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APRIL 3, 2019

HERITAGE STATEMENT

HAZEL COTTAGE, CHURCH LANE, YAPTON, ARUNDEL, WEST SUSSEX

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Job No:19/199

ARUN DISTRICT COUNCIL Y/8/19/HH

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ARUN DISTRICT COUNCIL Y/8/19/HH

Contents

Document Control Grid 1
1. Summary 3
1.1. Aims and results 3
2. Planning Guidelines 3
3. Description 4
3.1. Development of Site 4
3.2. Setting of heritage assets 4
3.3. Significance 5
4. Proposed Scheme 6
4.1. Requirements for Change 6
4.2. Condition of Asset 6
4.3. Planning History 6
4.4. Proposed Works 7
4.5. Design considerations 7
4.6. Alternative options and Uses 7
4.7. Reason for Proposed Option 8
5. Impact Assessment: 8
5.1. Impact on the non-designated heritage asset – Hazel Cottage 8
5.2. Impact on the setting of the listed buildings & conservation area 8
5.3. Summary 9
Appendix 1 - Photographs 10
Appendix 2 – Maps 14
Appendix 3 – Listing Description 16
Appendix 4 – Historic Environment Records (HER) 22
Conservation Area Map 26
British History Online 27
Appendix 5 - Assessment of Significance Summary 37

ARUN DISTRICT COUNCIL Y/8/19/HH

1. Summary

This is a Conservation Statement and Impact Assessment for the proposed scheme to extend Hazel Cottage, Church Lane, Yapton, Arundel, West Sussex BN18 0EH.

Hazel Cottage is not listed, but adjoins Twelfth of Never, a GII listed dwelling. A copy of the listing description in available in Appendix 3.

The property has been recognised as a non-designated heritage asset (Buildings and Structures of Character) - https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n1724.pdf&ver=1373

The site is within a Conservation Area. A copy of the Conservation Area map is included within the appendix. There is no separate Conservation Area Appraisal.

This Heritage Statement has been written with the proposed scheme by look design:

- PA-302-01 Site & Location Plan
- PA-302-02 Existing Plans
- PA-302-03 Existing Elevations
- PA-302-04 Existing Section
- PA-302-05 Proposed Plans
- PA-302-06 Proposed Elevations
- PA-302-07 Proposed Section
- PA-302-08 Proposed Site & Location Plan

1.1. Aims and results

The aim of this statement is to recognise the significance and character of the heritage assets and to assess whether the proposed works will affect the significance, character or appearance of the heritage asset.

2. Planning Guidelines

To comply with National Policy Planning Framework (2018) section 16 this statement provides:

- An understanding/describe the significance of the heritage asset
- An understanding/contribution to the setting of heritage assets
- An assessment of the impact of the proposed works on the heritage asset
- An assessment of the impact of the proposed works on the setting of the heritage assets

The National Planning Policy Framework (NPPF 2018), paragraph 189 which states

> *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...'*

This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

ARUN DISTRICT COUNCIL Y/8/19/HH

3. Description

The site within a small village of Yapton in the Arun District of West Sussex. It is centred three miles (4.8 km) north east of Bognor Regis at the intersection of the B2132 and B2233 roads.

The parish of Yapton lies on the coastal plain south west of Arundel, between the South Downs and the sea. St Mary the Virgin parish church, 13th century or earlier in origin, is in the centre of the village. It houses a twelfth-century font.

3.1. Development of Site

The earliest OS map (1876-77) shows the property, with the garage belonging to adjoining listed building and orchards to rear. By 1897, the garage has changed ownership and forms part of the ownership of Hazel Cottage and the small porch has been added.

Within forty years the land owned by Hazel Cottage has decreased and by 1974-75 the grounds are the large garden only. Since this date, the garden has reduced further in size.

3.2. Setting of heritage assets

The NPPF states that the setting is

> *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be natural.*

Once a small rural community, Yapton has extended and expanded into the village seen today. Church Lane is a mix of residential dwellings, with the north side more modern bungalows and chalets set within their own grounds behind hedges, whilst the south side of the street are the older properties which either front onto the road or are behind solid boundary walls.

Church Lane is quite narrow, and due to the established plant growth and boundary treatments, a view of the church cannot be seen from the site. St Marys Meadow, to the south of the property, is a modern housing estate of larger two storey domestic dwellings.

To the west of the site is Yapton Church of England Primary School which increases the traffic during the school run, but the village is generally a quiet rural settlement.

ARUN DISTRICT COUNCIL Y/8/19/HH

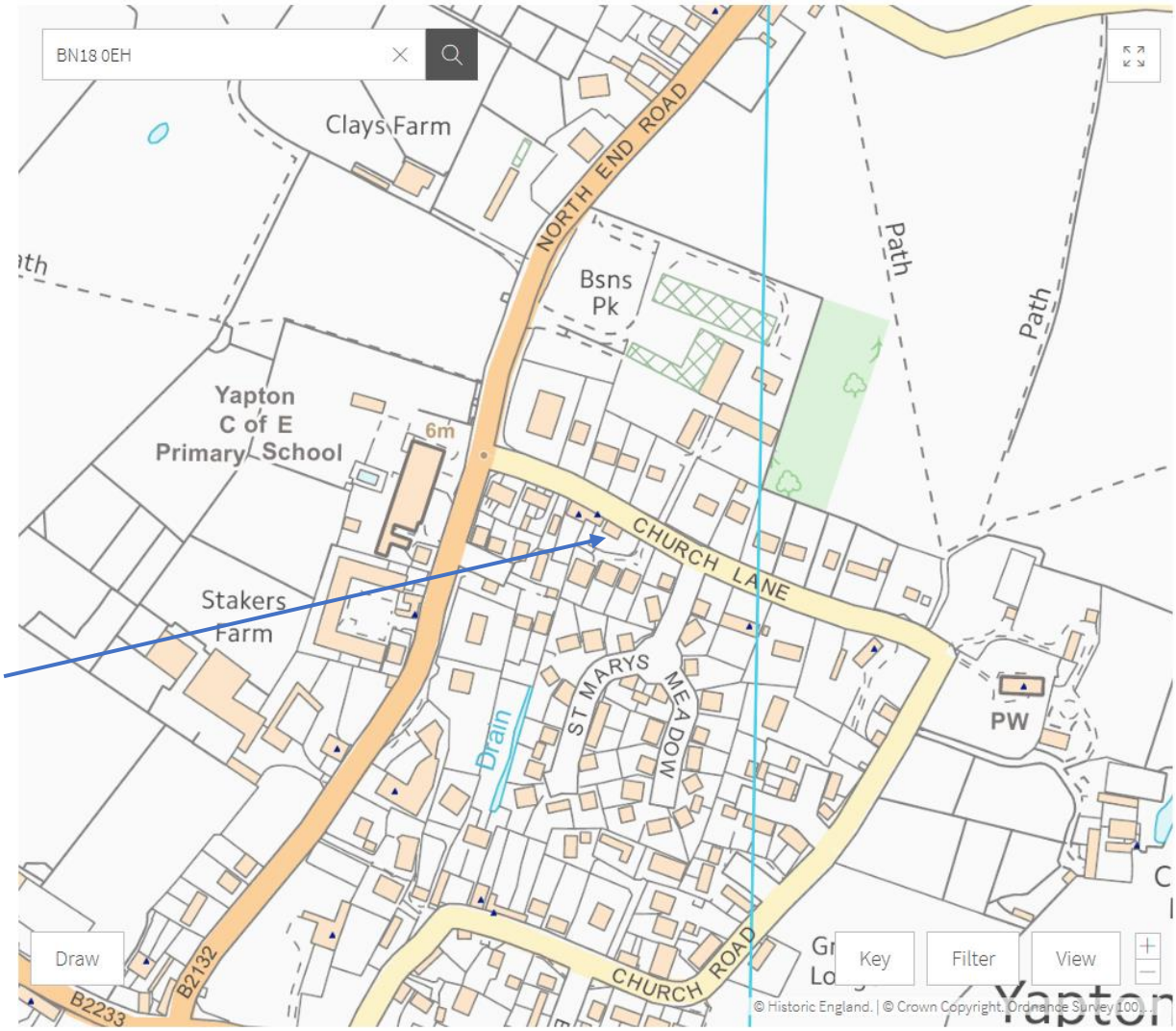

Figure 1 - designated heritage assets, shown as blue triangles (listed buildings). Taken from https://historicengland.org.uk/umbraco/Surface/NHLE/MapSearch?postcode=BN18%200EH&clearresults=True

3.3. Significance

The significance of the site is age of the property, its interesting architecture (the side elevation faces the road) and the setting of the adjoining listed building.

Architectural & Aesthetic Value

Hazel Cottage has been identified as a property which provides a positive contribution to the conservation area.

Hazel Cottage is a simple two storey, double hipped roof. The front elevation is difficult to ascertain from the street scene due to the side elevation being the elevation presented to the road and two pedestrian access gates to either side.

The property once had large grounds, including an orchard, and therefore the orientation of the house would have allowed for views over the grounds. These grounds have since reduced to form a small garden.

