

Church House, Church Lane, Yapton, BN18 0EH

October 2017

Design & Access / Heritage Statement

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This Design & Access / Heritage Statement has been prepared in support of the Householder Application for Planning Permission and Listed Building Consent by Mr and Mrs Walker for a first floor refurbishment of a Church House in Yapton.

The works include the refurbishment of the first floor master bedroom, adding an en suite and walk in wardrobe, and refurbishment of an existing bathroom, with conversion to an en suite.

The property is located on the South side of Church Lane, Yapton, with access from the north of the property.

This document should be read in conjunction with the accompanying drawings.

The Application Site has an area of approximately 0.478 hectares (4787sqm).

The Application Site is identified on the adjacent aerial photograph.

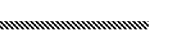
The Application Site is not within a Flood Risk Area.

The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposals.



Aerial Photograph of the Application Site

Application Site Boundary

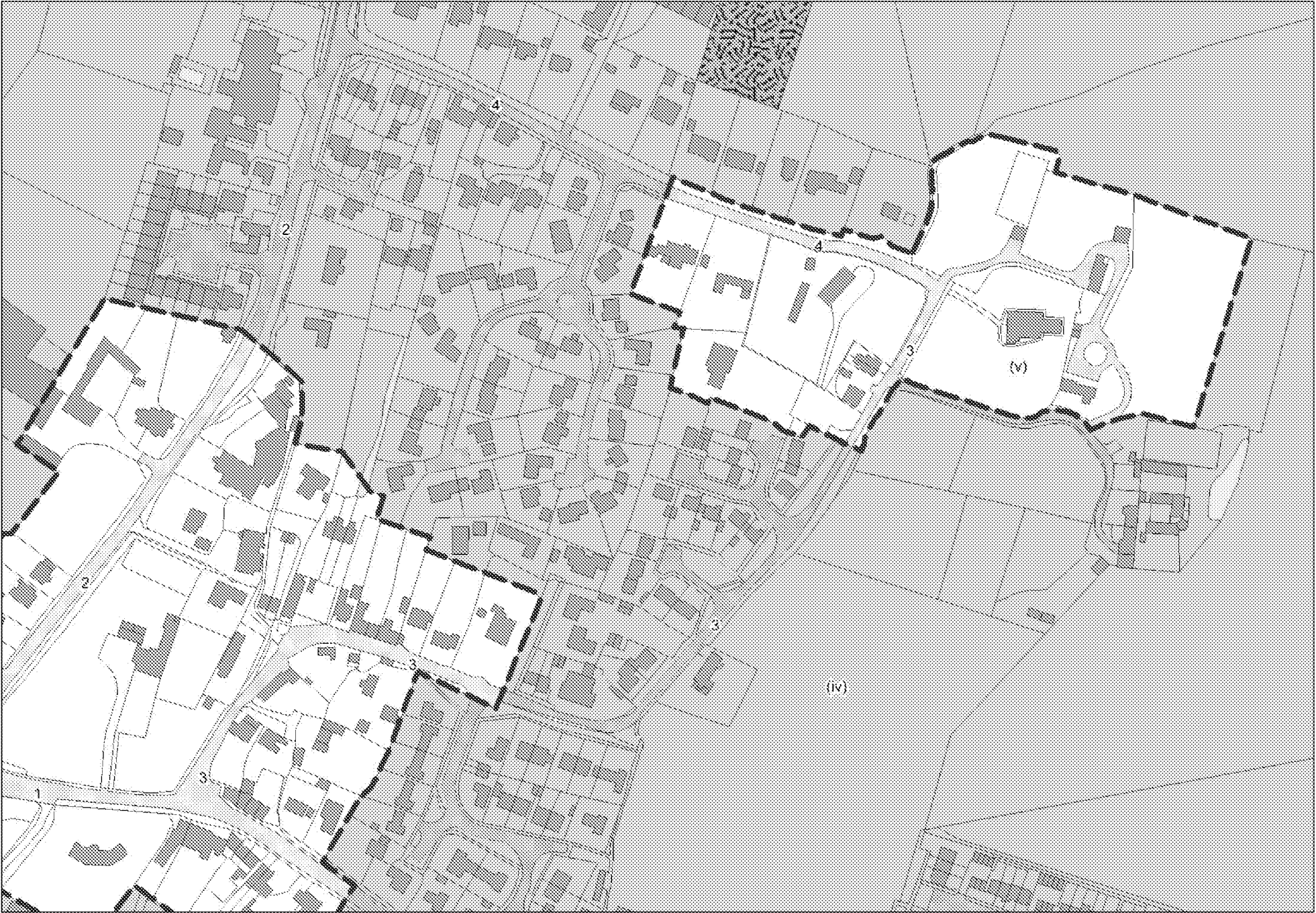
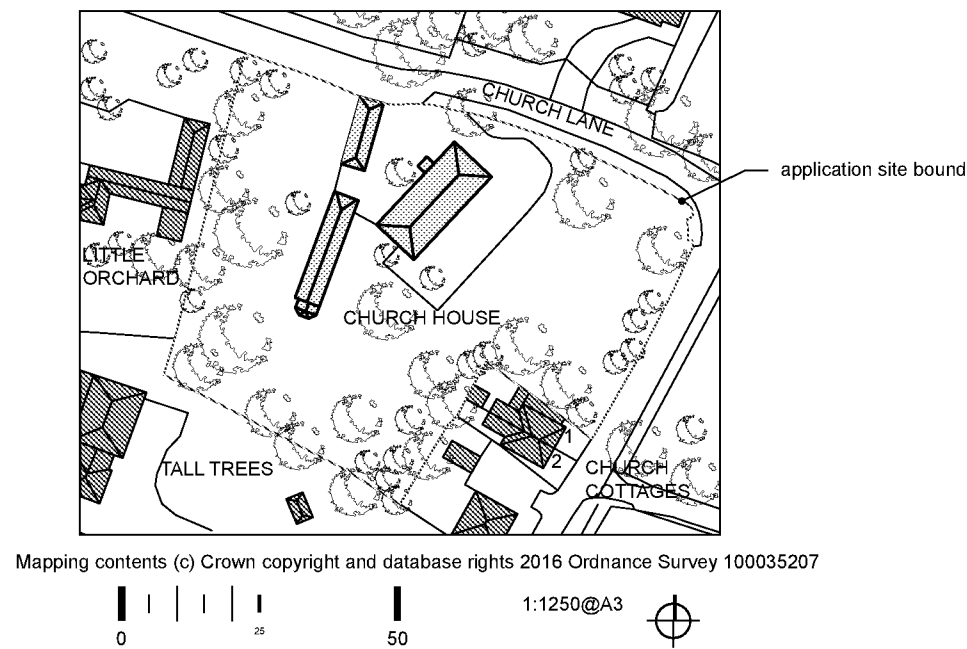


