

CORINTHIAN ARCHITECTURAL DESIGN

8 Davys Court, Funtington, West Sussex. PO18 9LG

'HERITAGE STATEMENT' & 'LANDSCAPE AND VISUAL IMPACT ASSESSMENT'

Site Address - Hobbs Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Proposal - Proposed Conversion of Outbuilding to Single Dwelling

Client - Herongate Homes

Ref - Planning / LBC Application

Date - Oct 2013

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1. Site

The existing (larger context) site comprises of a series of period and later buildings arranged within a primarily inward-facing courtyard setting. The site is private and its inward-facing courtyard setting is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings. Access is from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

Existing single-storey brick-built outbuilding.

3. Project Brief

Proposed Conversion of Outbuilding to Single Dwelling.

4. Schedule of Works (Primary Overview)

1. Expose foundations and assess for suitability / need for underpinning.
2. Temporary works design from consulting engineer (in order to maintain stability allowing proposed works).
3. Scaffolding & weatherproofing of exposed gable end / structure.
4. Extend existing building up to form new gable and roof.
5. Conversion of interior to habitable space.
6. Construct new wing providing living kitchen area to new dwelling.

5. Analysis & Significance of Archaeology

Nature of works proposed does not preclude any uncovering of potential archaeological material on site. During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, the local authority are to be contacted immediately for further investigation.

6. Analysis & Significance of Historic Building Fabric

Taking into consideration minor existing fabric and nature of outbuilding and proposed works, we do not consider there to be a detrimental affect on the building as an outbuilding, nor will the site as a whole suffer an unjustifiable loss of any historic building fabric as part of the proposed works.

7. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

- (a) Residential status of existing site as a whole.
- (b) Modest (single-storey) dimensions to proposal.
- (c) Use of traditional and period-suitable materials proposed for repair / remedial works.
- (d) Precedent for conversion of outbuildings to residential format on the site.
- (e) Remaining ample external and amenity land (gardens and parking) within the site.

We consider there to be no impact on the existing listing or historic quality of the site as a whole.

8. Specialist Structural Survey in Relation to Proposed Works

The proposal must be evaluated by a structural engineer and a temporary works design produced. This must be approved by building control prior to any works undertaken. Without a specialist temporary works design, the stability of the building as a whole will be unconfirmed.

9. Local Authority Key History

Y/3/89

Y/4/89L

Y/60/90

Y/60/13L

10. Reference Sources

Local Plan Policies GD2 (Design).

Local Authority 2006 Guidance (Design & Access Statements).

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.

11. Landscape and Visual Impact Assessment

Existing Land Uses and Surrounding Character:

- (a) Does your proposal fit comfortably? *Yes, format is both subservient and in keeping with adjacent architecture.*
- (b) Is the site within a built up residential area? *No.*

Topography:

- (a) Is the development situated on an elevated position therefore prominent? *No.*

- (b) Is the site low-lying and can be viewed from nearby higher ground? *No.*
- (c) Relatively flat/or undulating or enclosed? *All of the above.*

Trees:

- (a) Will trees/hedgerows potentially be affected? *Yes. Refer to Arboriculture Report.*
- (b) Have you mitigated against any possible impact with native planting if appropriate to that setting? *Refer to Arboriculture Report.*

Potential views of the site:

- (a) Will there be any change? *Yes but none which will have any impact on the original property, nor which will be heavily visible from the main road.*
- (b) Are there any public vantage points/rights of ways nearby? *No.*
- (c) Indicate these on a map/demonstrate impact via a photograph. *NA.*

Landscape:

- (a) Will the change be a positive one or alien to this landscape? *Positive.*

Listed Buildings:

- (a) Are there any listed buildings, heritage assets or traditional features, or conservation area nearby? *Yes, listed site, LBC application made including Heritage Statement.*
- (b) If so, will the setting be affected by the proposed development? *Positive impact only.*
- (b) Has this been taken into account in the design / siting / materials proposed? *Yes, design and materials agreed in principle with ADC.*

Archaeology:

- (a) Does the site have archaeology potential? *Refer to Heritage Statement section (5).*
- (b) Is there any known habitats, protected species, or important geology that could be potentially identified within the site or nearby? *Not know at this stage.*
- (c) Is the site within or close to a SSSI/SNCI for example? Have options been explored to promote an ecological enhancement? *Not know at this stage.*