ARUN DISTRICT COUNCIL Y/8/19/HH

The garage is a small flint building with a simple clay tile roof and a large timber door. Historically this once belonged to the adjoining listed cottage but appears to have changed ownership pre-1897. This small barn is of vernacular design and provides a positive contribution to the character of the conservation area and the setting of the listed building. This building represents the agricultural/ rural nature of the area.

Historical Value

Hazel Cottage was once part of a large plot of land which appears to have been used as an orchard. Agriculture was a main source of income to the area, which has slowly decreased over recent years.

Social / Community Value

The property has always been a residential dwelling.

Scientific or Technical Value

Internal inspection not undertaken.

4. Proposed Scheme

4.1. Requirements for Change

The objective in the proposed scheme is to extend the property to form a self-contained annexe for a relative.

4.2. Condition of Asset

Under the NPPF, the local authority should not take into account the condition of the building where there is evidence of deliberate neglect of, damage to, a heritage asset.

The property has been well maintained.

4.3. Planning History

The local planning authority website provided the following history online:

Reference	Location	Proposal	Type	Status
Y/28/81/B	Hazel Cottage Church Lane Yapton	Division of bathroom to provide en-suite and alterations to windows	Building	Permitted
Y/5/65	Hazel Cottage Church Lane Yapton	w.c. and drainage	Planning	Perm Devel'ment

ARUN DISTRICT COUNCIL Y/8/19/HH

Y/5/65/B	Hazel Cottage Church Lane Yapton	WC and drainage	Building	Permitted

4.4. Proposed Works

It is proposed to:

- Create new single storey extension to rear of garage
- Convert garage into 2No bedrooms, including the infilling of door and the insertion of 2No dormer windows
- Created a link between garage/ extension and main house
- Reposition ground floor WC
- Relocation main entrance door to new link section

4.5. Design considerations

When extending or designing a heritage asset, there are three key options available:

1. Conventional
2. Contextual
3. Radical

Each of these design options should take into account the significance of the asset and its setting.

Due to the sensitive setting of Hazel Cottage and as a non-designated heritage asset, a more conventional extension has been undertaken.

Due to the requirements of making a small, self-contained annexe, it was proposed to form the bedrooms within the garage as this would allow for the minimal intervention into the flint structure. It was considered to put roof lights to the rear of the garage to allow natural light into the bedrooms, however, the use of rooflights would be difficult to use by the relatives. The creation of two small dormers is recognised to interrupt the simple roof but would allow the flint work to be retained which was considered to be the more significant element of the structure.

To create an appropriate entrance to the self-contained annexe and the main house, the front door would need to be created on the other side of the property to the current porch. The proposed door is set back to ensure that it does not change to setting or orientation of the main house, whilst creating a confirmed entrance point. This leaves the existing porch redundant, which could cause confusion on the formal main entrance.

4.6. Alternative options and Uses

The proposed aim of the works provided limited options to fulfil the brief which worked to protect the character and significance of the house and the conservation area and provide the space required. Various schemes and sketches were considered, however, these appeared to create more impact on the setting of the listed building and cause harm to the character of the main house and conservation area.

ARUN DISTRICT COUNCIL Y/8/19/HH

Positive Impacts

- The views from the street scene remain relatively unaltered, with only the use of the dormers changing the setting
- The redundant garage gains a sustainable function

Neutral Impacts

- The rear extension has no impact on the setting or character of the conservation area or the setting of the listed buildings

Negative Impacts

- None noted.

4.7. Reason for Proposed Option

The chosen option offered the best solution to provide the self-contained annexe required, whilst retaining the character and the setting of the heritage assets.

5. Impact Assessment:

In 2008, the then English Heritage (now Historic England) published their '*Conservation Principles, Policies & Guidance'*, which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

Within this document, they defined 'conservation' as:

> *'the process of managing change to a significant place in it setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generation'*

It is this advice and ethos that the proposed impact of the works is assessed against the 'special architectural and historic interest' and significance of the building and its setting.

5.1. Impact on the non-designated heritage asset – Hazel Cottage

The relocation of the main front entrance door is usually discouraged in terms of heritage due to the re-orientation of the house, however, this house is different to the others within the street as the side elevation is presented to the road. By creating a firm entrance point to serve both the main house and the annexe, it ensures that the annexe does not look like an infill, but an extension to the host cottage.

The extension and the link remain subservient to the main house and does not break the simplicity of its design.

It is considered that the proposed scheme does not cause harm to the significance of Hazel Cottage.

5.2. Impact on the setting of the listed buildings & conservation area

The setting of Twelth of Never and Hazel Cottage has changed over the last 50+ years, most dramatically with the construction of the new houses to the rear on the former orchard. The

ARUN DISTRICT COUNCIL Y/8/19/HH

proposed scheme looks to undertake the conversion of a redundant garage (former barn/ outbuilding) and extension to create a self-contained annexe for a family member.

Whilst the proposed loss of the simple, plain roof will have an impact on the street scene, this impact is considerable minimal, especially as the building is giving a sustainable function and the flint work is retained.

At present there is a glimpsed view between these buildings which would be lost with the formation of the link and the proposed new entrance door, however, this view no longer provides a view through to the open orchards or land behind. The recessing of the entrance door is not considered to impact the rhythm or the pattern of the street scene and therefore is not considered to have an impact on the character of the conservation area.

5.3. Summary

As Historic England clarify,

> *'Listed buildings are to be enjoyed and used, like any other building. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance. The local authority uses listed building consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability.'*

With this in mind, it is considered that the proposed scheme is considered not to have an impact on the special architectural or historic interest of the building, or to have an impact on the character, appearance, significance to the surrounding heritage assets.

ARUN DISTRICT COUNCIL Y/8/19/HH

Appendix 1 - Photographs

Figure 2 - front elevation of Hazel Cottage

Figure 3 - street front / side elevation

ARUN DISTRICT COUNCIL Y/8/19/HH

Figure 4 - Hazel Cottage, garage and listed building, Twelfth of Never

Figure 5 - Hazel Cottage, garage and listed building, Twelfth of Never

ARUN DISTRICT COUNCIL Y/8/19/HH

Figure 6 - view through

Figure 7 -full elevation of listed building

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Figure 8 - view through to rear elevation of Hazel Cottage

ARUN DISTRICT COUNCIL Y/8/19/HH

Appendix 2 – Maps

Figure 9 - 1900 OS map

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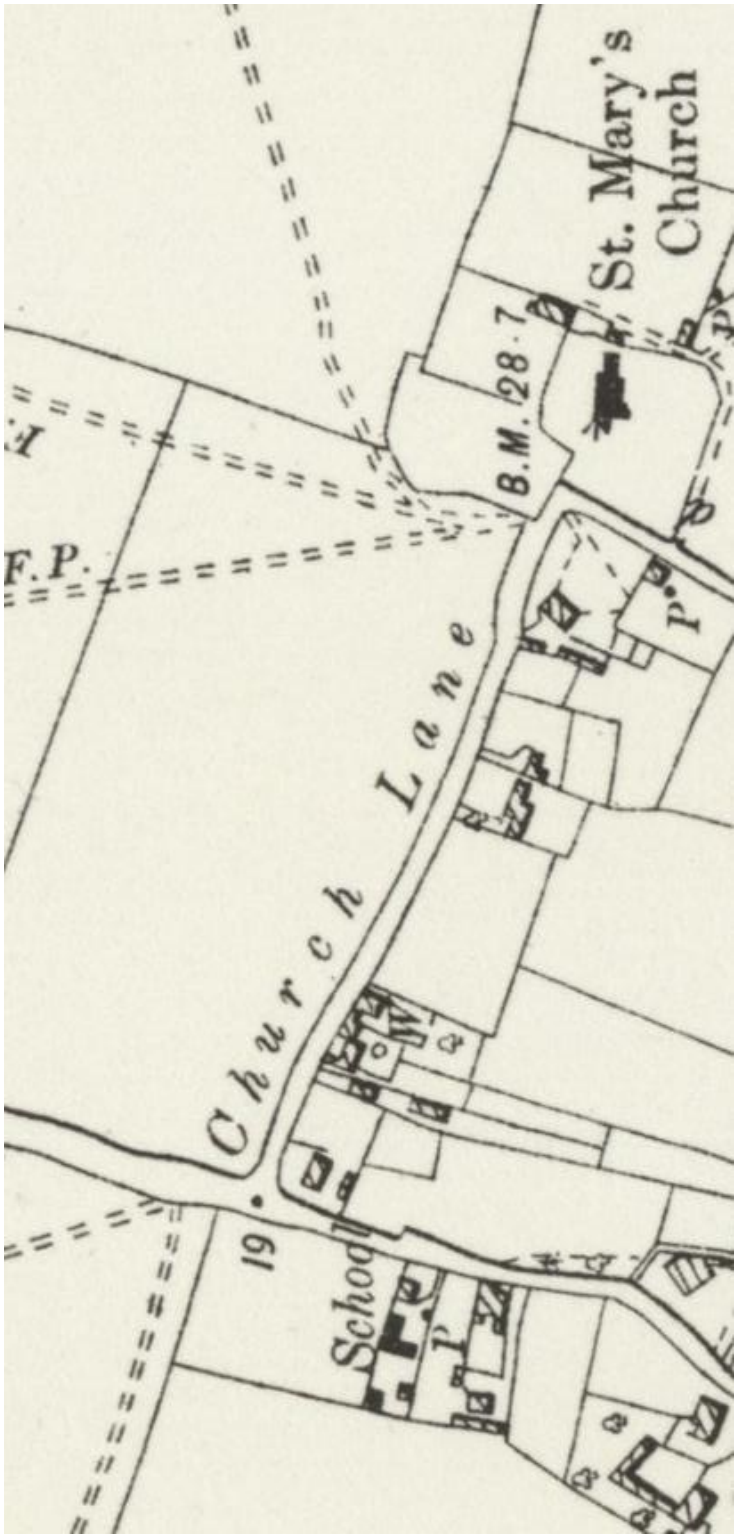

