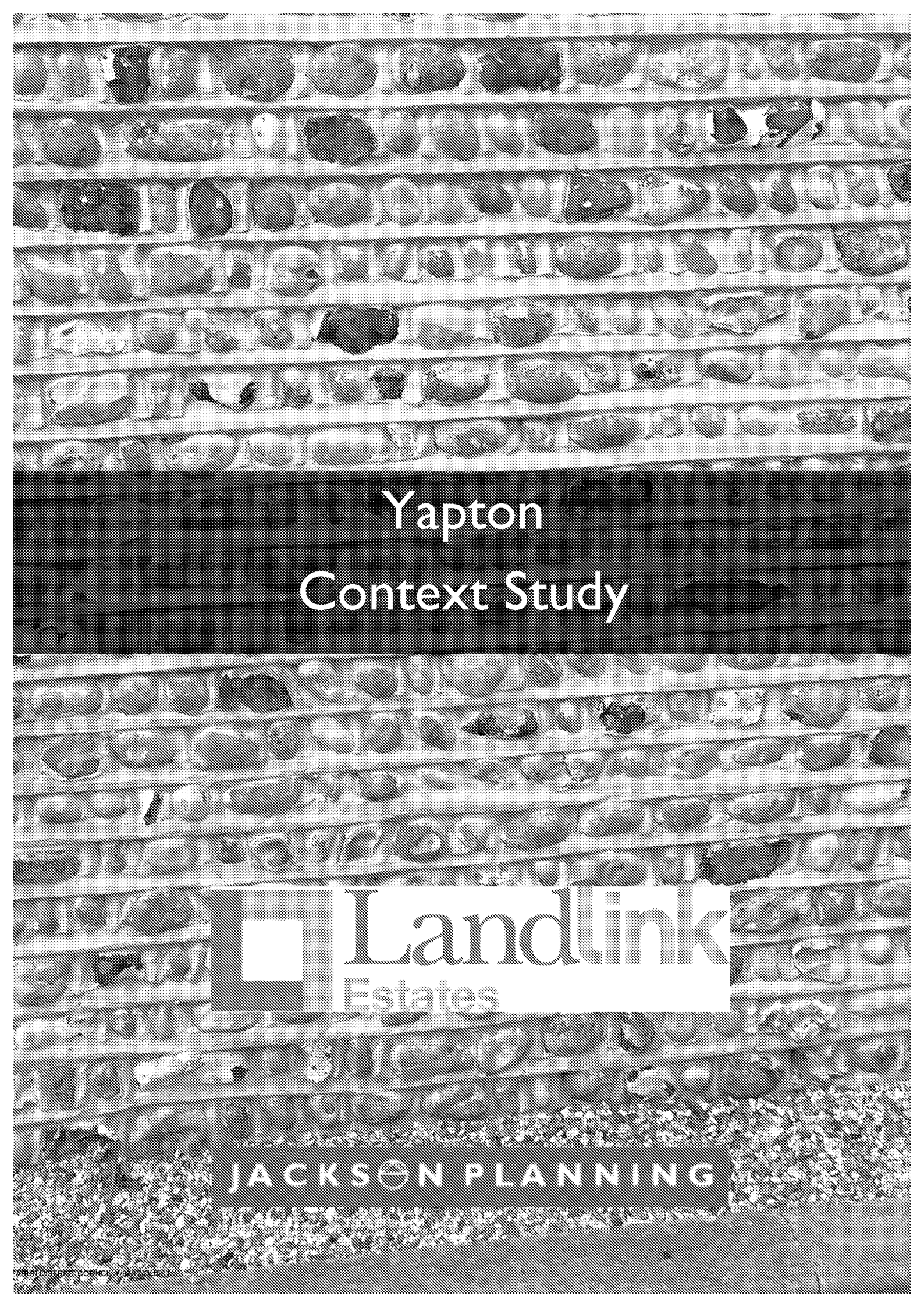




Yapton Context Study



JACKSON PLANNING

A context study for Yapton

Detailed Characterisation Study

This Character Study was produced in July 2018
by Jackson Planning Ltd for Landlink Estates Ltd

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Executive Summary

This context study has been developed in response to a development application for land off Drove Lane, Yapton in order to aid understanding of the proposals.

This is an objective assessment of character based on survey work.

Section One of this document is a characterisation study which has examined the evidence of characterisation to produce a focused objective assessment of local distinctiveness of the historic core based on detailed study of the local character.

Section Two contains the street survey sheets these record all the characteristics of each street, at black level, at street level and at building detail level. This accurate record allows the conclusions to be evidenced and informed.

This study also looks at previous characterisation studies including West Sussex Landscape Character Guidelines –Local Distinctiveness – The South Coast Plain Character Area, Landscape Character Assessment, and historic OS mapping.

The survey of character was assessed primarily from published papers, mapping and through assessment on site.

Characterisation is a complex and multilayered assessment, which needs to consider a wide variety of sources including landscape setting and historic development as that has a significant influence on contextual character.

Character is considered at four spatial scales:

1. Settlement Scale (The village context)
2. Spatial Scale (Layout/ Townscape)
3. Building Scale (Streets)
4. Detail Scale (Buildings)

The study considers the context at all these scales.

The key findings at each level of characterisation supported by the evidence from the publications was recorded as follows:

Settlement Scale – defined by a distinct spatial character, an historic core with important historic radial routes and linking lanes and a marked change between the conservation areas and the modern parts of the village. At its edges are spacious historic farmsteads.

Layout/ Townscape –Yapton is a expanded grid, with linear ribbon development along the main radial routes, the historic core is limited dating from a pre- mediaeval core and now subsumed and infilled within 20th C additions. The historic core is a hidden gem in what otherwise appears a suburban expanded village. The latter being its character recognised in the National Character Assessment.

Building Scale – Streets in the historic core are fine-grained with charming organic form, generally two storeys, but some notable examples of 2 and half storeys, strong enclosure at the centre, loosening up on the periphery with more spacious layout dominated by outlying farmsteads.

The dominant materials are bricks and flints reflecting the availability of natural flint. Yapton possesses some very fine flint work in particular coursed flint in horizontal rows with weather-struck pointing detail. This is seen on boundary walls and in the main buildings. On higher status buildings brick or painted stucco is used as flint was dismissed as common vernacular.

Detail Scale -Buildings – There is a

variety in styles, notable Georgian and Victorian architecture with vernacular domestic details.

The key character references for any development to ensure the distinctive character of Yapton are listed below:

Roads, routes and lanes – no more than 6m for a through road, varied width, varied footpaths, varied verge- some wide, irregular not symmetrical. Limit forward visibility with bends. No roadside planting.

Rural character created for local road network with narrow width, limited formal pavements (shared surfaces) sensitive and appropriate design and signage. Front gardens enclosed flint walls/ gate piers/ hedges and timber fencing. Grassed verges- no other roadside planting. Direct access, T-junctions.

Short connecting pedestrian only routes to link lanes and roads and provide direct access to playing fields, footpath network, wider countryside

Building scale –two storey, punctuated by occasional 2.5 storey (small dormers). 2.5 storey opposite, but not adjacent.

Landscape - allowing open views out where the existing pattern allows, open spaces linking to countryside, immediate countryside boundary. Limited tree cover, some long views.

Rifes- traditional drainage channels generally straight linear features with low hedging.

Materials – Flint, Brick, Stucco and Tiles- dominance of flint in boundary walls with particular detail using coursed rows and weather-struck pointing

I. Introduction

This study has been developed to provide a rapid characterisation of traditional Yapton.

Jackson Planning developed the methodology for this context study in conjunction with **South Downs National Park (SDNPA)**. The first of these studies was carried out by the practice for Petersfield, developed into the Petersfield Pattern Book to inform the largest housing development ever granted consent within a National Park and additional studies have been completed for East Meon (SDNPA) to support the neighbourhood plan and Bishop's Waltham (Winchester City Council) to support the development of a housing site at Newtown. This study is the fourth detailed character studies using this methodology.

The study has been supported by Landlink Estates with particular thanks for the assistance with the street survey.

This objective assessment of the Yapton's traditional character should inform the design solutions for future development so as to ensure that it is locally distinctive and recognisable as fitting with the established pattern and detail of Yapton.

The study has been developed to assist with the planning of housing development sites but with particular reference for land at Drove Lane. The evidence is set out at a variety of scales to help work from macro to micro starting with the landscape and working to building detail.

Context

Sussex Coastal Plain is formed largely by the underlying geology of flinty marine and valley gravels extending several miles inland to the dip slope of the South Downs and

the South Hampshire Lowlands.

This gives rise to deep and well-drained high quality soils and provides a distinct building material for the area.

