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PLANNING STATEMENT

RUMFORD HOUSE

CHURCH ROAD

YAPTON

RECONSTRUCTION OF PART OF A COLLAPSED FLINT BOUNDARY WALL

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Introduction

Rumford House was constructed in about 1995 in the grounds of Berri Court, a Listed Building; as a consequence it presents the appearance of a traditional flint house and is bounded by a number of original flint walls; The house is no longer part of the curtilage or setting of the Listed Building, but is within the Yapton Conservation Area.



Situation

Part of the western boundary wall has collapsed due in part to it being a retaining wall and pressure from an overgrown beech hedge close to the wall noted by the writer as 'small trees' in 1994.

Given the Conservation Area the wall should be reconstructed in a sympathetic manner; which would be a matter of course, but some minor demolition is required in advance, which is not permitted development in this location. In addition, it is proposed to provide two brick buttresses to restrain further movement of the remaining wall, located outside of the boundary on County Land.

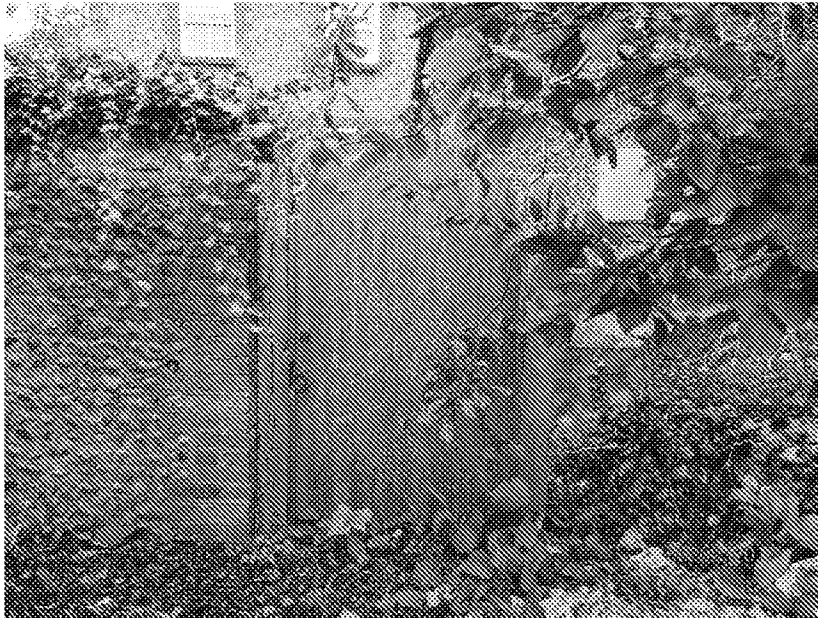


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Materials

It is proposed to reuse the flints and any salvageable bricks; there should be sufficient flint, as the new buried section will be built in concrete block. Imported bricks for dressings and buttresses are intended to be red and orange second hand facing brick of reasonable match; the brick and flint being bedded and pointed in strong lime mortar, with cement only in the blockwork.



Planting

The beech hedge is far too overgrown to cut down and recover and is growing too close to the wall. A replacement beech hedge will be planted close to the Garage path, where it will of necessity need more frequent trimming to retain access, thus limiting the ultimate size and not put pressure on the wall.



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WSSCC

We have notified West Sussex County Council of the application as it is not clear if the buttresses would be on Highway Land as part of Public Footpath 362 or other County Land; we have asked for their direction on the next step to seek their approval.



Andrew Vanags for Manhire LLP

October 2017

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