Figure 10 - close-up of 1900 OS map

ARUN DISTRICT COUNCIL Y/8/19/HH

Appendix 3 – Listing Description

THE TWELFTH OF NEVER

Be the first to contribute

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1274595

Date first listed: 20-Sep-1984

Statutory Address: THE TWELFTH OF NEVER, CHURCH LANE

Map

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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 08-Apr-2019 at 14:24:03.

Location

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Statutory Address: THE TWELFTH OF NEVER, CHURCH LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Yapton

National Grid Reference: SU 97895 03640

Details

SU 90SE YAPTON CHURCH LANE 15/366 "The Twelfth of Never."

II

C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings and quoins, all now painted. Thatched roof. Casement windows.

Listing NGR: SU9789503640

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 414764

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

COACHMAN'S COTTAGE

Be the first to contribute

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222547

Date first listed: 20-Sep-1984

Statutory Address: COACHMAN'S COTTAGE, CHURCH LANE

Map

ARUN DISTRICT COUNCIL Y/8/19/HH

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Location

Statutory Address: COACHMAN'S COTTAGE, CHURCH LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Yapton

National Grid Reference: SU 97883 03640

Details

SU 90SE YAPTON CHURCH LANE 15/367 Coachman's Cottage

II

ARUN DISTRICT COUNCIL Y/8/19/HH

C16 timber-framed building with painted brick infilling and diagonal braces on first floor. Thatched roof. Casement windows. Two storeys. Three windows.

Listing NGR: SU9788303640

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 414765

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

PARK LODGE

Be the first to contribute

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1237777

Date first listed: 20-Sep-1984

Statutory Address: PARK LODGE, CHURCH LANE

ARUN DISTRICT COUNCIL Y/8/19/HH

Map

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This copy shows the entry on 08-Apr-2019 at 14:25:13.

Location

Statutory Address: PARK LODGE, CHURCH LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Yapton

National Grid Reference: SU 97994 03570

Details

SU 90SE YAPTON CHURCH LANE 15/365 Park Lodge

ARUN DISTRICT COUNCIL Y/8/19/HH

II

Early C19. Two storeys. Four windows. Stuccoed. Slate roof. Two C19 bays three windows each on ground floor. Glazing bars intact in the other windows. Doric porch between the bays.

Listing NGR: SU9799403570

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 414762

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

ARUN DISTRICT COUNCIL Y/8/19/HH

Appendix 4 – Historic Environment Records (HER)

Search: Yapton Accessed: 8/04/19

Statutory Data

The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

The National Heritage List for England returned 39 records matching your search, here are the first 5.

Title	Type	Location	Grade
AVISFORD PARK HOTEL	Listing	AVISFORD PARK HOTEL, YAPTON LANE, AVISFORD, Walberton, Arun, West Sussex	II
SWISS COTTAGE	Listing	SWISS COTTAGE, 1-3, YAPTON LANE, AVISFORD, Walberton, Arun, West Sussex	II
THE CHAPEL	Listing	THE CHAPEL, BILSHAM LANE, Yapton, Arun, West Sussex	II
CHURCH HOUSE	Listing	CHURCH HOUSE, CHURCH LANE, YAPTON, Yapton, Arun, West Sussex	II
COACHMAN'S COTTAGE	Listing	COACHMAN'S COTTAGE, CHURCH LANE, YAPTON, Yapton, Arun, West Sussex	II

View all The National Heritage List for England results...

National Designation Decisions

Designation Decision Records (De-listed entries)

Recommendations to remove listed buildings, scheduled monuments and protected wreck sites from the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. Decisions to remove registered park, garden and battlefield List entries are made by Historic England. A list of decisions made to remove buildings, monuments, landscapes and wreck sites from the NHLE can be found in this section.

Designation Decision Records (De-listed entries) returned 1 records matching your search.

Title	Type	Location	Grade
BONHAMS	Listing	Bonhams, Hoe Lane, Flansham, West Sussex, Yapton, Arun, West Sussex	DL

ARUN DISTRICT COUNCIL Y/8/19/HH

View all Designation Decision Records (De-listed entries) results...

Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

Designation Decision Records (Non-designated entries) returned 2 records matching your search.

Title	Type	Location	Grade
The Lamb Inn, Yapton	Listing	Lamb Inn, Bilsham Road, Yapton, Arundel, Arundel, BN18 0JN	NL
Bridge of the former Por...	Listing	Ford, Arun, West Sussex	NL

View all Designation Decision Records (Non-designated entries) results...

Non-Statutory National Data

Historic Milestone Society Database

The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse http://www.milestonesociety.co.uk/ to learn more about the history of milestones and about restoration techniques, about our activities and our publications.

No records matched the search criteria.

HE PastScape

The information within PastScape is taken directly from the National Record of the Historic Environment (NRHE). The NRHE contains over 410,000 records on the archaeology and buildings of England and its territorial waters.

There was a problem communicating with HE PastScape.

ARUN DISTRICT COUNCIL Y/8/19/HH

National Trust HBSMR

The National Trust is the largest private owner of archaeological sites in England, Wales and Northern Ireland. Our Historic Buildings, Sites & Monuments Record (NT HBSMR) is the key tool for managing, revealing and sharing the historic environment in our care.

No records matched search criteria.

Parks and Gardens UK

Parks and Gardens UK is a web resource dedicated to historic designed landscapes across England, Northern Ireland, Scotland and Wales.

No records matched the search criteria.

PMSA

The PMSA aims to heighten public appreciation of Britain's public sculpture, and to contribute to its preservation, protection and promotion. It seeks to achieve this through several projects that include: the National Recording Project, the Sculpture Journal, Save our Sculpture and the Marsh Award for Public Sculpture.

NMR Excavation Index

The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

Church Heritage Record

The Church Heritage Record is a digital database of church buildings in England developed by ChurchCare, the Church of England's national resource.

Church Heritage Record returned 2 records matching your search.

Name	Location

ARUN DISTRICT COUNCIL Y/8/19/HH

Yapton: St Mary	West Sussex County
Ford: St Andrew	West Sussex County

View all Church Heritage Record results...

Local Records

West Sussex HER

The West Sussex Historic Environment Record or HER (formerly the West Sussex County Sites and Monuments Record) is a record of the known archaeology and historic assets of the county. Although it holds information for Chichester District, the data is not included on the Heritage Gateway and it is advised to contact the Chichester HER for more detailed records. For further information and important guidance on the use of the West Sussex HER, please click here.

West Sussex HER returned 85 records matching your search, here are the first 5.

Name	Location
Land rear of the 'Oystercatcher' Public House and Restaurant, Climping	Climping
Roman Villa site at Blacksmith's Corner, Walberton	Walberton
Former Ford Airfield, Yapton - Excavations	Ford
Land Between Felpham and Flansham, Bognor Regis: Archaeological Evaluation Report	Bersted;Yapton;Felpham;Aldingbourne
Land at Angels Nursery, Barnham - Evaluation	Barnham

View all West Sussex HER results...