Agriculture

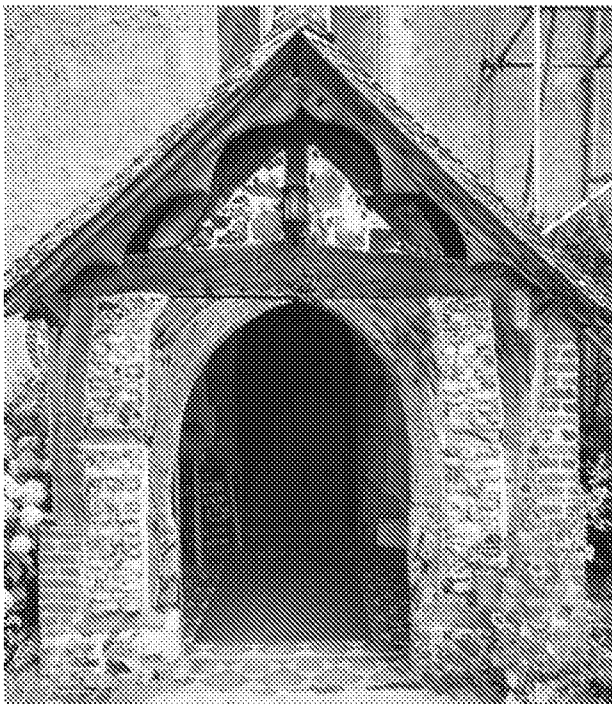
The high quality soils and light levels meant that the area has been favoured for agriculture and horticulture and this is notable in the number of farmsteads that survived and surrounded Yapton.

South Downs National Park

The National Park to the north provides a backdrop, but is distant enough to not impose a constraint on Yapton.

Designated Heritage sites

Within the centre of Yapton are two conservation areas and 33 listed Buildings. Concentrated on Church Road. Church of St Mary's Grade I listed.



The Sussex Coastal Plain is formed largely by the underlying geology of flinty marine and valley gravels extending several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils and provides a distinct building material for the area.

2. West Sussex County Council Landscape

Character Guidelines

Local Distinctiveness

The South Coast Plain Character Area

The Overall Character of the Coastal Plain

The South Coast Plain is predominantly a flat and open landscape, which provides a diverse range of habitats, including the wide curved bays of shingle beaches, sand dunes, sinuous coastal inlets and creeks, tidal mudflats, salt marsh, grazing marsh and natural harbours.

The fertile soils in this character area have given rise to a dense pattern of large productive arable fields, market gardening and a predominance of glasshouses set around expanding settlements, which enjoy the benign climate.

The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems.

Although woodland is not a dominant feature in the landscape there is localised remnant semi-natural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which were once common features in the

landscape have now been lost to Dutch Elm Disease.

To the east the area becomes increasingly dominated by sprawling seaside towns and leisure developments and as the line of the Downs narrows the coastal strip rural/urban fringe issues have an increasing impact.

Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.

Overall existing pattern

The South Coast Plain's wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities.

During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market

villages were predominantly sited along trading routes, the coastline and coastal inlets.

The Attraction of the Seaside

From the 19th century the highly prized restorative powers of sea bathing and fresh sea air attracted many visitors, particularly from London. Several phases of development evolved former fishing villages into successful seaside resorts, such as Worthing and Bognor.

Some of this development occurred in a piecemeal fashion and some through more conscious planning and composition. During the 19th and 20th centuries rows of terraced housing, late Georgian and regency buildings, crescent developments, squares and piers sprung up alongside the cobble/sandy beaches. Today the area still attracts many visitors particularly in the summer months.



2. West Sussex County Council Landscape

Character Guidelines

Local Distinctiveness

The South Coast Plain Character Area

The description below is verbatim from the WSCC guidelines:

Villages and Hamlets

Location: predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours

Distribution: dispersed and common

Origin: early medieval/medieval

Circulation pattern: both linear and nucleated occur

Pattern: hierarchy of buildings with church or farm as the largest.

Open spaces: private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds

Edge character: soft edges formed by gardens, usually complex and indented lacking long straight lines

Farmsteads : Location: in close proximity to the fertile and drained soils **Distribution:** widespread and common

Origin: some early medieval large farmsteads, early post medieval and large farmsteads, early post medieval and 19th century

Pattern: mainly village based farmsteads (often now converted to dwellings), with loose courtyard plans, some large manorial complexes

Materials: thatch, clay tiles, Welsh slate, timber framing, barns clad in weatherboarding (rare)

Relationship to landscape:

blank face of shed and barns to roads, associated hedgerows, shelter belts and large fields

Dwellings : Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none

Relationship to road: facing the front of the plot occasionally with some side on **Size:** normally two storey small scale cottages

Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare) **Roof:**

thatch, clay tiles, Welsh slate

Enclosure: hedges – typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut paling, flint and brick walls

Maintain, protect and

enhance where possible: The existing pattern of dispersed farmsteads and associated agricultural land and woodland; the sense of remoteness of small coastal and coastal inlet settlements; the scale, vernacular style, massing and materials of rural and village buildings. Avoiding further erosion of the rural character, use and pattern of the landscape Conservation areas, listed buildings and their settings.

Landscape- features

The tranquil and open character of the landscape

Qualities of the fine long views from the slopes of the Downs to the coast and vice versa

Undeveloped sections of coastline to maintain gaps and links to the sea

The intimate and remote quality of coastal inlets and natural harbours

Woodlands and copses

The character of tidal creeks, mudflats, shingle beaches, vegetated shingle, dunes, grazing marshes

The hedgerow framework, restoring where necessary, and retaining oak standards and other hedgerow trees

Re-establish large trees to replace the Elm trees lost due to Dutch elm disease and storms

Reedbeds, streams and deep drainage ditches (rifes)

Mill sites and mill ponds, recreation lakes, ponds and coastal lagoons

Wooden and rock groynes and breakwaters

The network and character of narrow winding lanes and **minor roads**

Narrow field entrances and traditional gates

2. National Landscape Character

Natural England's National Character Area (NCA) 126 'South Coast Plain'. This NCA stretches from the edge of Southampton in the west to Brighton and Hove in the east, and therefore covers a very extensive landscape tract. Under Key Characteristics the NCA description includes the following references;

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.

- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated windsculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."

The West Sussex Landscape Character Assessment (WSLCA) 2003

This study has been undertaken at a District/Borough level. It subdivides the landscape into 43 Landscape Character Areas. The WSLCA characterises the area encompassing the Site as SC9, the Chichester to Yapton

Coastal Plain Landscape

Character Area (LCA). The key characteristics of this LCA are:

- "Low lying flat open landscape.
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of Glasshouses
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.

2. National Landscape

Character

- Large gravel pit lakes around the edge of Chichester Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere

Arun District Landscape Study (2006)

The Arun District Landscape Study provides an assessment of landscape character and visual sensitivity, taking into account the following factors:

- Inherent landscape quality, i.e. the intactness and condition of the landscape.
- Contribution each area makes to the distinctive setting of a particular settlement.
- Consistency with the form or pattern of existing settlement and the relationship the settlement has with the underlying landscape structure.
- Contribution to the rurality of the surrounding landscape, either by virtue of its own inherent rurality or the containing influence of the landscape being assessed on neighbouring settlements.
- Contribution to the separation between existing settlements.

The study defines 4 'Landscape 'Structural

Analysis Zones', each of which are subdivided into number of Landscape Character Areas (LCA). The majority of the Site lies within

'21: West of Yapton Coastal Plain', with the northern extent lying within '22:

Barnham-Yapton Coastal Plain'.

The Site also lies immediately adjacent to '30: Bilsham Coastal Plain'.

21. West of Yapton Coastal Plain

The Brief Description of this area states "Open rural arable landscape unrelated to settlement, some ecological and heritage interest."

Landscape Sensitivity is considered Substantial, Landscape Value is Slight and overall Landscape Capacity is Low/Medium.

Barnham – Yapton Coastal Plain

This LCA is described as "Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain."

Landscape Sensitivity is given as Moderate , Landscape Value is Slight , and overall Landscape Capacity is Medium/ High .

30. Bilsham Coastal Plain

The Brief Description of this area states

"Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain."

As with the adjacent 'West of Yapton Coastal Plain', Landscape Sensitivity is considered Substantial, Landscape Value is Slight and overall Landscape Capacity is Low/Medium .

3. Historical Development and Settlement Morphology

The following is a summary from the St Mary Yapton Guidebook, CgMS Built Heritage Study, British History online (mostly sourced from Victoria County History)

Historic Development

There is scattered evidence for occupation between the Bronze Age and Romano-British periods in the southern half of the parish. The best agricultural land in the parish, however, lies around the village.

Medieval settlement there may have centred on the church, south of which earthworks define roughly rectangular areas perhaps representing house plots. 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; there were c. 45 dwellings in that area c. 1840.

This contextual study has concentrated on this historic core and main radial routes.

