

HERITAGE, DESIGN AND ACCESS STATEMENT

Proposed Driveway and Access Works

Hobjoins Manor, Hyde Street, Upper Beeding, Steyning, BN44 3TG

Prepared in support of applications for:

- Planning Permission
 - Listed Building Consent
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1.0 INTRODUCTION

This Heritage, Design and Access Statement has been prepared in support of applications for planning permission and listed building consent relating to proposed driveway, access and associated landscaping works at Hobjoins Manor, Hyde Street, Upper Beeding.

Hobjoins Manor is a Grade II listed building situated within the Upper Beeding Conservation Area.

The purpose of this statement is to:

- Assess the significance of the heritage asset;
- Describe the proposed driveway and access works;
- Assess the impact of the proposals upon the listed building and Conservation Area;
- Demonstrate compliance with national and local planning policy.

This statement has been prepared with reference to:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- The National Planning Policy Framework (NPPF);
- Historic England guidance;
- The Horsham District Planning Framework;
- The Upper Beeding Neighbourhood Plan.

Supporting documents submitted alongside this application include:

- Location and Site Plan;
 - Existing and Proposed Site Plans;
 - Existing and Proposed Access Layouts;
 - Associated landscaping drawings.
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2.0 SITE AND SURROUNDINGS

Hobjoins Manor is a detached Grade II listed dwelling located on the north-eastern side of Hyde Street within the Upper Beeding Conservation Area.

The property occupies a spacious and irregularly shaped plot characterised by mature landscaping, traditional boundary treatments and a strong relationship with the historic streetscape of Hyde Street.

The dwelling is traditionally constructed with flint elevations, red brick dressings and a clay tile roof, reflecting the established vernacular character of the area.

The surrounding Conservation Area is characterised by:

- Historic residential buildings;
- Traditional flint and brick materials;
- Mature vegetation and landscaped plots;
- Informal rural character;
- Strong visual connection with the South Downs landscape.

The site currently benefits from existing vehicular access arrangements and ancillary parking areas associated with the residential use of the property.

3.0 HERITAGE SIGNIFICANCE

3.1 Listed Building Description

Hobjoins Manor was listed Grade II on 9 May 1980.

The statutory list description states:

“C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. Adjoining to south-east is a long single-storeyed building once a barn which is now part of the house.”

The significance of the listed building derives from:

- Its eighteenth-century origins;
- Traditional flint and brick construction;
- Historic form and proportions;
- Contribution to the character of Hyde Street;
- Contribution to the Upper Beeding Conservation Area.

The setting of the building, including its landscaped curtilage and boundary treatments, also contributes positively to its significance.

4.0 PLANNING HISTORY

The property has been subject to a number of historic planning and listed building applications relating to alterations and associated residential works.

Of particular relevance is application reference DC/18/0450, which included associated vehicular access and parking arrangements.

The planning history demonstrates an established principle of residential access and associated site alterations.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

Section 16 of the National Planning Policy Framework confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

The NPPF supports proposals that:

- Sustain and enhance heritage assets;
- Deliver high-quality contextual design;
- Preserve local character and distinctiveness;
- Secure the viable long-term use of historic buildings.

Paragraph 202 advises that where proposals lead to less than substantial harm to a designated heritage asset, such harm should be weighed against the public benefits of the proposal.

5.2 Horsham District Planning Framework

Relevant policies include:

- Policy 25 – Natural Environment and Landscape Character;
- Policy 32 – The Quality of New Development;
- Policy 33 – Development Principles;
- Policy 34 – Cultural and Heritage Assets.

These policies seek to ensure that development preserves local character, protects heritage assets and incorporates high-quality design and materials.

5.3 Upper Beeding Neighbourhood Plan

Policy 8 of the Upper Beeding Neighbourhood Plan requires development proposals to:

- Respect the architectural and historic character of the area;
 - Use appropriate traditional materials;
 - Preserve important landscape features;
 - Protect neighbouring amenity;
 - Maintain the rural character of the settlement.
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6.0 PROPOSED DRIVEWAY AND ACCESS WORKS

The application proposes revised driveway and parking arrangements associated with the continued residential use of Hobjoins Manor.

The proposals include:

- Formation of driveway and access arrangements;
- Provision of permeable driveway surfacing;
- Associated landscaping and boundary treatment works;
- Rationalisation and improvement of parking arrangements.

The driveway proposals have been carefully designed to minimise visual impact upon the listed building and the wider Conservation Area.

The proposed surfacing materials will comprise traditional permeable materials in muted natural tones appropriate to the historic and rural character of Hyde Street.

Existing vegetation and soft landscaping will be retained wherever possible in order to preserve the verdant character of the site and reduce visual impact.

Where additional planting is required, this will comprise native or traditionally appropriate species consistent with the character of the Conservation Area.

The proposals seek to improve functionality, accessibility and site organisation while preserving the significance and setting of the heritage asset.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 Impact on the Listed Building

The proposed driveway and access works have been designed with careful regard to the significance of the Grade II listed building.

The proposals do not involve the loss of significant historic fabric and will preserve the established relationship between the dwelling, its curtilage and the surrounding streetscape. The removal of part of the flint wall, will be carefully rebuilt to retain the character.

The works are modest in scale and remain visually subordinate within the wider setting of the heritage asset.

The use of traditional permeable materials and the retention of landscaping ensures that the proposals integrate appropriately within the site.

The proposals will not interrupt important views of the listed building nor diminish its architectural or historic significance.

7.2 Impact on the Conservation Area

The proposals preserve the character and appearance of the Upper Beeding Conservation Area.

The driveway and parking arrangements have been designed to remain visually recessive and sympathetic to the established rural character of the area.

The proposals:

- Respect the historic settlement pattern;
- Retain important landscape features where possible;
- Use appropriate traditional materials;
- Avoid visual intrusion and excessive hardstanding.

The proposals therefore accord with the statutory duties contained within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.3 Planning Balance

The proposed works result in no harm, or at worst less than substantial harm, to the significance of the designated heritage asset.

Any limited impact is significantly outweighed by the benefits associated with:

- Improved functionality and accessibility;
- Better organisation of parking and vehicle movements;
- Sensitive enhancement of the site;
- Continued viable residential use of the listed building.

8.0 LANDSCAPE, DRAINAGE AND AMENITY

The proposed driveway surfacing will utilise permeable materials to assist in reducing surface water runoff and support sustainable drainage principles.

The proposals have been designed to minimise the extent of hardstanding and preserve the soft landscaped character of the site.

The development will not result in unacceptable impacts upon neighbouring residential amenity.

The proposals do not introduce:

- Harmful overlooking;
- Noise disturbance beyond normal residential use;
- Significant visual intrusion.

The existing mature landscaping and boundary treatments assist in preserving privacy and reducing visual impact.

9.0 CONCLUSION

This Heritage, Design and Access Statement demonstrates that the proposed driveway and access works at Hobjoins Manor have been carefully designed in response to the significance of the Grade II listed building and its location within the Upper Beeding Conservation Area.

The proposals represent a modest and sensitive form of development that:

- Preserves the significance of the listed building;
- Preserves the character and appearance of the Conservation Area;
- Uses appropriate traditional materials;
- Retains important landscape features;
- Improves accessibility and functionality associated with the continued residential use of the property.

The proposals accord with:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- The National Planning Policy Framework;
- The Horsham District Planning Framework;
- The Upper Beeding Neighbourhood Plan;
- Historic England guidance.

The proposed development is therefore considered to represent sustainable and policy-compliant development for which planning permission and listed building consent should be granted.