ARUN DISTRICT COUNCIL Y/8/19/HH

Conservation Area Map

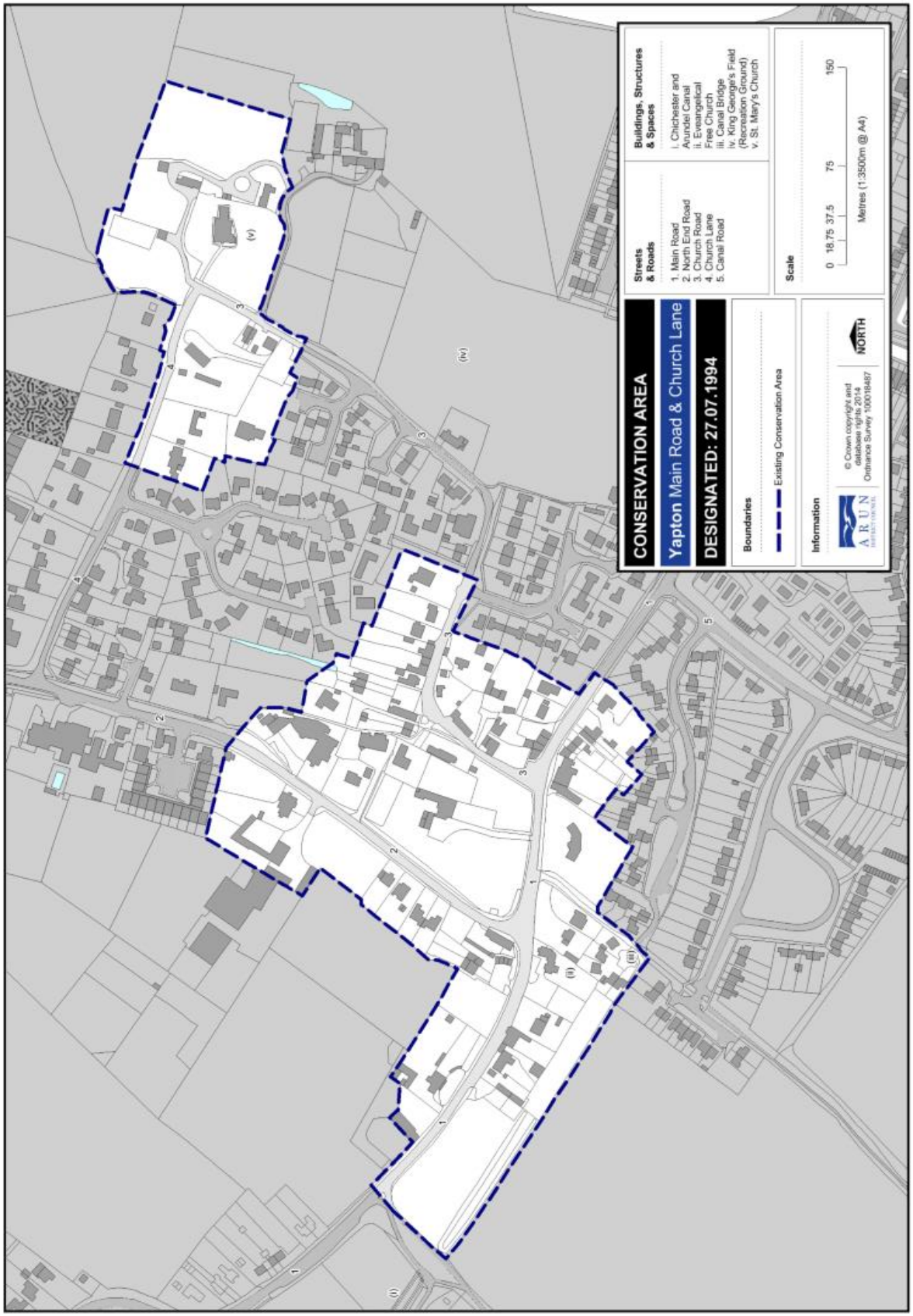


Figure 11 - Conservation Area Map

ARUN DISTRICT COUNCIL Y/8/19/HH

British History Online

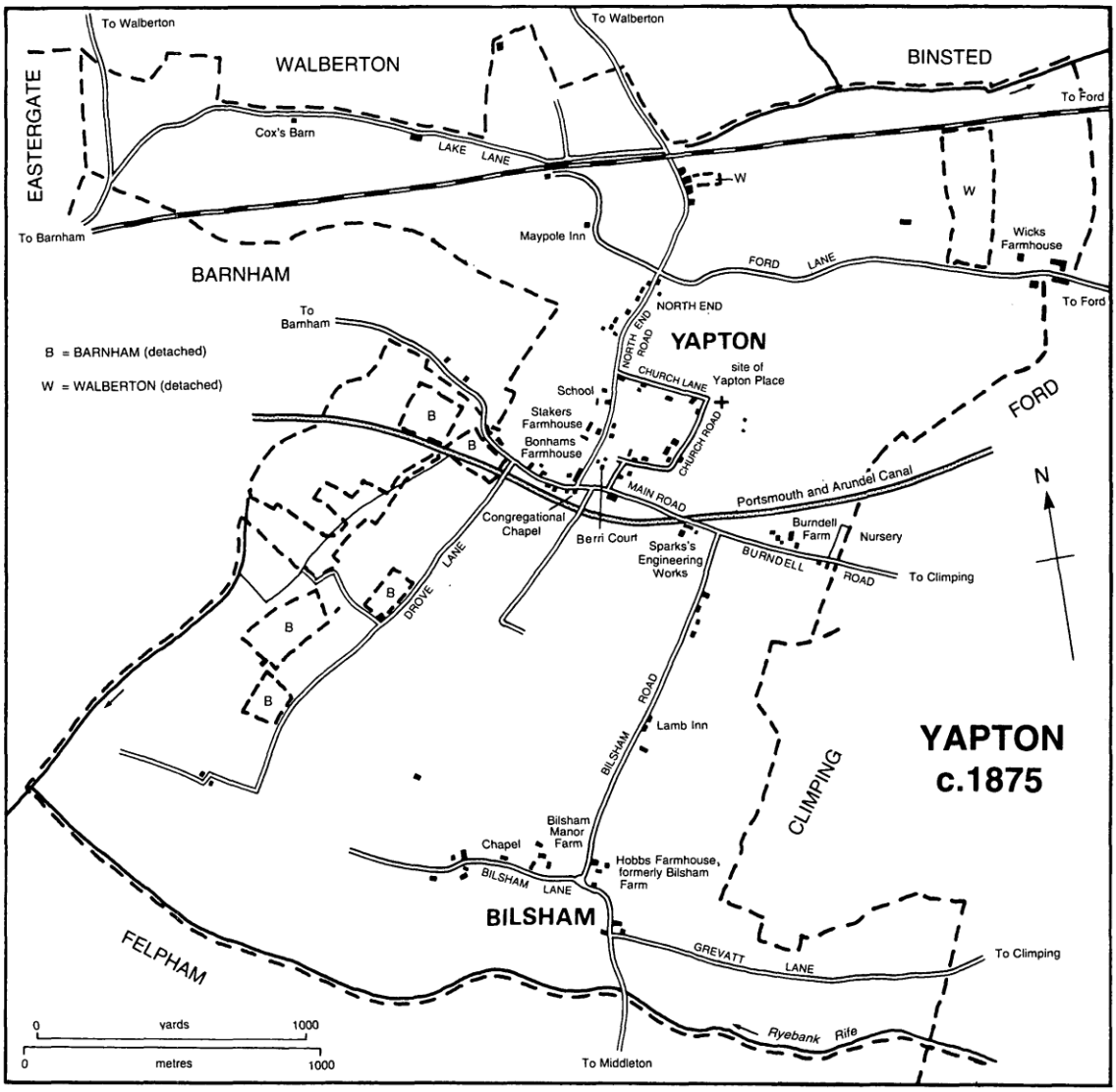
Yapton
Pages 245-261
A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel. Originally published by Victoria County History, London, 1997.

A P Baggs and H M Warne, 'Yapton', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel, ed. T P Hudson (London, 1997), pp. 245-261. British History Online http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp245-261 [accessed 8 April 2019].

YAPTON
The parish of Yapton (fn. 1) lies on the coastal plain south-west of Arundel and c. 2 miles (3 km.) from the sea. In 1881 it had 1,740 a. and was irregular in shape. (fn. 2) Between 1882 and 1891 it was enlarged by the addition of two detached parts of Walberton in the north (20 a.) and five detached parts of Barnham in the west (31 a.), (fn. 3) the latter representing parts of estates formerly centred in Barnham. (fn. 4) In 1933 a further 449 a. including Flansham hamlet was added from Felpham, so that in 1971 the area was 906 ha. (2,239 a.). (fn. 5) In 1985 two salients of Barnham within Yapton, one of which had also once partly belonged to an estate centred in Barnham, were added to Yapton, while the north-western tip of Yapton was transferred to Barnham and a larger area in the north-east, including Wicks Farmhouse, to Ford. (fn. 6) The present article treats the history of the parish as constituted before 1985.
The southern boundary follows the Ryebank rife and parts of the northern boundary a stream and roads, but the configuration of the old western boundary with Barnham and Eastergate suggests that the three parishes may once have formed a single area.
Most of the parish lies on brickearth, with alluvium in the valleys of streams in the northeast and south. (fn. 7) Flooding was common in the Middle Ages (fn. 8) and still occurred in the mid 20th century. (fn. 9) The deep Ryebank rife which marks the southern boundary is apparently an artificial channel linking two streams which once flowed west and east. (fn. 10) A pond called the great pond (fn. 11) and later Greens pond formerly lay across the Yapton-Barnham boundary west of Yapton village. (fn. 12)
There was woodland yielding six swine on what was apparently Yapton manor in 1086, (fn. 13) and a wood of the lord of Bilsham, much of it oak, was mentioned in the 16th century. (fn. 14) In the 19th and 20th centuries, however, there was virtually no woodland. (fn. 15)
William of Etchingham had free warren in his demesne lands in Yapton in 1316. (fn. 16) There is no evidence for a park in the parish before c. 1813, when parkland extended south of Yapton Place as far as the line of the future Portsmouth-Arundel canal, and northwards and westwards to Ford Lane and North End Road. (fn. 17) After the demolition of Yapton Place in the 1830s (fn. 18) the land was returned to agriculture (fn. 19) except for a small area around the remains of the house. (fn. 20)
Settlement.
There is scattered evidence for occupation between the Bronze Age and RomanoBritish periods in the southern half of the parish. (fn. 21) The best agricultural land in the parish, however, lies around the village. (fn. 22) Medieval settlement there may have centred on the church, south of which earthworks define roughly rectangular areas perhaps representing house plots. (fn. 23) In later centuries dwellings were loosely scattered along Main and North End roads and along the two streets linking them to the church, Church Road and Church Lane; (fn. 24) there were c. 45 dwellings in that area c. 1840. (fn. 25)
The earliest known secular building in the village is Coachman's cottage in Church Lane, a probably 16th-century timber-framed house with a later west wing lying north-south. The Old Malthouse and Laburnum cottages at the west end of the village are apparently 17th-century. Apart from houses in the village associated with three manors, (fn. 26) other buildings put up before 1800 are chiefly