Yapton's strong connection with agriculture continued for many centuries after the medieval period due to the fertile soil of the Sussex Coastal plain. Yapton's population and growth remained low during the 17th C with the main income and

employment for local residents coming from working the land. This reliance on the land meant the village could not sustain an increase in its population. Thus, development and population increase remained slow and new residents coming to the village remained limited.

The evidence of many farmsteads around the village indicates the importance of the agricultural lifeblood of the village. A number of the outlying farmsteads remain today.

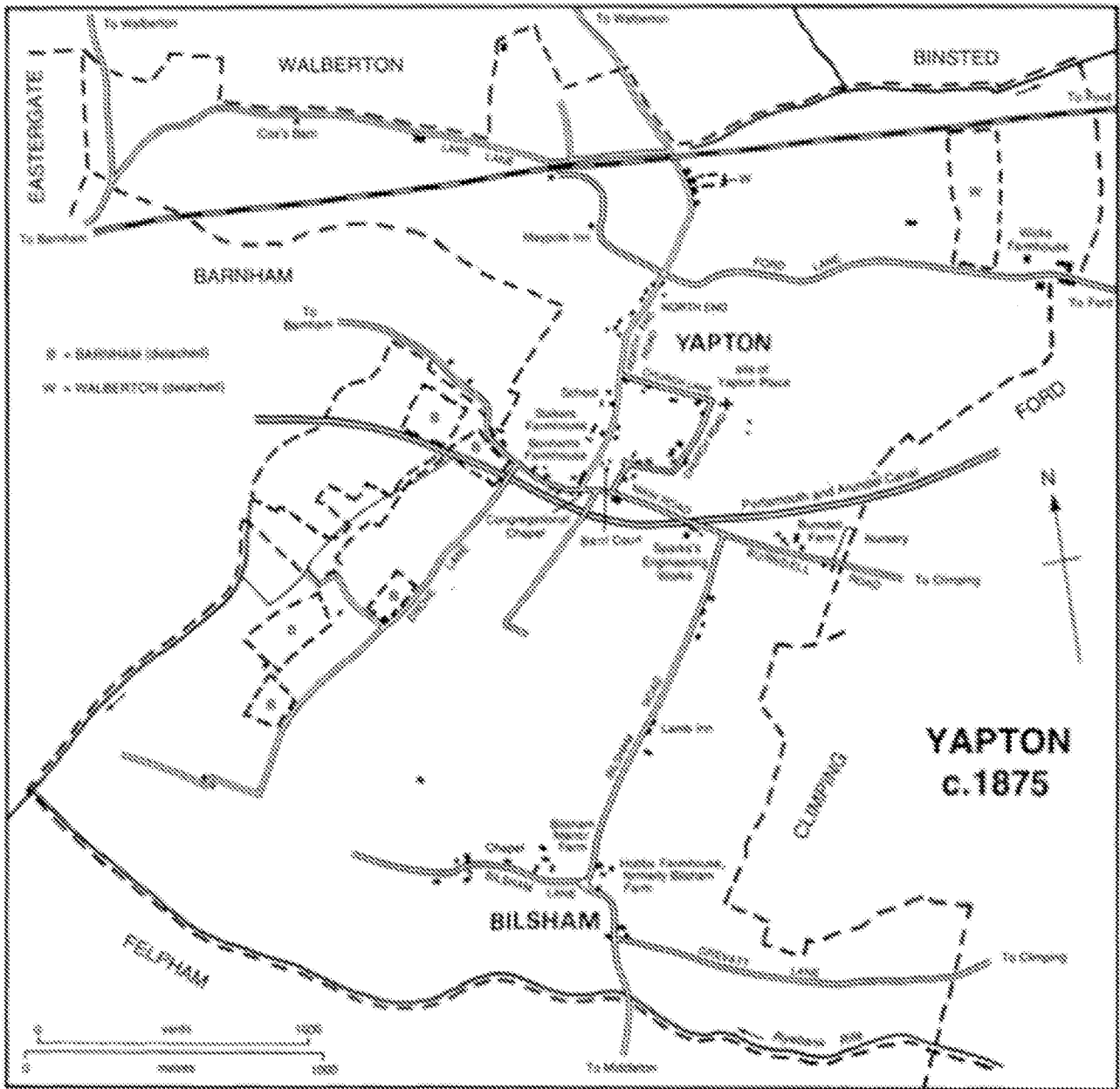
In the mid-nineteenth century, the wealthiest families in the villages lived in the larger properties located along Church Road, Church Lane and North End Road. These included; Park Lodge, Yapton Lodge, Yew Tree House and Stakers Farmhouse.

Yapton's population remained relatively low and urban development continued to move at a slow pace until the turn of the twentieth century. After World War Two, the population of the village almost doubled between 1931 and 1951. This large increase population was due to the extensive post-war development that was occurring through the rest of the country. During this period of development, Yapton saw the erection the Foundry and Tack Lea Council Estate as well as the addition of the Mill View, Gladstone Roads, Park Road and Park Drive.

As the village population grew larger, it saw more extensive development built throughout the twentieth century. Residential estates were constructed along Burndell Road and south of the old Arundel and Portsmouth Canal. The grade II listed canal bridge was incorporated into one a section of the new development along The Pines. To the east of Yapton, an airfield was constructed along with a large industrial estate. Development within the village spread eastwards towards Bilsham.

Historically, the Portsmouth and Arundel Canal formed a crucial link between Portsmouth and London in terms of industry and canal section from Arundel to Chichester was the final section to be built. The section of the canal that passes though the Yapton was constructed some time between 1817 to 1823. Although there is no evidence of a large basin within the village for distribution there appears to be evidence on the early OS map of 1880 of for a small basin/stopping point, situated close to the north end of Bilsham Road.

Historical Development and Settlement Morphology



YAPTON c. 1875

Source: British History Online

This map circa 1875 shows the clear historic form of the village with the Church off-set from the radial routes of Main Road and North End Road and Bilsham Road.

The canal and railway would have significant interventions to village life, cutting right across and under the main routes. The canal had a short

history it was built in 1823 but was never a financial success and was abandoned in 1855; the company was wound up in 1888.

The Worthing-Chichester railway was opened through the north end of the parish in 1846, unlike the canal it survives today.



4. Settlement Scale Characterisation - The Village

Yapton has a distinct village form, which reflects its rural nature. It has three main historic parts

- Historic Core
- Radial Connecting Routes
- Outlying farms

In addition to historic parts are the modern interventions that give the village its characteristics today these include:

- Central Recreation Ground
- Modern Village Centre
- Former Canal Route
- Large Modern Housing Estates

In addition impacts/ pressures from the external influences are felt surrounding the village.

To the north is the Railway, the level crossing and the barrier this can create. The A27 is a clear barrier to the north, as it cuts Yapton off from the South Downs.

To the south the impact of the A259 cuts off a direct connection and forms a barrier to the sea.

To the east the Ford area with its dispersed industrial developments and unconventional rural based uses of the twice weekly market, airfield and prison and with the prospects

of the expanded settlement accommodating 1500 dwellings and community services.

To the west the proximity to Barnham and the need to maintain a gap but make use of good train services to Chichester and London cause a tension.

Maintaining an overall rural character and reflect local distinctiveness in building layout, built forms and in building detail, are the key considerations to maintain the identity of Yapton.

Maintaining an overall rural character and reflect local distinctiveness in building layout, built forms and in building detail, are the key considerations to maintain the identity of Yapton.





5. Spatial Scale Characterisation - Townscape/ Layout

The key layout considerations in Yapton are those that relate to Church Road, Church Lane and the role of the radial routes Main Road, North End Road and Bilsham Road.

Generally townscape devices –visual stop, serial vision and enclosure are not very evident in the layout. The village has grown along the main connecting radial routes and linking lanes to connect to Church Road.

Church Road – especially to the south along with the Main Road was the core of the village, densely packed with small vernacular dwellings, some of which survive within the Conservation Area. The

Church was effectively remote separated from the village centre by Yapton Manor. This is reflected today in two conservation areas with modern development now interposing between the historic building groups.

The Main Road Conservation Area has a more developed layout than the outlying Church Lane Conservation Area.

The key connecting radial routes are different again in character.

Main Road is signified by the open spaces – Bonham's Field, the Field adjacent to Drove Lane and further

east the King George V playing fields.

North End Road is more regular and continuous but contains the generous verge to the south and contains the school buildings a focus for the community.

Bilsham Road has a more dense and suburban character. The dominance of modern infill and higher density creates a distinctly suburban character identified in the National Character Assessment by Natural England.



6. Street Scale Characterisation

The most interesting streets in the village are those deliberately hidden from view as they do not conform to modern ideas of dominance by vehicular traffic.

Church Road is now a quiet backwater and has little formality with limited pavements and right angle bends. The mature vegetation within plots and around the Church adds the verdant and rural character of the road.

The southern end of Church Road (shown above) has high quality spaces and rural informality. The use of double yellow lines restricts indiscriminate parking.

