

PLANNING (LISTED BUILDING AND CONSERVATION AREA) ACT 1990 (AS AMENDED) AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990 (AS AMENDED)

APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATION, EXTENSIONS OR DEMOLITION OF LISTED BUILDING

DEVELOPMENT: APPLICATION FOR LISTED BUILDING CONSENT TO PAINT THE SOUTH AND WEST FACING EXTERIOR WALLS FROM GROUND LEVEL TO ROOF LEVEL

(Arun District Council Ref: Y/67/13/L)

LOCATION: HOBBS FARMHOUSE, BILSHAM ROAD, YAPTON, BN18 0JY

HERITAGE STATEMENT

INTRODUCTION

1. Hobbs Farmhouse comprises a two storey house of traditional construction and five bedrooms. It is understood from English Heritage that the property was given Grade II Listing as being of architectural/historical interest in 1958. The property is situated in a semi-rural location of mixed age and character offering limited local amenities. For the purposes of this statement it is assumed that the front of the property faces south (although in reality it is closer to southwest).

DESCRIPTION OF THE HERITAGE ASSET AND ITS SETTING

2. The Farmhouse is the western residential building within a group of buildings which, until 2012, made up the larger Hobbs Farm. Apart from a relatively recently constructed large working barn which lies approximately 70 meters to the north west of the farmstead, all the other buildings, including a

large tithe barn lying close to Bilsham Road, B2132, were sold along with Hobbs Farm. This collection of building now make up Hobbs Court.

3. The sale of Hobbs Court was completed three months ago. The buildings are now being extensively developed into four accommodation units (this may increase to five in due course, subject to planning consent) by Herongate Developers. Hobbs Farmhouse and all the Hobbs Court buildings have given Grade II listing.

4. Although a precise dating of the farmhouse is not possible, the original parts of the building are believed to date back to around 1640. The rear of the building is believed to have been extensively extended in the early Victorian era. Further alterations (including probably the external wall concrete cladding) were undertaken in the 1920's. The walls are of brick and flint construction, are approximately 500 mm in thickness and are believed to be of solid brick/flint/rubble construction.

5. To the front and western elevation these walls have a cement based stucco rendered finish. The windows on the south elevation comprises three softwood timber sash windows and three softwood timber casement windows. The windows to the western elevation comprise of three Crittal windows. All these windows are single glazed.

6. Until recently the southern elevation was covered with extensive ivy/creeper-clad growth. This has had to be removed because the growth was working its way over the windows (reducing considerably light to the front rooms) and into the eaves and guttering with consequent potential damage to rainwater goods and woodwork.

ASSESSMENT OF SIGNIFICANCE

7. Hobbs Farmhouse and Hobbs Court together contribute to the rural farming nature of the immediate area of the group of buildings which make up Bilsham Hamlet (There are a further half dozen buildings grouped around Bilsham Manor which lies approximately 300 meters to the west down Bilsham Lane). However, Hobbs Farmhouse is no longer a farming residence. The property occupies an irregular shaped site comprising 4 acres and this land is being used for cattle and sheep grazing. The livestock belong to a local farmer.

8. It is submitted that the painting of the western elevation will greatly enhance the impact of the farmhouse as seen from the south and from Hobbs Court. This proposed painting is strongly supported by Herongate Developers,

9. There are further, more modern (20th century) residential buildings approximately 120 meters to the east of Hobbs Farmhouse. These buildings are called Little Meadow and Oak Trees and are accessed by a separate drive. The properties, Hobbs Farmhouse and Little Meadow /Oak Trees are separated by lines of mature trees. There are very limited views of either property from the other.

EXPLANATION OF THE DESIGN CONCEPT AND PROPOSED MATERIALS

10. There are no construction implications to the proposed development. The structures, walls, windows and doors are not affected. There is no requirement for any landscaping (apart from some garden plant clearance to allow ladders/scaffolding to provide access to the two external walls)

11. It is proposed to use high quality "Weathershield" masonry paint. The walls would be first primed with a stabilisin solution. This will provide a sound base for the paint for two coats of the "Weathershield" masonry paint. Areas of lichen growth would have to be neutralised with a fungicide. It is planned that a 30 cm by 30 cm trench will be dug along the front wall to reduce adverse effects of damp penetration to the bottom of the wall and help protect the paint. This trench would be back-filled with pea-shingle.

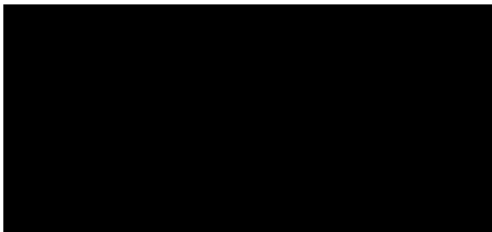
12. Two proposed colours, both of a "low impact" pale shades, have been submitted separately.

IMPACT OF THE PROPOSED DEVELOPMENT

13. Hobbs Farmhouse lies 50 meters north of Bilsham Road. There is a duck pond between the road and the farmhouse. There is a line of substantial and mature trees within the property alongside the road. There is also considerable undergrowth. The farmhouse can be seen from the road but the view is very largely obscured. It is submitted that there would be very little impact of changing the colour of the farmhouse.

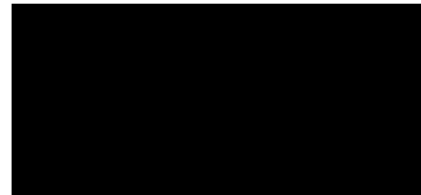
CONCLUSION

14. The proposed painting of the two exterior walls will, it is submitted, conserve and enhance the character of the property and, furthermore, help the preservation of the building and the existing building fabric. The current concrete cladding does, of course, hide the original appearance of the house but it is very hard and generally in good condition (There has been some repairs to cracks on the western elevation but this would appear to be old repairs and there is no evidence of recent cracking). The painting will be carried out to the highest standards and the colour will be a fitting and tasteful, subdued colour which will be entirely in keeping with the nature and character of the building.



RUPERT HEAD

Commander, RN , Owner



STEPHANIE HEAD

Mrs, Owner

10 October 2013