ARUN DISTRICT COUNCIL Y/8/19/HH

small, materials usually being flint and brick, with roofs of thatch, tile, or slate; one house near the school in North End Road and another at the west end of Main Road have datestones for 1734. Stakers Farmhouse in North End Road, apparently 18th-century, and Yew Tree House which faces it have similar stuccoed façades of mid 19th-century character, while Park Lodge in Church Lane is early 19th-century with a Doric porch between two later projecting bay windows. Church House opposite the church is a small, stuccoed, double-pile house of 1831 which was extended to the south in the later 20th century. Reset beams in the cellar and a datestone apparently for 1692 may survive from an earlier building on the site. Two ball finials in the garden which once decorated the gate piers had come from the demolished Yapton Place. (fn. 27)
From the mid 19th century wealthy families lived in the larger houses of the village. (fn. 28) Park Lodge, Yapton Lodge, Yew Tree House, and Stakers Farmhouse each had a tennis lawn in the early 20th century. (fn. 29) Members of the Sparks family, owners of an engineering works, lived at Church House, Yapton Lodge, Grove Lodge, and the large red-brick Sunnyside in Church Road in the late 19th and 20th centuries. (fn. 30) Smaller houses were also built in the village in the late 19th century and early 20th, (fn. 31) including three terraces of cottages in Bilsham and Burndell roads for employees of the engineering works. (fn. 32)



YAPTON c. 1875

ARUN DISTRICT COUNCIL Y/8/19/HH

In the mid 20th century several roads were laid out south of the village on either side of Bilsham Road; they contain both houses and bungalows, including many council houses. (fn. 33) North of Burndell Road other closes, chiefly of terraced and semidetached houses, were built in the later 20th century. (fn. 34) One larger house of the 1930s was the Arts-and-Crafts style Dyers Croft in Main Road. In 1991, despite recent infilling by new houses and closes, (fn. 35) the older part of the village was still characterized by large houses in walled gardens with much greenery. There was an estate of mobile homes south of Main Road in 1994. The modern centre of the village, with the church, the village hall, and tall trees round the edges of the playing field, suggests, quite unhistorically, a long-established green.

At Bilsham late Anglo-Saxon finds around the medieval chapel may suggest a nucleus of settlement there at that date. (fn. 36) The second element of the place name is apparently hamm, alluding to low-lying land beside the Ryebank rife. (fn. 37) Buildings in the hamlet dating from before c. 1800 besides those mentioned elsewhere (fn. 38) include Bilsham Croft and Old Bilsham Farmhouse, both of flint with brick dressings; the former has 16th-century timbers, and the latter may be partly 17th-century. There were c. 10 dwellings in all at Bilsham c. 1840. (fn. 39) In the mid 20th century elm trees since cut down made of Bilsham Lane virtually a narrow tunnel. (fn. 40)

North of Yapton village along the road to Walberton is a scattering of buildings of the 18th century or earlier, some perhaps built on roadside waste. (fn. 41) The name North End described the area by c. 1813. (fn. 42) Four cottages near the railway were built by the railway company. (fn. 43) More houses were put up there in the 20th century including some council houses, (fn. 44) and a mobile home park lay to the west in 1994.

On the south side of Burndell Road eight dwellings which existed c. 1840 were evidently built on roadside waste since their plots have a continuous southern boundary. There was also ribbon development before 1900 along Bilsham Road between Yapton village and Bilsham; (fn. 45) there too some houses occupy former waste land, a terrace on the east side facing south. (fn. 46) Many detached houses and bungalows were built in Lake Lane in the north-west corner of the parish in the 20th century, besides some cottages for nursery workers. (fn. 47) There are 19th- or 20th-century cottages near Wicks Farmhouse on the Ford boundary.

The place called Wildbridge, mentioned from the early 13th century and called a vill c. 1237, (fn. 48) seems to have lain near the Walberton boundary, (fn. 49) the first element of the name perhaps alluding to an exposed situation. (fn. 50)

Fifteen persons were assessed to subsidy in Yapton vill in 1327 and 9 at Bilsham; (fn. 51) in 1332 the figure for Yapton was 32, but Bilsham was then included with Madehurst, (fn. 52) and in 1524 Yapton's total was 24 and Bilsham's apparently 8. (fn. 53) Eighty-four parishioners signed the protestation in 1642, (fn. 54) and 122 inhabitants were listed in the Compton census in 1676. (fn. 55) There were 48 families in 1724. (fn. 56) From 543 in 1801 the population fell to 512 in 1811, then rose and fell alternately during the 19th century and early 20th, reaching 712 in 1921; thereafter the increase was continuous, to 1,505 in the enlarged parish including Flansham in 1951, and 3,742 in 1981. Rates of increase in the three decades 1951-81 were 33, 25, and 50 per cent respectively. In 1991 the altered area of the parish had 3,377 inhabitants. (fn. 57)

Communications.

The parish is bisected by the road from Chichester to Climping, mentioned from c. 1212; (fn. 58) the enlargement of Ford airfield south-east of the village caused its closure at that point between 1942 and 1959. (fn. 59) Bilsham Road leading to Felpham and Middleton is recorded from 1646, (fn. 60) and North End Road leading to Walberton and Arundel from 1678; (fn. 61) by 1835 they formed part of the route from London to Bognor. (fn. 62) The corner of Main and Bilsham roads was called Bognor bridge by 1886. (fn. 63)

Drove Lane mentioned from 1542 (fn. 64) was presumably the Flansham road recorded in 1641. (fn. 65) The road from Bilsham to Climping was called Grevatt Lane in the 1820s, when it became part of a new road between Bognor and Littlehampton; (fn. 66) it remained private until acquired by Littlehampton urban district council, together with the Arun ferry to which it led, in the early 1900s.

ARUN DISTRICT COUNCIL Y/8/19/HH

(fn. 67) A new section of road to replace part of Grevatt Lane was cut to the south before 1967. (fn. 68)
Both Lake Lane and Ford Lane in the north were named in 1778. (fn. 69) They originally formed a continuous route, (fn. 70) whose central section in the parish is sunk between the land on either side, indicating a long period of use.
Cab or fly proprietors were listed between 1895 and 1905. (fn. 71) There were bus services in 1992 to Bognor Regis, Littlehampton, Chichester, and Arundel.
The Portsmouth-Arundel canal was constructed through the centre of the parish c. 1821 (fn. 72) and opened in 1823, (fn. 73) but it had little effect on Yapton as there was no wharf. (fn. 74) By the mid 19th century it had ceased to be used. (fn. 75) It crossed Main Road on the site of the modern recreation ground; earthworks were still apparently visible there in 1945 (fn. 76) but were later levelled. The route remained traceable west of the village in 1995; one brick bridge survived there and another near the Ford boundary in the east. (fn. 77)
The Worthing-Chichester railway was opened through the north end of the parish in 1846; (fn. 78) to avoid the need for two level crossings the eastern section of Lake Lane was diverted to run north of the line. (fn. 79) There was a station on the road to Walberton from 1846 to 1847 and from 1849 to 1864; (fn. 80) the building survived in 1995.
An inn in 1686 had three guest beds and stabling for two horses (fn. 81) and an innholder was mentioned in 1725. (fn. 82) The site referred to seems likely to be that later occupied by the Shoulder of Mutton, afterwards the Shoulder of Mutton and Cucumber, which was recorded from c. 1832, when the publican was also a wheelwright. (fn. 83) The Black Dog, also in Main Road, and two outlying inns, the Maypole and the Lamb, are recorded from the 1870s or 80s. (fn. 84) All four remained in 1995.
Bowls was played in the parish in 1553, (fn. 85) and in 1623 a fiddler from Boxgrove was presented for leading dancing on Sundays. (fn. 86) The parish bounds were still beaten at Rogationtide in the 1620s; refreshments had previously been provided by landholders, the occupier of the Yapton manor demesnes giving a dinner to most parishioners. (fn. 87)
The owner of Stakers farm in 1896 allowed the vicar to put up an iron recreation room on land next to the school in North End Road at the rent of 1s. a year. (fn. 88) In 1932 part of the former Sparks's engineering works south of Main Road was conveyed to trustees as a village hall for Yapton and Ford. (fn. 89) It was replaced c. 1988 by a purpose-built building of brick on the other side of the road, (fn. 90) next to which there was a county council youth centre in 1991. In 1955 the old hall was used by 14 clubs and societies and served also as a cinema at weekends and as a library staffed by voluntary helpers two days a week; (fn. 91) the new hall was even more popular as a venue in 1995.
A Yapton and district cottage gardeners' society, founded c. 1905, still flourished in 1991. (fn. 92)
From the early 20th century a field northeast of the church and Church Farmhouse was used as a recreation ground by permission of the owner Walter Langmead. (fn. 93) In 1948 West Sussex county council bought 8 a. north of Main Road which was thereafter known as King George's field; in 1980 it was conveyed to the parish council. (fn. 94) A football club flourished by 1928, (fn. 95) and in 1992 there were clubs for football, cricket, stoolball, badminton, and short mat bowls.
A Yapton and Ford festival, with dancing, sports, and a car rally, was held in 1962. (fn. 96)
Gas was supplied from Bognor by 1912. (fn. 97) Yapton Lodge had its own electric lighting plant in 1924, (fn. 98) and electricity was available more generally by c. 1937. (fn. 99) There was street lighting by 1965. (fn. 100) The Bognor water company supplied parts of the parish in 1928. (fn. 101)
Some Yapton labourers took part in the agricultural riots of 1830. (fn. 102) Ford airfield, at one time named after Yapton, is described above; the noise of aeroplanes was a constant background in 1955. (fn. 103)
There was a nursing home in North End Road from c. 1982. (fn. 104)
The poet Andrew Young (d. 1971) retired to Park Lodge in or before 1967. (fn. 105)