Enclosure by high quality flint walls is a key characteristic, especially where Church Road meets Church Lane.

Despite its importance as a through route **Main Road** has retained its village character with narrow pavements, granite kerb edging, and adjacent open spaces. The grand villas still front Main Road and give it presence in the village hierarchy. The wide variety of architectural treatment is evident, but linking most buildings is the use of flint in boundary walls.

North End Road benefits from mature trees especially to the south which add to the sense of enclosure which is created partly by 2.5 storey buildings

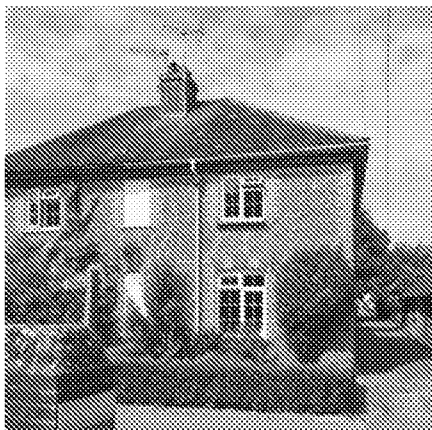
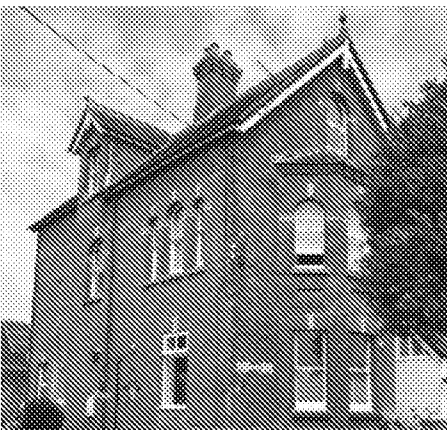
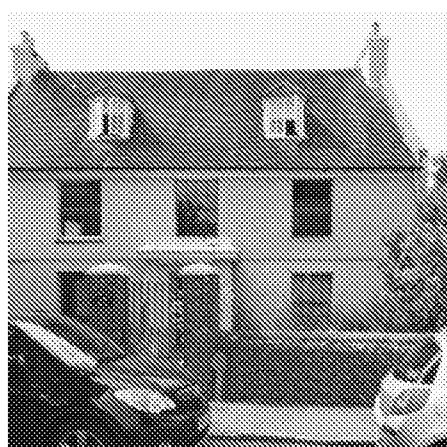
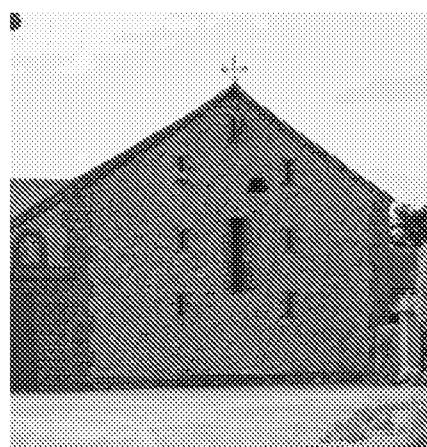
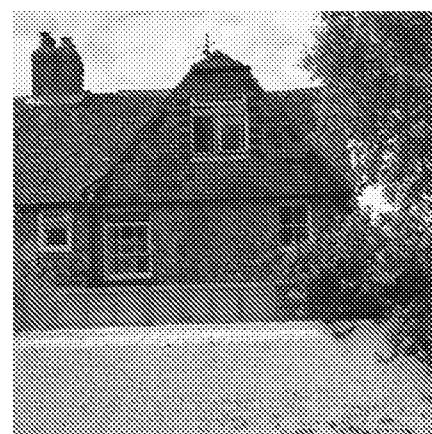
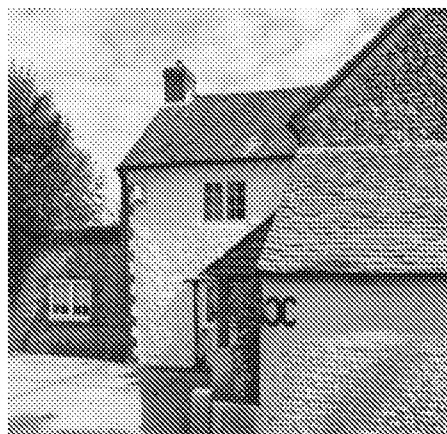
opposite on each side of the street. The wide informal verge to the east creates a delightful incidental open space.

Bilsham Street has more regular plots and frontage creating a street scape more suburban in character with higher density and finer grain of development.

Church Lane is a junction between two distinct typologies at its west end with tight-grained vernacular cottages to the south-side and generous spacious plots to the north and eastern end of the Lane within the Conservation Area. Enclosure is formed by frontage walls and on plot mature planting



7. Characterisation- Building Detail - Historic Core



The characterisation study reveals development over distinct periods generating architectural style with local details.

The photos show typical buildings for each period that survives.

The thatch cottages are the oldest in the village and represent typical vernacular.

Tile hanging and high skilled flint work with brick detailing is common.

There is no formal high order Georgian development; most of it would be described as vernacular Georgian. Here stucco is favoured over flint.

Windows and door detailing varies widely but most are small paned windows. Painted timber casements or sash details are most common. Detailing is most often determined by building age.

The street surveys record the range of detailing found in the village core.

8. Building Scale Characterisation- Historic Core 2.5 storey



The characterisation study reveals

Generally Yapton is a two-storey village with a number of examples of rooms within the roof giving 2 and a half storey buildings. There are numerous good examples of dormer windows shown above.

Historically the taller buildings were grander houses in the village, often attic rooms were accommodation for serving staff and they denote wealth and status.

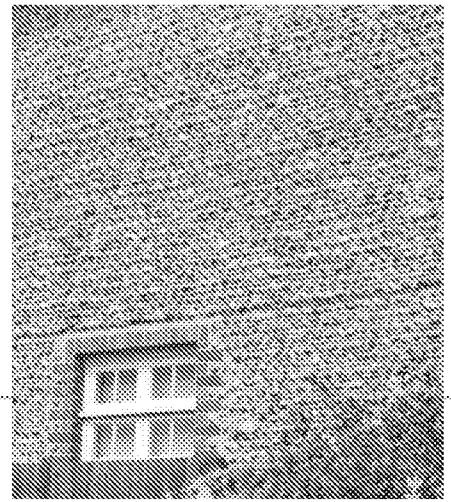
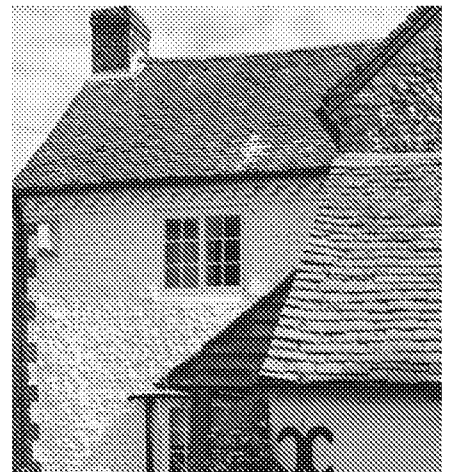
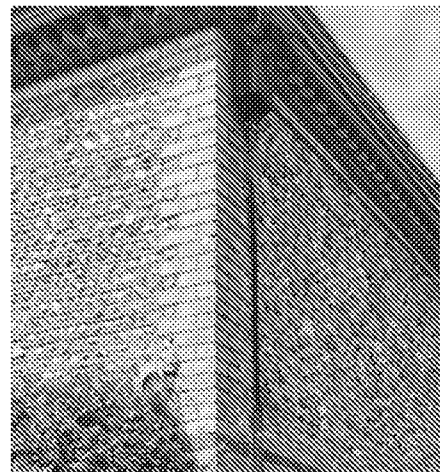
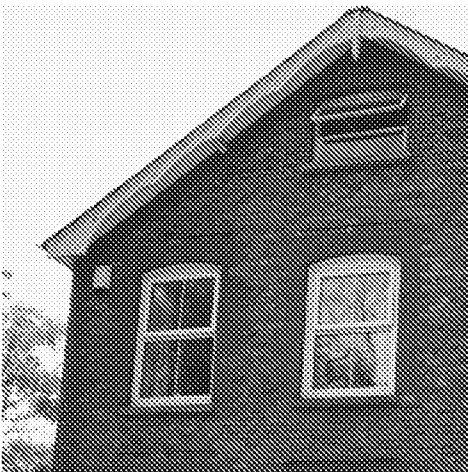
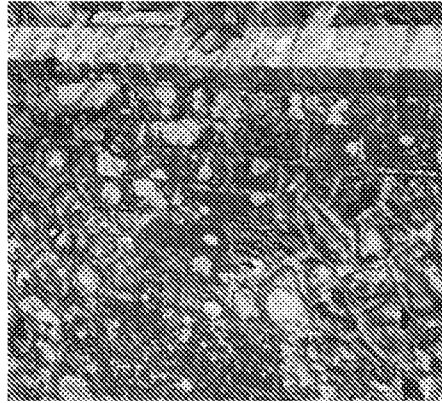
The taller buildings occur on the radial routes on larger plots. They do not mark particular points in the townscape, and are not used as landmarks. They appear in isolation rather than together and by their height and mass they create interest in the street scene.

