



Heritage Statement

PROPOSAL:

- **CONVERSION OF BARNS TO TWO SELF-CONTAINED DWELLINGS (1 X 4 BED & 1 X 3 BED UNIT)**
- **CONSTRUCTION OF DETACHED GARAGE BUILDING TO PROVIDE PARKING FOR UNIT 1**
- **CONVERSION OF PART OF LINKING SINGLE STOREY HOVEL BUILDING TO GARAGING TO SERVE UNIT 2**

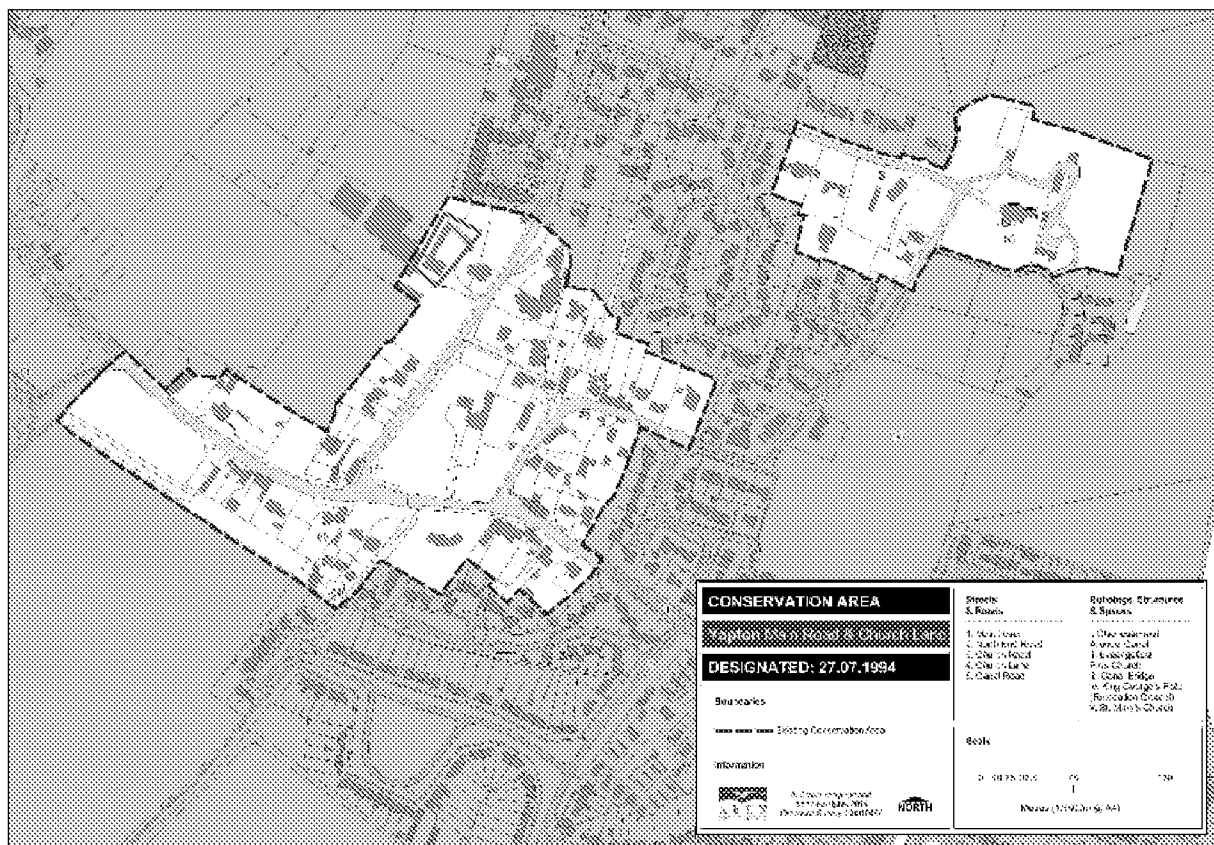
SITE:

**STAKERS FARM
NORTH END ROAD, YAPTON
WEST SUSSEX BN18 0DU**

APPLICANT:

MR P BUCKNELL

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 below. The application site is outlined in red.



Conservation Area boundary: Application buildings outlined in red

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 forming a mix of brick, render, plain tiles and slate. To the north of the application site the built environment primarily consists of domestic architecture from the 20th century.

The application buildings form part of the historic context of Stakers Farmhouse, a Grade 2 listed building dating from the early 19th century. The front of this listed building is Georgian in character, but the rear has a more rural, vernacular design. The application barns are mid-19th century and were probably constructed concurrently, or shortly after, the construction of the Farmhouse. Taken together, the Farmhouse and buildings form a very attractive and pleasing range of buildings, which contribute significantly to the character and appearance of the Conservation Area. The barns, themselves, are not individually listed and do not fall within the curtilage of the Farmhouse. However, they are clearly important contributors to the setting of the Farmhouse. Views of the application buildings, in the public realm, are most pronounced from North End Road to the south.

The Farm buildings form a very attractive courtyard of model Victorian farm buildings. There are two larger barns linked by a single storey hovel building. These barns are constructed in a variety of vernacular materials, including attractive coarsed pebble flint, soft red brick and clay plain tiles.

Taken together with Stakers Farmhouse, the application buildings form an important grouping within the village of Yapton. Their setting has changed, to a degree, in more recent years with the construction of larger, modern farm buildings to the west and modern, residential development further to the north. However, when viewed from the south, the Farmhouse and its associated historic farm buildings have retained their original setting and character.

Analysis

The application buildings are clearly redundant from agricultural purposes both because of their traditional form and design and because they are no longer attached to a working farm. Most of the farmland formerly attached to Stakers Farm is now in a separate ownership. The buildings are now therefore largely empty and unused. Nonetheless, they are buildings, which need to be preserved and maintained because they are Heritage Assets.

It is considered important that consent be granted for an economic use of the buildings. A residential use is considered appropriate in light of the village location and proximity to the Farmhouse. A residential conversion would provide for sufficient returns to allow for a high-quality conversion scheme, which respects the character of the buildings and allows for the restoration of certain unsympathetic, modern alterations. These alterations include the use of concrete tiles on the rear elevation of the hovel and the insertion of modern brick into the cart shed door entrance of the main flint barn.

It is accepted that, the conversion scheme as presented, is likely to be the subject of negotiation and amendment as part of the normal planning process. However, it is contended that the buildings are capable of accommodating two residential units broadly in the manner outlined in this scheme. Changes to fenestration and internal layout are possible, if thought required, but the principle of residential conversion to two units is considered beyond contention.

A sensitive residential conversion will preserve and enhance the character of the Yapton Main Road Conservation Area and also respect and enhance the setting of the neighbouring listed building.