ARUN DISTRICT COUNCIL Y/8/19/HH

ECONOMIC HISTORY.

Agriculture.

Six villani and six cottars held land in 1086 of what was later apparently Yapton manor. (fn. 272) References to a freeholder with 7 a. in 1551 (fn. 273) and a copyholder with 18 a. c. 1614 (fn. 274) may be to one of the other manors of the parish, since the title Yapton manor was used loosely to describe other manors and estates at different times, and since the main manor cannot be traced after 1621. (fn. 275) Tenants of Yapton Shulbrede are recorded from 1544. (fn. 276) Several copyholds remained in the 18th and early 19th centuries; they could be sublet by 1772. (fn. 277) On Bercourt and Wildbridge manor in the 15th and 16th centuries there were both free and copyhold tenants. (fn. 278) Some demesne land was being leased out in small parcels in 1460. (fn. 279) Copyholds could be sublet by 1535 (fn. 280) and were being enfranchised by the mid 17th century. (fn. 281)

Fourteen villani were listed on Bilsham manor in 1086, and 5 villani and 5 cottars on its sub-manor. (fn. 282) There were both free and customary tenants on the Arundel priory (fn. 283) and Bilsham family (fn. 284) manors in the earlier 14th century, but all the latter died during the Black Death, their lands remaining unoccupied in 1349. (fn. 285) There were still free and copyhold tenants at Bilsham in the 16th century. (fn. 286) Copyholds could be sublet by 1549. (fn. 287) Two copyholds of 22 a., each described as a yardland, and one cottage tenement remained in the 18th century. (fn. 288)

The rectory manor had both free and copyhold tenants in 1621. (fn. 289) Only copyholds survived by the 18th century, (fn. 290) when one of 17½ a. was called a yardland and there was another of 17 a. Copyholds could be sublet by 1730. (fn. 291)

Waverley abbey's estate had tenants in the 14th century, (fn. 292) and 4 freeholders, 7 copyholders, and 2 leaseholders held land of Tortington priory in 1537. (fn. 293) Land was also held of manors outside the parish: Walberton, (fn. 294) Ilsham St. John in Climping, (fn. 295) Tortington, (fn. 296) Avenells or East Angmering in Angmering, (fn. 297) and Barnham. (fn. 298)

The demesne farm belonging to the Bilsham family's manor at Bilsham had 126 a. in 1345 (fn. 299) and at least 160 a. in 1349, (fn. 300) and that belonging to Arundel priory's manor in the same place had c. 200 a. at the same period, labour services still apparently being exacted in the 1320s. (fn. 301) After 1394 the Arundel priory land, which by then had passed to Arundel college, was let, the first farmer being the former bailiff. (fn. 302) The Bercourt and Wildbridge manor demesne farm had 200 a. of arable, apparently 80 a. of several pasture, and 12 a. of several meadow in 1421; labour services were mentioned then but it is not clear whether they were still performed. (fn. 303) The Bercourt and Wildbridge demesnes were let by 1460. (fn. 304)

Open arable fields seem to have ringed Yapton village on three sides in the Middle Ages: East Town field north of Ford Lane, (fn. 305) the Cinders east of Bilsham Road, (fn. 306) and Tacklee or South Street field south-west of the village. (fn. 307) The Warmare or Warnmere north of Main Road on the site of the modern recreation ground may also have been an open field. (fn. 308) Several other open fields mentioned from the early 13th century are unlocated. (fn. 309) A three-course rotation of the fields at Bilsham was apparently practised in the 1340s. (fn. 310)

The open fields were apparently inclosed piecemeal by agreement through exchanges like that evidenced in 1553 at Bilsham between the farmer of the manor demesnes and the tenants. (fn. 311) By 1460 land on Bercourt and Wildbridge manor in a field called Woodcroft already formed small closes. (fn. 312) In the mid 16th century, though some land remained commonable, (fn. 313) there were closes in individual open fields of up to 19 a. (fn. 314) The trend to consolidation continued later. (fn. 315)

Crops grown in the Middle Ages included wheat, barley, (fn. 316) flax, hemp, and apples, while cattle, sheep, pigs, and geese were raised. (fn. 317)

A tenants' pasture on Bercourt and Wildbridge manor was mentioned in 1542, (fn. 318) but no other common pasture is known in the parish except possibly for marshland in the north-east (fn. 319) and roadside waste along Main and Bilsham roads including Berri Court green in the centre of the village,

ARUN DISTRICT COUNCIL Y/8/19/HH

(fn. 320) the location of which is not clear. Common meadow called East Town mead or meads (fn. 321) presumably lay in the north-east, and there was other common meadow at Bilsham. (fn. 322) Pasture and meadow were also held severally; (fn. 323) it was presumably for its quality that meadow in the parish was granted to landowners in other places. (fn. 324) Tenants of one of the Bilsham manors could common on the demesne meadow outside the hay season in the mid 14th century. (fn. 325)

In the 17th and 18th centuries demesne farms remained prominent. That centred on Yapton Place was known as 'the great farm' in 1621 and 1718. (fn. 326) The future Hobbs farm had 75 a. in 1667 (fn. 327) and 100 a. in 1699, (fn. 328) and Bury Court farm, the Bercourt and Wildbridge manor farm, 131 a. in 1807. (fn. 329) The demesne farm of Yapton Coverts manor, later Bonhams farm, had 135 a. in 1693, (fn. 330) and Burndell farm 106 a. in 1595 and 93 a. in 1727, on each occasion including land in neighbouring parishes. (fn. 331) Stakers farm had 271 a. in Yapton and elsewhere in 1699. (fn. 332)

Crops grown in the 17th and 18th centuries (fn. 333) were wheat, barley, oats, peas, vetch, and tares, with clover seed by 1731; wheat seems usually to have had the highest acreage. Hemp (fn. 334) was also grown. Animals raised at that period were chiefly sheep, cattle, and pigs, with some poultry. Inhabitants by the later 17th and early 18th centuries sometimes farmed in neighbouring parishes as well as in Yapton, and one farmer at Bilsham in 1671 had stock in the Weald at Kirdford. Sheep were washed by the mid 18th century where Bilsham Road crossed the Ryebank rife. (fn. 335) Some farms in the earlier 19th century remained in scattered closes. (fn. 336) About 1840 there were five chief farms in the parish: Wicks, representing the Yapton manor demesnes (260 a.), Bonhams (131 a.), and Stakers (128 a.) in the north half; and in the south the future Bilsham Manor and Hobbs farms of 216 a. and 138 a. respectively. (fn. 337) Those remained the chief farms c. 1910, when Wicks farm had 320 a. and Bilsham Manor farm 381 a.; (fn. 338) most land in the parish was then rented. (fn. 339) Only one of the larger landowners was resident in 1867. (fn. 340)

Arable farming predominated in the earlier 19th century; there were reckoned to be only 100 a. of pasture in 1819, (fn. 341) and c. 1840 there was nearly four times as much arable as meadow and pasture, wheat remaining the chief crop. (fn. 342) There were numerous field barns, especially in the south-west part of the parish, c. 1813. (fn. 343) The land in the centre was said to be very productive in 1841. A six-course rotation was then widely practised, viz. turnips; barley or oats; seeds; wheat; peas, beans, or tares; and wheat. (fn. 344) Much of Bonhams farm was pipe-drained by 1871. (fn. 345)