The roofscape is enriched by attractive small dormers, but these are infrequent.

Roofscape is not dominant from views within the town due to generally level topography and tight enclosure ratios,

however, there is extensive use of large chimneys and these create a varied roofscape when viewed from the wider landscape.

9. Characterisation Details -**Materials**- Historic Core



The characterisation study reveals a limited local palette of materials.

Walls – Brick is found in two colours, yellow brick and red brick, the latter often used as highlight, red brick quoins are commonplace – including on the Parish Church.

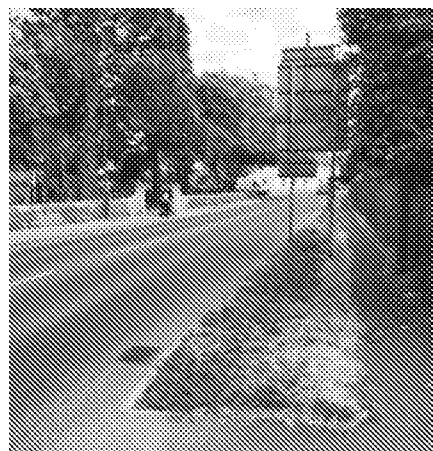
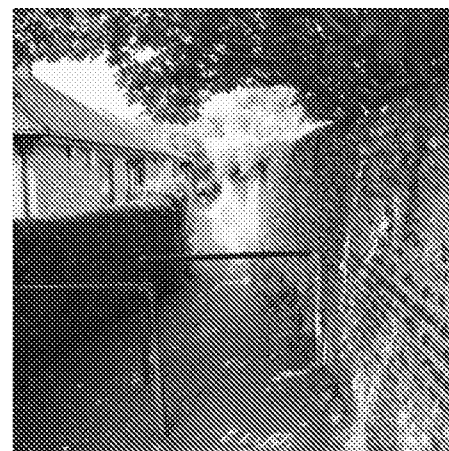
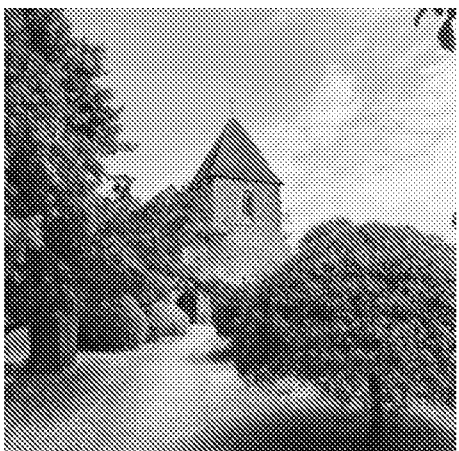
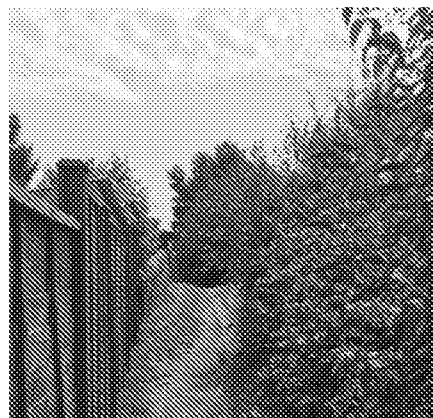
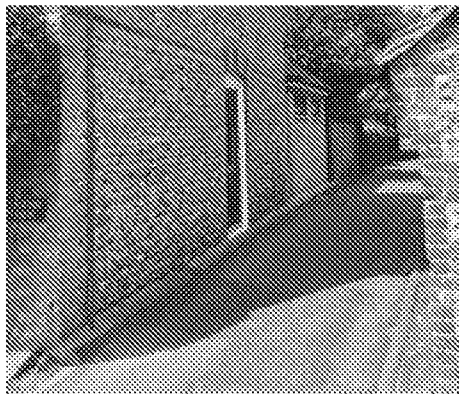
Stucco- Painted and Lime render

Hanging clay tiles –less common, with plain and mathematical tiles.

Flint: Three main types are seen in the village: those composed of irregular shaped flints which are the cheapest (e.g. St. Mary's walls); those made from regular shaped cobbles (e.g. most walls fronting the road); and those showing decorative 'knapped' faces which are the most expensive (e.g. St. Mary's buttresses). The mortar jointing following the flint is known as 'snails creep'. Unique to this area is the use of more regular shaped cobbles in horizontal rows with a pointing/ mortar detail known as 'weather-struck'.

Roof materials commonly plain clay tiles, some slate and isolated examples of thatch, cedar shingle on the Church spire.

10. Characterisation Details –Roads and Routes



The characterisation study reveals a strong rural character in the roads and routes.

Main Routes – Main Road/ North End Road and Bilsham Road

Width- Maximum width is 6m but generally nearer 5m- not consistent along length

Verge – The verges are inconsistent and wider or no present at all. Most notable in North End Road

Parking – North End Road generates significant on-street parking, but in Lower Church Road and parts of Main Road it is controlled.

Residential Roads –

Church Road/ Lane

Width – 4 -5 m

Verge- 1- 3m

Parking- on street

Rural Lanes

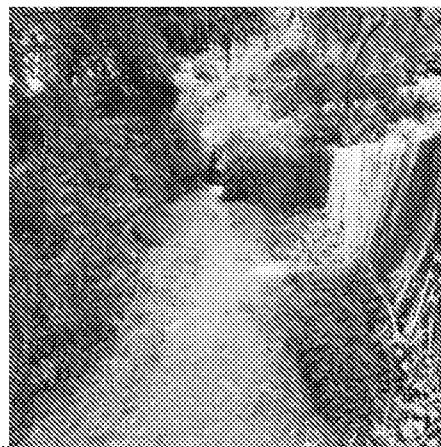
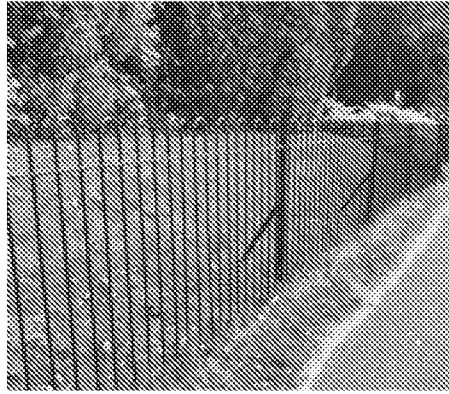
Drove Lane

Narrow undulating country lane, lacks kerbs and formality, rural remnant.

Connecting footpaths

Variety of very narrow connecting footpaths over canal bridge, connecting recreation area, informal useful links,

II. Characterisation Details –Open spaces / landscape



The context study reveals a how open spaces are characteristic within the village

The Former Canal – slight depression visible on part of the length, developed over so does not appear as linear feature

Verges- grassed, very few trees, generally narrow 1m but ranging to 4m – not equal or consistent. Rarely both sides of the road.

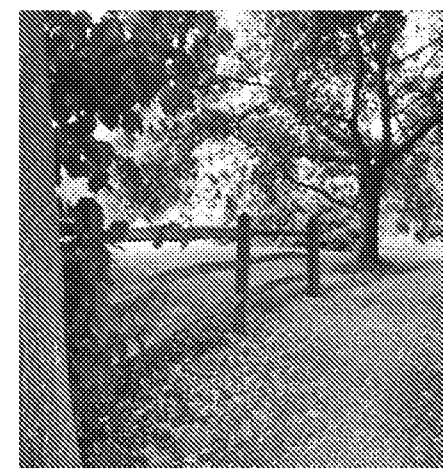
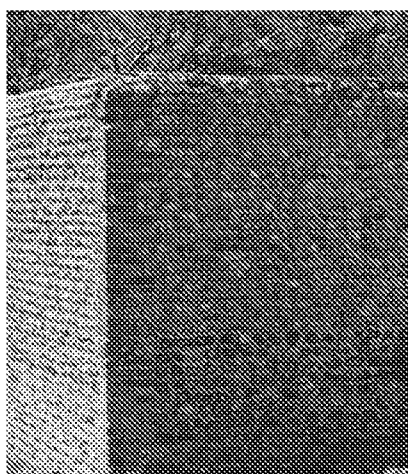
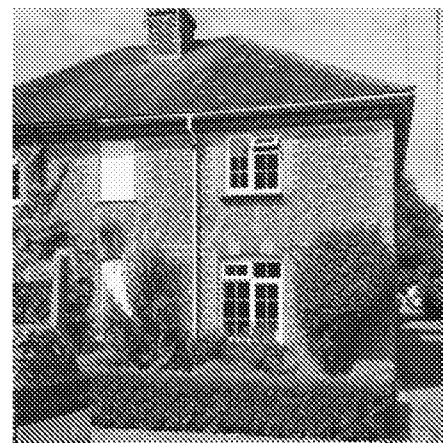
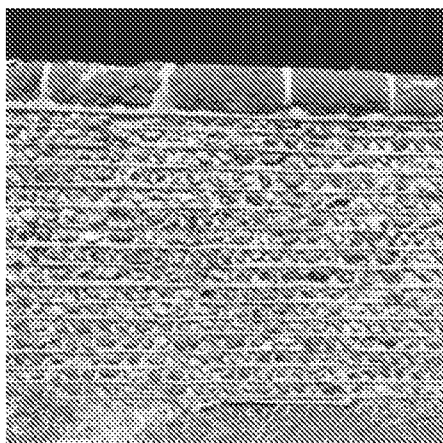
Village Recreation Ground- Distinct large open grassed area with little variety, some peripheral trees, equipped play area, but little visual interest.

