

## **DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT**

**Bonhams House, Main Road, Yapton, BN18 0DX**

### **Introduction:**

Bonhams House dates from the early 19<sup>th</sup> Century. It is stuccoed, has three front elevation windows and short and long quoins.

It has a slate roof, glazing bars in good order and porch with iron columns and tent-shaped canopy.

There is a later 19<sup>th</sup> century addition on the ground floor only, to the west, comprising one bay of three windows.

The grounds include a stable and cartshed block which is partly shared with the neighbouring property.

There is a period weatherboarded granary on staddle stones, beyond a Tennis Court.

There are extensive flint walls to the boundaries of the property and a fish pond with timber bridge over.

There is a garden shed building in which there is an existing swimming exercise pool and plant room

### **Listing:**

The listing of Grade II relates to the house and its porch only. Shown below. There is no reference to associated buildings or its grounds.

Early C19. Two storeys. Three windows. Stuccoed. Long and short quoins. Slate roof. Glazing bars intact. Porch with iron columns and tent-shaped canopy. C19 addition on ground floor only to the west comprising one bay of

three windows. Listing NGR: SU9752203373

**The Proposal** relates only to the grounds:

The proposal is to remove a modern sunken garden with block paving and construct a full size insulated swimming pool with a surround of paving, shingle and planting at its edges.

It is proposed to extend the garden building by 2 metres to accommodate the plant for the new pool.

**Access:**

Access to property and the house remains unaltered, and means of escape provisions remain unaltered. Access to the grounds and stable buildings remains unchanged.

A Fuller 29.12.2018