In the mid 19th century Yapton supplied agricultural labour to other parishes and was a popular place of residence for lodgers. About 3 a. of glebe were let as allotments in 1867. (fn. 346)

In 1875 arable crops returned totalled c. 1,000 a., the chief being wheat, oats, and turnips and swedes; there were then 533 a. of grass, with 193 cattle, 720 sheep, and 85 pigs. The proportion of pasture to arable was slightly higher in 1909; oats were then the largest crop and numbers of cattle and pigs were greater, though there were fewer sheep. (fn. 347) The Loveys family from Devon bred cattle at Bilsham during the later 19th century and early 20th. (fn. 348) There was also a dairy herd at Cox's farm in the north-west in the early 20th century. (fn. 349) Church farm was described as a dairy farm in 1924 (fn. 350) and Hobbs farm had pedigree Jerseys in 1957. (fn. 351) Wicks farm in 1924 had a Southdown flock as well as pedigree shorthorn cattle and a small Guernsey herd. (fn. 352)

In 1985 the 10 holdings listed in the parish included three of 100-200 ha. in area; two and a half times as much land was rented as was in owner occupation. Wheat remained the chief crop and stock kept were 133 beef cattle, 759 pigs, 278 sheep and lambs, and 165 poultry, chiefly hens for laying. (fn. 353) In 1991 Northwood farm of 435 a. based at Bilsham, which included much land in Climping, was almost all arable, including some oilseed rape and linseed. Wicks farm was then c. 400 a. (fn. 354) By 1996 those two farms were worked with a holding in Ford as a co-operative of c. 1,200 a. The parish was then 95 per cent arable, growing cereals, pulses, and oilseed rape. In the south-west part Drove Lane farm (250 a.) fattened continental breeds of beef cattle on 39 a. of permanent

ARUN DISTRICT COUNCIL Y/8/19/HH

grassland, while some land near Bilsham was farmed from Flansham. There were then very few agricultural workers in the parish. (fn. 355)

Market gardening.

Henry Kennett had a nursery in Burndell Road on the eastern boundary c. 1840; (fn. 356) it still flourished in 1882. Another nurseryman was listed in Yapton in the 1850s. (fn. 357) In 1909 Barnham Nurseries Ltd. worked 2 a. of small fruit and 1 a. of orchards in the north-west corner; (fn. 358) the firm acquired more land nearby after 1918. (fn. 359) Pollards Nurseries Ltd., originally from Cheshunt (Herts.), moved to a site on the south side of Lake Lane c. 1960; in 1965, when there were 4½ a. under glass, two thirds cucumbers and the rest roses, the workforce included several Italian families. (fn. 360) By 1978 glasshouses on the site totalled 29, (fn. 361) but the scale of operations had been greatly reduced by 1994.

Southdown Flowers beside Yapton Lane north of the railway line was set up in 1960, selling mixed flowers to supermarkets. In 1991 it had 30 a. and employed 132 workers there and in a site further west on Lake Lane; after bankruptcy in that year the main site was bought by a Dutch firm (fn. 362) which in 1995 had 12 a. and employed c. 50. It then grew both seasonal and round-the-year crops and imported cut flowers, supplying cut flowers and pot plants to multiple stores, garden centres, and the wholesale trade. (fn. 363)

Frampton's Nurseries, with 6 a. in Lake Lane, had revolutionized flower-growing techniques in the 1950s and 60s but went bankrupt in 1992. (fn. 364) Another nursery north of Church Lane flourished between 1978 (fn. 365) or earlier and 1994. A nursery in Bilsham Road offered a landscaping service in 1991.

In 1985 45 ha. of horticultural crops were listed in the parish including 37 ha. of peas, 2 ha. of strawberries, and 3 ha. of bulbs. (fn. 366)

CHURCH.

There was apparently a church at Yapton in 1086, (fn. 446) which before 1255 was a prebend of Arundel's minster church. In 1255 it was appropriated to Sées abbey (Orne), (fn. 447) passing to its English priory of Arundel and in 1380, with the priory's other possessions, to Arundel college. (fn. 448) A vicarage was ordained in 1255. (fn. 449) The living was united to Walberton between 1753 and 1875 (fn. 450) and to Ford from 1875. (fn. 451) In 1985 Climping was added to make the benefice of Climping and Yapton with Ford, the parishes remaining distinct. (fn. 452)

At the ordination of the vicarage in 1255 the bishop reserved the right of collation. (fn. 453) The Crown and the dean and chapter of Chichester presented during vacancy in 1415 and 1430 respectively, (fn. 454) and from 1501 the bishop always collated except during vacancy and on two occasions when the archbishop of Canterbury exercised the patronage. (fn. 455) After the union of livings in 1985 the bishop (as former patron of both Yapton and Ford) was to collate on two occasions in three and the Lord Chancellor (as former patron of Climping) to present on the third. (fn. 456)

The vicarage was valued at £5 6s. 8d. in 1291 (fn. 457) and at £7 11s. in 1535. (fn. 458) In the 1570s the living was let. (fn. 459) By 1724 the real value was £43 16s. 1d. (fn. 460) and in 1750 it was £60; (fn. 461) the average net income of Yapton and Walberton together, however, was £468 c. 1830. (fn. 462)

A vicarage house existed in 1255, (fn. 463) perhaps standing south or south-west of the church as apparently later. (fn. 464) In 1573 it was in decay for lack of thatching, (fn. 465) and by 1662 most of the building had collapsed through neglect (fn. 466) so that a new vicarage house was built c. 1664. (fn. 467) After the union of the living with Walberton it was pulled down in 1757-8. (fn. 468)

Incumbents of Yapton with Ford from 1875 at first lived in rented housing (fn. 469) but c. 1905 a new vicarage was provided through alterations and additions to a house in North End Road. (fn. 470) That was later sold, and a new house south of Church Lane was bought in 1990 for the incumbent of the benefice of Climping and Yapton with Ford. (fn. 471)

ARUN DISTRICT COUNCIL Y/8/19/HH

There were 21 a. of glebe divided between four locations in 1255. (fn. 472) In the early 17th century there were 22 a. in all: an orchard next to the house, 12 a. called Simpoles in the eastern angle of Burndell and Bilsham roads, and 9 a. unlocated. (fn. 473) The last named land was exchanged in 1750 for 11 a. elsewhere, (fn. 474) and the site of the demolished vicarage house with its garden and a croft was exchanged before 1822 for 3 a. in Yapton Lane, Walberton. (fn. 475) Other land had been exchanged for land in Walberton by 1838 (fn. 476) so that only 12 a. remained in Yapton c. 1840: the close called Simpoles, now reckoned as 9 a., and 3 a. by the Walberton boundary. (fn. 477) There were 22½ a. in all belonging to the living of Yapton in the two parishes in 1887. (fn. 478)

At the ordination of the vicarage in 1255 most of Yapton's tithes were settled on the vicar except for those of corn and pulses. (fn. 479) Some corn tithes were payable to the vicar in 1615. (fn. 480) By 1841, however, the vicar's entitlement was all the small tithes, hay tithes from part of the parish, and half the hay tithes from the rest, besides all the tithes of 'holibreads', i.e. small portions of various fields around the parish. (fn. 481)

Tithe portions also belonged to others from the Middle Ages. The tithes at Wildbridge and elsewhere which Boxgrove priory had in 1253 (fn. 482) seem to be represented by those later payable to Walberton rectory and vicarage, since Walberton rectory had belonged to Boxgrove. (fn. 483) Similarly, Syon abbey (Mdx.) as successor to Sées abbey (Orne) had both great and small tithes from land at Wildbridge in 1473, (fn. 484) which descended with Eastergate manor farm; (fn. 485) in 1649 the portion was said to comprise corn tithes from 20 a. (fn. 486) 'Trynebarn rectory', representing tithes belonging to Tortington priory from 1291 or earlier, is discussed above. (fn. 487)

At commutation in 1841 the vicar received £188 6s. 9d. as vicar of Yapton and £5 2s. 6d. as vicar of Walberton; the bishop £10 5s.; Inigo Thomas £396 for corn tithes from 774 a., presumably including those of Trynebarn rectory, besides £6 for corn tithes from the vicarial glebe; and the dean and chapter of Chichester and various individuals £232 13s. 11d. in all for corn tithes from their own or others' lands. (fn. 488)

