 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.

In principle, it is considered that the application site is developable for a two-unit residential scheme with one house being stacked behind the other. The site itself does not form an important gap or break in the street scene but is rather part of the domestic curtilage to Stakers Farmhouse that contains a significant domestic outbuilding and other domestic paraphernalia.

The site does not have an open feel and does not provide or produce important views to the rear. High frontage walling, along with the existing outbuilding and landscaping, mitigate against this forming any significant gap or break.

The frontage house is the important building in this scheme in terms of respecting and enhancing the character and appearance of the area. The dwelling has correctly been faced onto North End Road and designed in a symmetrical Georgian style of architecture to compliment both Stakers Farmhouse and the Yew Tree Nursing Home opposite. It has appropriate spacing between it and surrounding development and would not therefore be cramped or form an intrusive or uncomfortable feature in the street scene. It is of a sufficiently high standard of design to contribute positively to the character and appearance of the area.

The scale of the house and its siting is typical of domestic architecture in this part of the Conservation Area. It certainly would not compete with or overpower Stakers Farmhouse. It would form a neighbourly building fully respecting the setting of Stakers Farmhouse. The rear dwelling, given its smaller scale and backland position, would have a neutral impact on the Conservation Area as it would be a visually insignificant feature in the street scene.

The application respects the importance of the frontage flint walling in terms of establishing character. It is to be re-built and set marginally deeper into the site for reasons of highway visibility. However, this section of wall is of relatively modern construction and it has some structural issues which result from it acting as a retaining wall. The replacement flint wall can be designed with greater structural integrity to avoid problems of movement and displacement in the future.

The access proposed has been deliberately sited at the north end of the site so as to minimise the break in the frontage flint walling. It's siting essentially confines it to the end of the Conservation Area. This break is not considered to be of detriment to the character or appearance of the area. There is already a break in the frontage flint walling too the Stakers Farmhouse curtilage, as formed by the existing farm entrance. Small breaks in the walling for vehicle entrances are therefore not uncharacteristic features in the street scene.

In conclusion, it is believed that the development accords with the requirements of Section 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990. It is a carefully thought through scheme that respects the setting of Stakers Farmhouse, retains a frontage dominated by high flint walling and produces a frontage dwelling of a design appropriate to this part of North End Road.

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