Site Location

The Application Site is located on the south side of Church Lane, Yapton, BN1 8 0EH. Grid references are 498077 E and 103553 N.

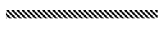
Character of the Surrounding Area

Church House is located within the Yapton Conservation Area.



Plan Diagram showing the Conservation Areas of Yapton

Application Site Boundary



The Application Site

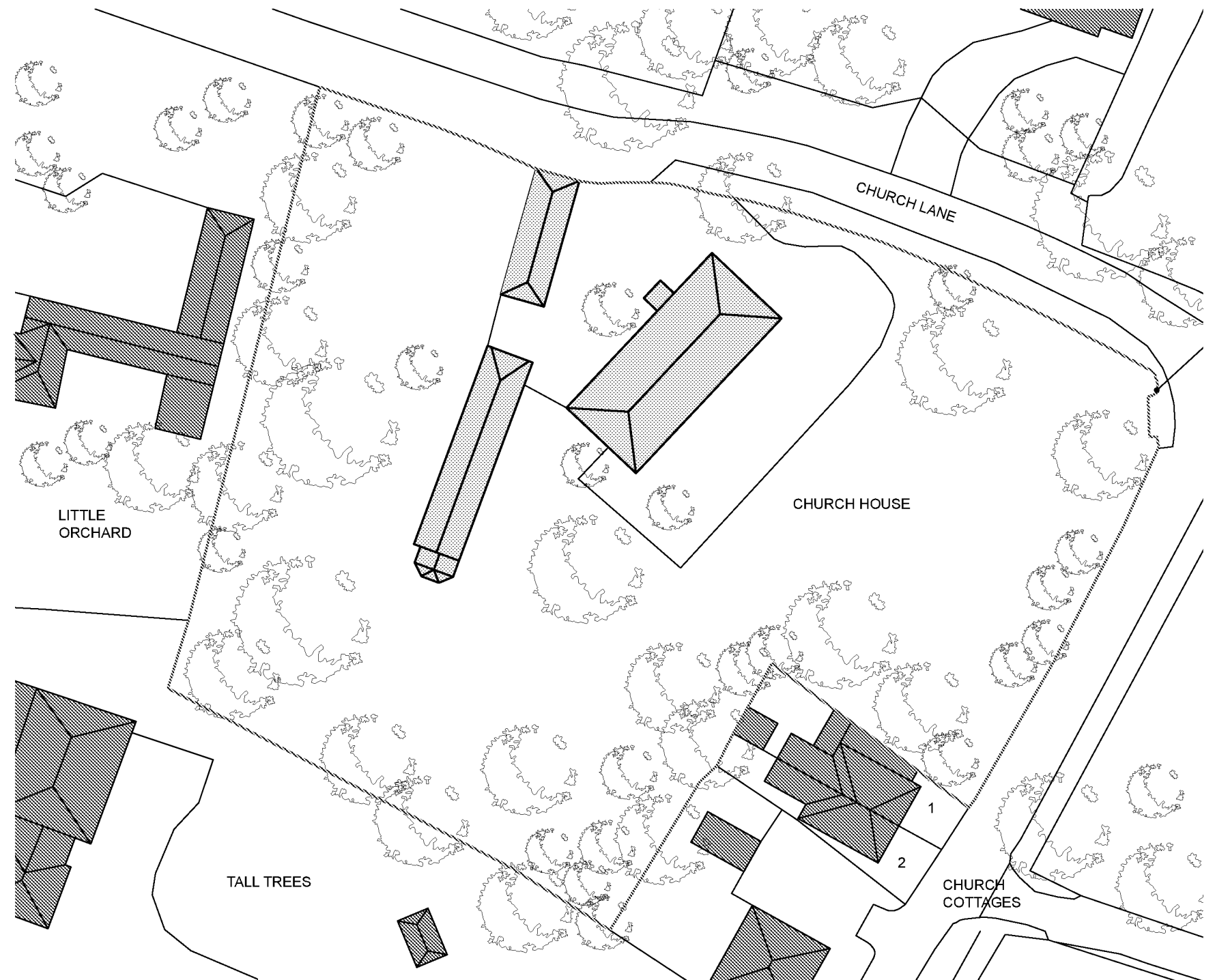
Church House is a Grade II Listed building, recorded as “an early 19th Century. Two Storeys. Five windows. Stuccoed. Eaves cornice. Hipped slate roof. Windows with Venetian shutters and glazing bars intact on first floor only. Doorway with flat hood on brackets and door of six fielded panels.”

The property has a site area of approximately 0.478 hectares (4787sqm). The property can be accessed from Church Lane to the North.

The two storey detached house includes ground and first floors with a large attic space and basement. There is a two storey outbuilding to the west of the property and a single storey outbuilding, also to the west, adjacent to the Church Lane boundary.

The property has been subject to a number of historic applications, most notably a two storey extension to the main house (to the south west). This extension incorporates the current master bedroom.

The rear garden is generous with the house located to the north within the plot.



Plan Diagram of the Application Site - Existing

Application Site Boundary