In the later Middle Ages the pastoral needs of the southern part of the parish were served by a chapel at Bilsham. (fn. 489) The vicar of Yapton resided in 1440 (fn. 490) and 1563 (fn. 491) and the vicar from 1558 was a former chantry priest. (fn. 492) A successor in 1571 was presented for negligence in saying services. (fn. 493) John Curtis, vicar from 1575, also held Eastergate; (fn. 494) he was a licensed preacher, though the bishop and others preached at Yapton too in his time. (fn. 495) Hugh Roberts, who succeeded him in 1596, was also a preacher (fn. 496) and clearly had Puritan sympathies, eschewing a surplice for the celebration of communion, which could be received standing or sitting rather than kneeling, and which he refused in 1622 to two parishioners who knew none of the commandments. (fn. 497) Many outsiders, evidently sympathizers, attended Yapton church at that period. (fn. 498) In 1623 a parishioner was reported as saying that church attendance on Sundays was no longer important since 'every day . . . is a Christian's Sabbath'. (fn. 499) A Puritan conventicle was recorded in the parish in 1603. (fn. 500)

The vicar in 1662 was said to come only to collect his tithes; there was then a curate with a stipend of £30. His successor but one, however, served for 50 years from 1669. Two other vicars in the earlier 18th century held Walberton, the second being also the bishop's chaplain. (fn. 501) In 1724 a Sunday service with sermon was held alternately in morning and evening and communion was celebrated four times a year with 40-50 communicants. (fn. 502)

During the period of the union with Walberton, 1753-1875, Yapton was often served by curates. (fn. 503) In 1838 morning and afternoon services were on alternate Sundays in the two parishes, (fn. 504) but by 1844 the new vicar T. S. L. Vogan had introduced two Sunday services at Yapton with monthly communion. (fn. 505) Attendances on Census Sunday in 1851 were 100 in the morning and 150 in the afternoon, on each occasion with 64 Sunday schoolchildren besides. (fn. 506) A string band had played in the church in the 1780s (fn. 507) and then or later also a bassoon. (fn. 508) By 1872 an organ had been installed and there was a paid choir. (fn. 509)

In 1884, when services were held alternately at Yapton and Ford, congregations were c. 150 in the morning and 180-200 in the afternoon. Communion was then celebrated c. 33 times a year with an

ARUN DISTRICT COUNCIL Y/8/19/HH

average of 16-18 communicants (fn. 510) and by 1903 it was weekly. (fn. 511) About 1910, when there was an assistant curate, choral evensong was held on Wednesdays in winter. (fn. 512) Two or more services were held on Sundays in 1994 after the union with Climping.

The church of ST. MARY (the dedication is implied by 1555) (fn. 513) consists of chancel, aisled nave, south-west tower in continuation of the south aisle, and west porch; the nave and aisles are covered by a single roof which comes down to little more than 3 ft. (1 metre) above the level of the churchyard. The building is chiefly of flint rubble and brick with ashlar dressings and the tower, which leans markedly, is shingled. (fn. 514)

The tower and the arcades are of c. 1200; the north arcade has four bays and the south arcade only three, the four octagonal piers and one circular one, which are of different heights, having capitals of varied design. Masonry at the base of the tower, however, may be earlier, (fn. 515) and the tower's position in the angle between nave and aisle suggests that it may be a fragment of an older building. A window of c. 1100 at the east end of the south aisle may also be from that earlier church. The spacious chancel was built in the earlier 13th century and has lancet windows and a contemporary priest's door. The chancel arch with fluted corbels of a kind also found at Climping was enlarged a little later. The quatrefoil windows in the south aisle appear to be 14th-century, and the west window, the timber-framed west porch, and the crown-post roof of the nave are 15th-century.

In 1617, when the tower was already beginning to lean dangerously, it was recommended to build buttresses to support it; (fn. 516) they are of brick and re-used Caen stone, some of it moulded. Large dormer windows were inserted c. 1670, (fn. 517) perhaps to light a gallery, and the roof was ceiled in 1726. (fn. 518) The chancel was rebuilt apparently in the later 18th century (fn. 519) and was restored between 1902 and 1905, when the east window dating from the time of that rebuilding was replaced with lancets and the east gable reconstructed; (fn. 520) the work on the second occasion was done by the vicar and churchwardens, not the rector. (fn. 521) The rest of the church was restored in 1870-1, a west gallery being removed and a new west window put in. (fn. 522) An altar was installed at the east end of the south aisle in 1905. (fn. 523) Fire damaged the tower in 1909. (fn. 524)

The font, on a circular base, is 11th- or 12th-century; its cylindrical bowl of Sussex marble has continuous arcading with a swordshaped cross in each opening, and a chevron frieze above. There are traces of medieval painting, clearest on the north wall of the nave. Monuments include a 13th-century coffin slab and a memorial to Stephen Roe, founder of the village school. Of the four bells one was mid 14th-century, another of 1617, and two of 1712; all were recast after the fire of 1909, (fn. 525) the rim of the medieval one being converted into a candelabrum. The plate includes a communion cup, two patens, and a flagon, all of silver and of various dates between 1657 and 1716. (fn. 526) A new pulpit and high pews were inserted in 1765 (fn. 527) and replaced in 1871. (fn. 528) The existing pulpit is of 1905. (fn. 529)

The registers begin in 1538. (fn. 530) Registrars were appointed in 1656 and 1659. (fn. 531)

The chapel at Bilsham consisted of a single undivided space and was originally of flint with sandstone dressings. (fn. 532) It was built in the 14th century, windows of that date remaining in the north and east walls as well as a north doorway. It seems to have fallen out of use by 1551. (fn. 533) By c. 1840 it was used as cottages, the south wall having been rebuilt in brick. (fn. 534) About 1878 it was restored: post-medieval windows on the south side were replaced by plain two-light ones with brick surrounds, the south doorway was rebuilt, also in brick, and a new tiebeam roof was inserted to replace the lost medieval one. (fn. 535) Thereafter the building was used for storage (fn. 536) until conversion as a house after 1972. (fn. 537)

NONCONFORMITY.

John Trunell the elder, who was detaining the cope, chalice lid, and silver pyx in 1571, (fn. 538) may have been a Catholic sympathizer.

Puritan leanings in the parish in the early 17th century are discussed above. (fn. 539) The Lutter or Luttard family were Baptists in the 1660s; (fn. 540) in 1669 John Lutter was described as a

ARUN DISTRICT COUNCIL Y/8/19/HH

Presbyterian and there were c. 6 members of that sect. (fn. 541) Six Nonconformists were listed in 1676 (fn. 542) and one Quaker family in 1724. (fn. 543)
An Independent, later Congregational, (fn. 544) congregation existed from the mid 19th century and perhaps from 1830. (fn. 545) A first-floor room in the former workhouse was registered for worship in 1846 (fn. 546) and another room on a different site in 1850; the registering minister on the second occasion was George MacDonald of Arundel. (fn. 547) On Census Sunday in 1851 the evening congregation totalled 24, and 42 children attended Sunday school in the afternoon. (fn. 548) Some Dissenters from Barnham attended in 1856. (fn. 549) In 1865 the chief shopkeeper of the village led the congregation and the minister apparently came from Littlehampton. (fn. 550)
A purpose-built chapel of flint, brick, and stone was erected in 1861 at the expense of Henry Bateman. (fn. 551) In 1884 it was said to be attended by two well-to-do families, a few poor parishioners, and a fair number of outsiders. The minister then did not reside (fn. 552) but in 1886 and c. 1910 he occupied the house attached to the chapel. (fn. 553) At the latter date two Sunday services and a Sunday school were held. (fn. 554)
In 1991 the congregation was known as Yapton Evangelical free church. (fn. 555) The manse had been demolished at some time after 1972 and meetings were then held in the village hall as the chapel was too small. (fn. 556)

ARUN DISTRICT COUNCIL Y/8/19/HH

Appendix 5 - Assessment of Significance Summary

Table Showing Assessment of Significance:

Rating:

Exceptional - International Significance

Considerable - National Significance

Some - Local Significance

None

Not known - May have some Significance, but further research is required.

	Significance		**Value**
Social/ Historical	Vernacular/ early polite cottage with former land/ orchard	Historic links to farming/ agriculture within area	Some – Non-designated heritage asset
Archaeological	Standing archaeology	Older property with barn/ garage adjoining	Some – Non-designated heritage asset
Architectural	Vernacular/ early polite cottage with former land/ orchard		Some – Non-designated heritage asset
Artistic	Picturesque scene leading to historic church		Considerable – Conservation Area
Communal	Private dwelling		None

ARUN DISTRICT COUNCIL Y/8/19/HH

Heritage Statement
Check list
19/199

Project	Hazel Cottage.	
Address	Church Lane, Yapton, Arundel, West Sussex BN18 0EH.	
Local Authority	Arun D.A.	
HE Listing	None. = Non-designated Heritage Asset.	
Setting – Listed Buildings	Properties Adjoining –	
Conservation Area	Yapton Designated: July 1994.	
Heritage Gateway	Name Yapton. Accessed 8/4/19.	
HE Red Box	not of Site.	
Old Maps 1:2,500	1876-77	Garage belongs to adjoining plot. Orchard to rear.
	1897.	Garage now Hazel Cottage, with lands surrounding Porch added.
	1912.	—"—
	1938-39.	lands slightly decreased.
	1974-75	large rear garden only.
	—	
	↔	New Estate to rear.
Victorian County History	Yes	
Additional Notes		

Janice Gooch Heritage Consultancy

ARUN DISTRICT COUNCIL Y/8/19/HH