

Email: veronica.cassin@cgms.co.uk
Direct Dial: 0207 583 6767

Our Ref: JCH00223

140 London Wall
London EC2Y 5DN
Tel: 020 7583 6767
Fax: 020 7583 2231
www.cgms.co.uk

Lisa Jackson
Jackson Planning Ltd
Fox Barn, Lower Chute
Andover
Hants
SP11 9DU

20 July 2018

Dear Lisa

LAND AT DROVE LANE, YAPTON – ADDENDUM TO BUILT HERITAGE STATEMENT

Thank you for inviting CGMS to review the design changes for the proposals at Drove Lane, Yapton.

We have previously assessed the proposals with regard to the identified heritage assets and the potential for impact to their significance brought about by changes within the setting of these elements.

Further consultation with the Local Planning Authority (LPA - Arundel District Council) has resulted in a refinement of the proposals in order to optimise the potential improvements to the local area.

We are writing in continued support of the proposals with an addendum to the Built Heritage Assessment (CGMS, November 2017) that addresses the revised proposals in respect of the previously identified heritage assets.

This addendum should be read in conjunction with the full Built Heritage Assessment (CGMS, November 2017).

Revised Development Proposals

The revised proposals include further detail regarding the layout of houses backing onto the conservation area and the hierarchy of streets within the proposal. While the houses have not yet been designed in detail, the representative illustrations are based on the prevalent qualities of residential buildings in Yapton which have been identified through a detailed characterisation of the local area, Yapton Context Study (Jackson Planning Ltd., July 2018).

Revised Assessment of Impact

This addendum to the Built Heritage Statement (CGMS, November 2017) is principally based on three Verified Views which describe the arrangement, orientation and form of the proposed houses. These views have been prepared by FPCR Environment and Design Ltd and are numbered as follows: 7905-L-03, 7905-L-04, and 7905-L-05.

Conservation Area and Listed Buildings to the North

The application Site includes a portion of land which is included in the Conservation Area boundary and is proximate to three designated assets.

The small part of the Site included in the Conservation Area is retained almost in its entirety. A new emergency access road is proposed on the eastern boundary which will be three metres wide. This is not considered to have an impact on the significance of the conservation area or other heritage assets in the area as it will be reserved for emergency use and limited to occasional use.

The built form, as represented in the Verified Views, will be visible from the main road. The views also account for new planting within the gardens of the new dwellings which will mature in the near future.

The arrangement of the built form is considered appropriate as it breaks up the horizon line and avoids presenting a homogenous mass of roof to the main road. The fractured silhouette of built form reduces its visual impact to the rear of the conservation area.

The refined proposals demonstrate that the portion of land within the conservation area, which is associated to agricultural use, will remain entirely legible and therefore representative of the historic rural character of the area. The distinctive planting to the edges both protects and defines the land parcel which will remain unchanged, save for the addition of a few trees.

Therefore, although the refined proposal demonstrates visibility of the proposals to the rear of the conservation area, the strongly defined edges of this part of the conservation area are preserved and the level of impact remains unchanged.

It remains advisable that the detailed design phase should take account of the traditional vernacular materials and construction methods that have now been recorded in the Yapton Context Study (Jackson Planning, July 2018).

Canal Bridge

The revised proposals do not change the level of impact to the significance of this designated heritage asset.

Listed Buildings to the South

The revised proposals do not change the level of impact to the significance of the heritage assets located to the south of the site as they are distant with contained settings.

Barnham Windmill

The refined proposals do not change the level of impact on significance of the windmill nor existing opportunities to appreciate it in the wider landscape.

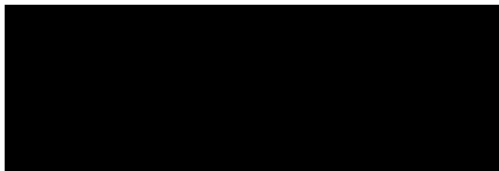
Conclusion

The refined proposals for development of the Site represent no impact on the fabric of the identified heritage assets and, at most, negligible impacts on the setting of some assets that does not affect their heritage significance.

The assessments of impact have been made with due regard to national, regional and local policy requirements and guidelines and the refined proposals for can demonstrate compliance with each of these tests

I trust this is sufficient to aid determination but please do not hesitate to get in touch should you require further information.

Yours sincerely,



Veronica Cassin
Director, Historic Environment