Footpaths- Narrow along hedges and ditches, with some more formal surfaced connecting routes, fingerpost markers present

Fields in the Village- Bonham's Field, adjacent to Drove Lane along Main Road and around Staker's. Planning consents will remove much of this openness.

Footpaths Countryside Edge- There is a range of footpaths giving immediate access to the wider countryside that allows the village to be well connected to its wider rural context, these are informal in nature and follow hedges and ditches.

12. Characterisation Details -Enclosure- Historic Core



The characterisation study reveals a mixture of approaches but a clear predominance of high quality flint walls with distinct flint work patterns.

Photos above show typical details:

Top Row left to right

- Coursed flints in horizontal bands with proud weather-struck pointing and half round stone coping
- Black painted metal railing (estate railing also evident)
- Clipped box hedge

Middle Row left to right

- Random flint with 'snails creep' pointing in panels with brick surrounds and shaped brick coping
- Tall coursed flints with knapped flint at base and brick quoin corner detail
- Split chesnut post and rail

Summary

- Village set within wide open landscape, but does not dominate
- Long views are limited
- Small intact historic core, centred on the Church
- Historic core layout intact, good building preservation, now a quiet 'backwater'
- Radial routes –Main Road, Bilsham Road and North End Road connectors –key streets dominate modern village character
- Outlying farmsteads on the periphery of the village survive
- Scale is 2 storey with occasional rooms in the roof on large dwellings- but not as landmarks, never adjacent but sometimes opposite
- Dwellings in traditional Vernacular/ Domestic Forms – two storey with pitched roofs
- Survival of large houses in large plots, but Mixed typologies – large plots interspersed with small plots in same street
- Ridge lines mostly in line with street, smaller number of examples at 90 degrees
- Medium/ high density at the centre – moving to looser knit at the periphery, Church Lane –low density northern side/ higher density southern side 13-29 dwellings per hectare recorded.
- Fine grained in limited areas – limited plot widths from 5m, multiple openings in streets
- Medium grain plot width average 15m- appear at edge and in historic core
- Roads are traditionally rural in character, no more than 6m width for connecting streets
- Informal verges of varying width, footpaths not segregated, not symmetrical
- Generally parking on plot – some on street parking in North End Road needs resolving
- Few visible sustainability features
- Countryside boundaries are immediate, farmland part of village structure
- Village centre is no longer at historic core
- High quality distinct flint work details –especially fine weatherstruck pointing on coursed flint walls, with coping stone or flint used as coping detail.
- Significant modern peripheral estates of 'anywhere' quality
- Open spaces are limited, very large central recreation ground
- Trees and hedges are mostly peripheral to the village, apart from Church Road which is more verdant. A low density of hedgerows and hedgerow trees.
- Excellent quality enclosure on most houses- flint walls with rounded coping dominates, but timber and metal railing also evident.
- Distinct gate piers on large dwellings
- Porches on most dwellings, simple, often open
- Virtually no contemporary design solutions

The Characterisation study has shown through a study of published and unpublished sources and primary data from the site surveys (reproduced in part 2) the key features of the traditional village of Yapton.

History of the development plays a particularly important role in understanding the character of the village, the later industrialisation and the C20 damage of poor quality housing estates.

Landscape plays a key role in shaping the settlement given the very soils and underlying geology of the coastal plain has a significant role in why the village developed as it did.

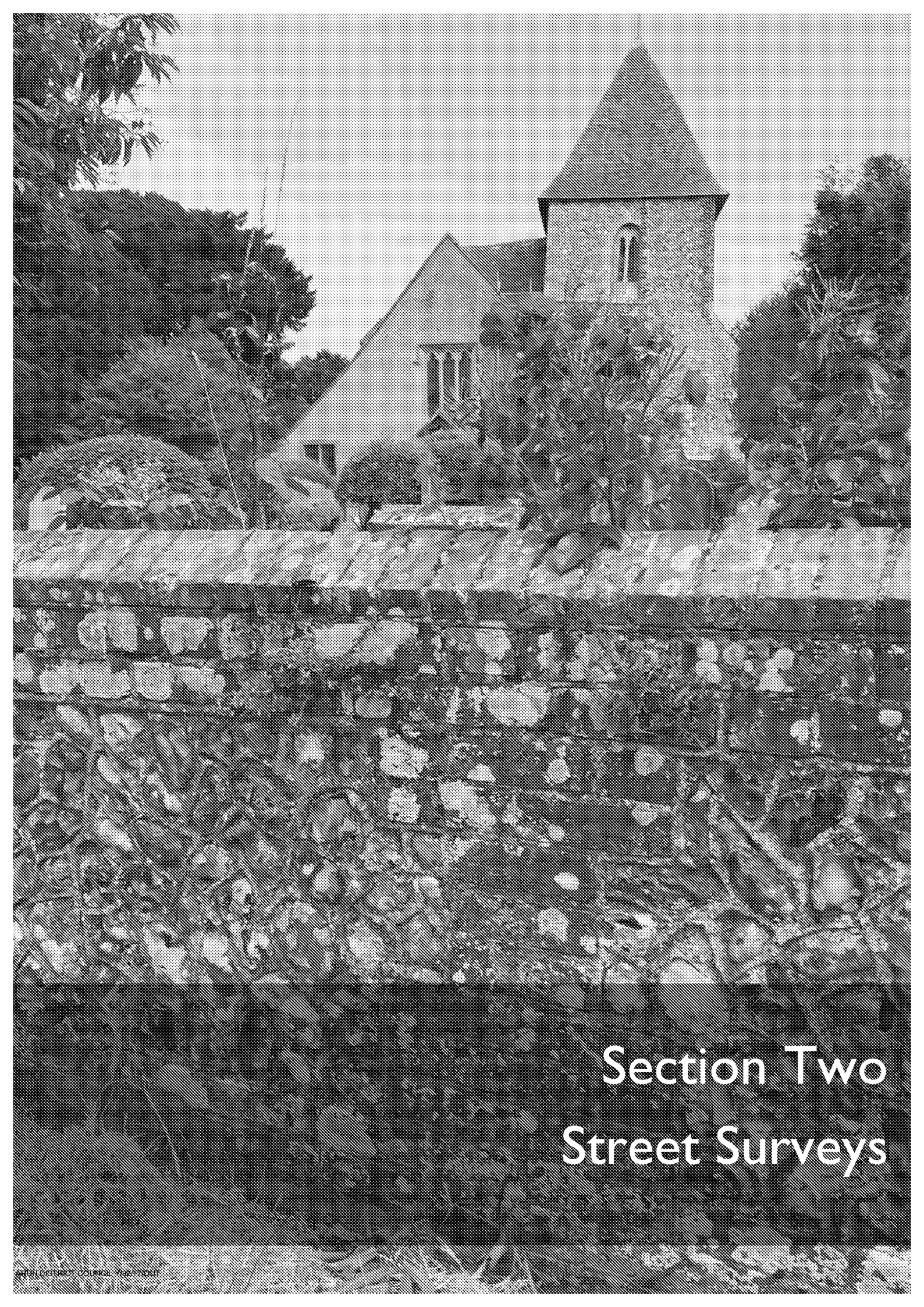
Townscape devices and serial vision is not a feature and the expanded grid nature of the settlement form.

In many ways the strongest contributor to the village is the landscape and rural character and the quiet nature of the roads that form the historic core.

This is an objective assessment of the character of the village using the street surveys and taking a wide source of evidence with regard to landscape character and historic morphology and development.

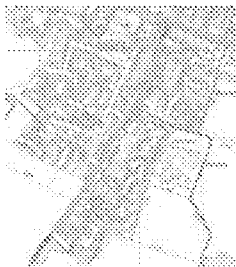
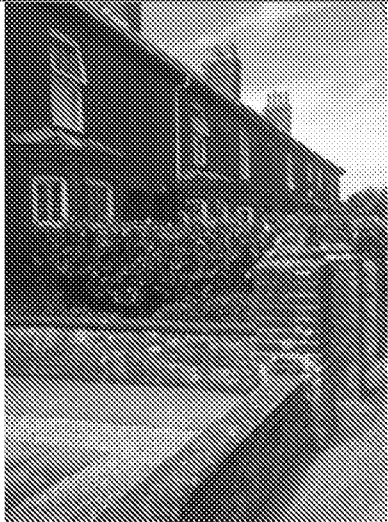
It is a more complete and holistic study of characterisation to aid the reserved

matters planning applications and assist the Local Planning Authority in judging local distinctiveness.

A black and white photograph of a stone wall in the foreground, with a church building and trees in the background. The wall is made of rough-hewn stones and runs horizontally across the middle of the frame. Behind the wall, there is a church with a prominent square tower and a pointed roof. The church is partially obscured by trees and foliage. The overall scene is a rural or village setting.

Section Two Street Surveys

Bilsham Road

Bilsham Road		
Location: Rural, Edge, General, Centre, Core Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House Conservation Area Yes/ ☒ No	Description Radial route connecting village core to Bilsham hamlet, dominated by 20thC development	
Block structure, plan form and dimensions	Radial route –Blocks range 100-200m	
Vehicular routes hierarchy + connections	North junction connects to Yapton Road B2233. South Junction connects to A259. Minor roads coming off at various points through T-junction.	
Land form and relation to contours	Mainly flat with a very gradual incline from north to south of 2.8m.	
Junction positions	Northern = roundabout. Southern = wide T-junction. All joining roads are T-junctions	
Street frontage plot widths	Varried from 5m to 16m. Greatest proprotion of properties within 8m -10m street frontage.	
Plot depths	24 -30 m full plot depth. Sitting between 0m – 5m back from the edge of the pavement.	
Gaps between buildings % of openness	East side of road 25% openness. West side of road 32% openness.	
Pavement	Majority of road has two sided pavement, 2m width. One sided pavement from Graham Road to Taylors Close. Some adhoc grassed verges areas with pavement diverting across verge.	
Landscape Setting	Relates to built up area of Village	
Level changes	Relatively flat	
Density	23 houses per Hectare (Medium Density)	
Regularity of space	Irregular patches of green space acting as road frontage. Space between plots minimal.	
Road width	6 m maximum becoming narrower to the south	
Pavement width/ Verge	Pavements width averages 2 m. Grassed areas range from 5m – 17m.	
Enclosure ratios	1:1	
Connections/ links	Various bus stops situated on road. Footpath down Cinders Lane going out towards Barnham.	
Spaces	0.6ha of grass verge along roadside.	
Tree/Vegetation Cover	Scattered vegetation with trees & hedges being incorporated within boundaries and gardens of residential plots.	
Views and Vistas	View restricted to road, very little height so no views of surrounding countryside.	
Roofscape and Sycline	Tiled roofs and chimneys on traditional houses.	
Roof forms and orientation	90% road facing. Ranges from single pitch to double pitched, hipped, cross hipped, dormer windows.	
Pedestrian desire lines	Footpaths and some crossing of grass verges.	
Corner buildings/ markers and focus points	Bilsham Stores –green render-see photo shop and Surgery.	
Activity/ prevailing uses	Residential	
Parking	On plot and on street parking but not dedicated.	
Detail		
Dominant architectural style/ age	Victorian mixed with 20thC	
Key architectural devices	Bay windows on traditional houses	
Fenestration	Painted small pane casements	
Porch details	Various pitched roof and lean-to styles	
Building Line	Regular	
Set-back from pavement	5m	
Boundary treatment – heights, materials	Varied. Brick walls 0.5m heigh, wooden panelled fence 2m high, hedge rows, metal fence 2m high, flint wall 2m high, brick and railings 3m high.	
Storey heights	Majority 2 storey, although some bungalows.	
Colour and Materials -elevations	Red brick, white painted flint, some cladding on front and side elvations.	
Colour and Materials - streetscape	Tarmac Road and footpath	
Street Furniture	Green street lamps, grass verges, telephone box, and some bollards near the shop.	
Visible Sustainability Features	No solar panels	
Comments/ Conc.		
Typology	Key Features	Lessons-
Ribbon development with infill development in depth	Regular fine grain street with regular repetitive built form, little relief from vegetation.	This radial route has maximum width of 6m and still has some frontage access

Church Lane

Church Lane

Location: Rural, Edge, General, Centre, **Core**

Typology: Block, Terrace, Semi, Villa, Townhouse, **Cottage, House**

Conservation Area ☒ ☐

Description

Historic Lane at core of village connecting Church Road and North End Road important historic link with large plots and grand villas (partly within Conservation Area)



Context		
Block structure, plan form and dimensions		
Vehicular routes hierarchy + connections	West connects with B2132 and East connects to Church Road no junction. One minor road coming off incentre to St Marys Meadow	
Land form and relation to contours	Flat 5.6m spot height.	
Junction positions	T-junction to the West. No junction onto Church Road road just curves round.	
Street frontage plot widths	Majority 18m.	
Plot depths	Plot depth ranges 20m – 50m, with houses on the north side of the road having deeper plots. 0 – 6m distance from road to residential plot (including garden area).	
Gaps between buildings % of openness	35%	
Pavement	One sided pavement up to St Marys Meadow, narrow grass verge to Church Road.	
Landscape Setting	Village centre-built form and mature landscape give an enclosed feel	
Level changes	Flat	
Density	13 houses per hectare (very low density)	
Regularity of space	Gaps between plots but the lane feels relatively closed due to flint walls and vegetation on residential plots	
Road width	4m road width narrower just before Church Road	
Pavement width/ Verge	1.5 m pavement, grass verge 0.5m Southern side. Grass verge 1.5m Northern side.	

Context		
Enclosure ratios	Not apparent – enclosure from boundary treatment and vegetation	
Connections/ links	Footpath off the Church Lane / Church Road corner going up towards North End.	
Spaces	No communal space aside small grass verges.	
Tree/Vegetation Cover	High vegetation cover – number of trees and hedges acting as boarder to residential properties.	
Views and Vistas	Views limited to road length, blocked by residential properties on either side. View East is blocked by Church. View West across to school.	
Roofscape and Skyline	Slate and three thatched.	
Roof forms and orientation	Various mainly pitched and gable / box gable. 95% road facing.	
Pedestrian desire lines	Pavement and along grass verge to the footpath.	
Corner buildings/ markers and focus points	Church at end of road East.	
Activity/ prevailing uses	Residential	
Parking	On plot and a very small amount of road parking.	

Detail		
Dominant architectural style/ age	Mixed – Very old thatch cottage, Edwardian villas, modern infill	
Key architectural devices		
Fenestration	Painted small pane casements	
Porch details	Simple lean to style	
Building Line	Regular	
Set-back from pavement	2-3m	
Boundary treatment – heights, materials	Flint walls 3m – 6m height. Painted brick wall 4m height. Hedge and tree boundary.	
Storey heights	Two Storey to two and a half storey buildings.	
Colour and Materials -elevations	Various. Mainly white painted brick and stone. Some Brown brick with wooden cladding on top half.	
Colour and Materials - streetscape	Tarmac road	
Street Furniture	Victorian street lamps.	
Visible Sustainability Features	None	

Contextual Gaps		
Typology	Key Features	Lessons-
Mixed character but good example of low density street at village centre	Vegetation key to create enclosure and rural feel. Low density allows space for planting	Good example of interface between villas and cottages

Church Road

Church Road

Location: Rural, Edge, General, Centre, Core

Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House

Conservation Area Yes No

Description

Important route at core of village focused on Church and linking to Main Road to the south. Spacious to north, intimate to the south.



Block structure, plan form and dimensions	Dog leg road with right angle bends	
Vehicular routes hierarchy + connections	North connection Church Lane, South connection Main Road (B2132)	
Land form and relation to contours	Flat with slight drop onto B2132	
Junction positions	Connection leads into Church Lane no formal junction. T-junction South.	
Street frontage plot widths	Varies 5m – 20m	
Plot depths	Plot depth ranges from 11m to 25m, larger plots towards the South end. Depth from roadside to start of plot ranges 2m – 5m	
Gaps between buildings % of openness	35%	
Pavement	One sided 1.5m pavement from Church corner to Briar Close. Then no pavement until the final corner before hitting the Main road where a one sided pavement starts again.	
Landscape Setting	Edge of village bordering fields to the east and Village green, spacious character.	
Level changes	Very slight slope to south.	
Density	17 housers per hectare (Low density)	
Regularity of space	Well spaced between most houses. Eastern side leads to Yapton village green.	
Road width	5m max	
Pavement width/ Verge	Main stretch no pavement where it appears sparodically varied 1m – 3m	

Enclosure ratios		
Connections/ links	Access to the Village green. Footpath through to the North End Road.	
Spaces	Regular space between buildings, with large space to the East of the road.	
Tree/Vegetation Cover	High tree and hedge coverage throughout the majority of road space.	
Views and Vistas	Church to the North of the road and slight glances of the village green through breaks in the hedge row. However most are blocked by vegetation coverage.	
Roofscape and Sykline	Slate and tiled	
Roof forms and orientation	Pitched, hiped and dormer. 75% road facing, remainder at a 90 degree angle.	
Pedestrian desire lines	Pedestrian use of grass verges to get to the church and walk in road where no pavement is provided.	
Corner buildings/ markers and focus points	Cluster of buildings on final corner before main Road junction act as a focus point, with grassed area and footpath leading off to North End Road. Church at the Northern end.	
Activity/ prevailing uses	Residential	
Parking	On plot and on street.	

Detail

Dominant architectural style/ age	Victorian	
Key architectural devices	Extensive use of high quality flintwork	
Fenestration	Painted small pane casements	
Porch details	Simple lean to style	
Building Line	Regular	
Set-back from pavement	2-5m	
Boundary treatment – heights, materials	Various Brick wall 2m height & flint wall 3m.	
Storey heights	Two Storey and Notable 2.5 storey (Sunnyside)	
Colour and Materials -elevations	Flint and white painted stucco/ render	
Colour and Materials - streetscape	Tarmac road	
Street Furniture	Victorian street lamps.	
Visible Sustainability Features	None	

Conservation Area

Typology Good example of residential spine that has characterful layout and charm using bends to slow traffic	Key Features Quaity flint walls dominate the central section. Good flint work on dwellings dominate the southern section that has intimate quality	Lessons- Best flintwork examples in Yapton, coursed flint work with weatherstruck pointing. Good occasional 2.5 storey landmark. Informal verges of varying width
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Main Road

Main Road

Location: Rural, Edge; General, Centre, Core

Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House

Conservation Area  

Description

Key radial distributor from A29 to A259. Heavily used B road that travels through the heart of the village. Has retained village character despite modern infill



Block structure, plan form and dimensions	Radial connecting route through the village through the centre
Vehicular routes hierarchy + connections	N/E connection to A259. N/W connection to A29 and A27T
Land form and relation to contours	Flat
Junction positions	T-junction onto A259. Direct access to dwellings, connecting roads are T-junctions
Street frontage plot widths	9 – 20m
Plot depths	Plot depth ranges 10m – 20m. Distance from road to residential plot 2 – 6m.
Gaps between buildings % of openness	25%
Pavement	2m pavement double sided for majority of road.
Landscape Setting	Centre of village
Level changes	Relatively flat.
Density	29 house per hectare (Medium density)
Regularity of space	Irregular space, main space is by the village green.
Road width	6m
Pavement width/ Verge	1.5 – 2m



Enclosure ratios	NA -
Connections/ links	Footpath connections and connection across village green.
Spaces	Irregular spaces between buildings
Tree/Vegetation Cover	Medium – majority of vegetation acting as boundary for residential property.
Views and Vistas	Views restricted by boundary fences and vegetation. Open view across village green on the North side of the road.
Roofscape and Skyline	Slate and tiled, chimneys
Roof forms and orientation	Pitch, gable, hip. Majority on south side road facing. North side majority 90 degrees to road.
Pedestrian desire lines	Use of pavements, most crossing between Supermarket and village green / village hall.
Corner buildings/ markers and focus points	Supermarket, village hall, butchers and dentist.
Activity/ prevailing uses	Residential some retail
Parking	On plot only one street parking at Supermarket



Dominant architectural style/ age	Mixed – statement dwellings evident
Key architectural devices	Mixed- dominant quoins in raised stucco and contrast brick
Fenestration	Painted small pane casements
Porch details	Open porches
Building Line	Regular
Set-back from pavement	2-3m
Boundary treatment – heights, materials	Mixed - Brick wall 3m height & flint wall 1m.
Storey heights	Two storeys
Colour and Materials -elevations	Red brick, yellow brick & stucco, flint
Colour and Materials - streetscape	Tarmac road with some colour bands
Street Furniture	Standard Street lamps.
Visible Sustainability Features	No solar panels



Contextual Qualities Typology Distributor route that has retained open spaces within the heart of the village.	Key Features High quality frontage enclosure along entire road length (apart from commercial frontage)	Lessons- No more than 6m wide for distributor, open spaces retained on the route
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North End Road

Yapton Context Study

North End Road

Location: Rural, Edge, General, Centre, Core

Typology: Block, Terrace, Semi, Villa, Townhouse, Cottage, House

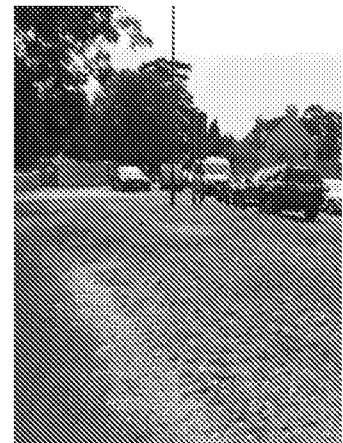
Conservation Area  

Description

Important historic radial route with direct connection to A27, key village street containing school and surgery



Block structure, plan form and dimensions	Linear ribbon development consolidated at the core of the village
Vehicular routes hierarchy + connections	Connects to B2233 and A27 various minor roads coming off to West & East.
Land form and relation to contours	Flat
Junction positions	Connects to B2233 and Yapton Road at roundabout, side T junction.
Street frontage plot widths	10-15m
Plot depths	Plot depth ranges 12 – 15m. Distance from road to residential plot ranges from 2m – 5m
Gaps between buildings % of openness	27%
Pavement	1- 3m both sides of road
Landscape Setting	Leading out of village, arable fields to the West. Yapton Primary School sits on West side of road.
Level changes	4.6m AOD at B2233 junction slight rises to the north of village to 5.9m AOD
Density	22 house per hectare (low density)
Regularity of space	Irregular some large gaps but mostly little space.
Road width	5.5m
Pavement width/ Verge	Pavement 2-3m, verge 1-5m

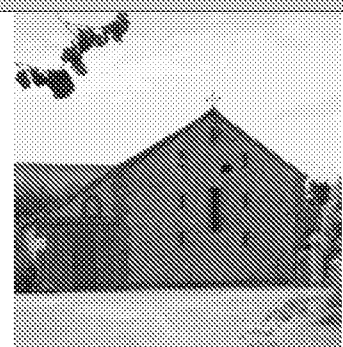


Enclosure ratios	In paces 1:1 and 1:2
Connections/ links	Footpaths east and west
Spaces	Some wide grass verges
Tree/Vegetation Cover	Low and sparse vegetation.
Views and Vistas	Blocked views to the South of road, with open space to the West including primary school.
Roofscape and Skyline	Slate and tiled. One thatched. Chimneys
Roof forms and orientation	Pitch, gable, hip. 60% ridge in line with road. Rest at 90 degrees to road.
Pedestrian desire lines	Pavements
Corner buildings/ markers and focus points	School, Staker's Farmhouse
Activity/ prevailing uses	Residential, school, doctors, nursing home
Parking	On plot and some on road parking.



Detail

Dominant architectural style/ age	Mixed 18 th C distinct landmark villas
Key architectural devices	Dormers
Fenestration	Painted small pane casements/ sliding sash
Porch details	Mixed –Box porches
Building Line	Regular
Set-back from pavement	2-3m
Boundary treatment – heights, materials	Range. Wooden picket fence 1.5m- 2m height, flint wall 2m, hedged boundary
Storey heights	Mostly two storey, some single and some two storey with an attic room in roof
Colour and Materials -elevations	Red and yellow brick and white painted stucco, flint.
Colour and Materials - streetscape	Tarmac road, granite setts kerb
Street Furniture	Standard street lamps.
Visible Sustainability Features	Some solar panels visible



Contextual Study

Typology High status street with important buildings and wide verges	Key Features Wide verge to create space in contrast to tight ratio to the south	Lessons- Good examples of 2.5 storey dwellings to mark a main route and use of wide verges. Road width conflict with on-street parking
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17. References

Alecto Domesday Editorial Board 2003 *Domesday Book –A complete translation* Penguin Classics

The West Sussex Landscape Character Assessment (WVSLCA) 2003

Built Heritage Study in respect of Land at Yapton–CgM5 November 2017

WEST SUSSEX LANDSCAPE Character Guidelines Local Distinctiveness The South Coast Plain Character Area (undated)

National Library of Scotland *Various Historic OS Mapping*