

STATEMENT OF HERITAGE SIGNIFICANCE (REV 1.0)

Property Address: Land Adjacent to Loxley Riverside
Bolney Chapel Lane
Twineham
RH17 5NN - Hooker's Farm



Client: Matt and Emily Prior

Inspection Date: 24th November 2022

Report Date: 6th December 2022

Addendum Date: 31st March 2023

Prepared by Richard Pocock MSc MRICS

1. CONDITIONS DURING THE INSPECTION

Aspect:	Frontage faces northwest
Occupation:	Owner Occupied
Persons present:	None
Weather during the inspection:	Dry
Inspection Limitations:	None relevant

2. PREAMBLE

The report arises out of the need to consider a development proposal utilising land opposite a Grade II listed asset against existing good practice guidance and also relevant legislation – broadly, in this case, NPPF paragraphs 131-5 and 137, alongside any relevant local guidance that may be pertinent to the proposal.

The report will consider both the listed asset and also the occupation, position and aspect of the land upon which the development is to take place and analyse the potential impact of the development on the listed asset accordingly.

The structure of the report also follows the five step consideration structure as set out within the Historic England Guidance Sheet: The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). However, clearly, the fifth step is presently outside the scope of this individual report.

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

The development is for the provision of a single dwelling house on land directly opposite the main farmhouse and farm entrance – land which is presently occupied by a tennis court and a small, single storey unit.

3. IDENTIFY THE ASSET AND THEIR SETTING

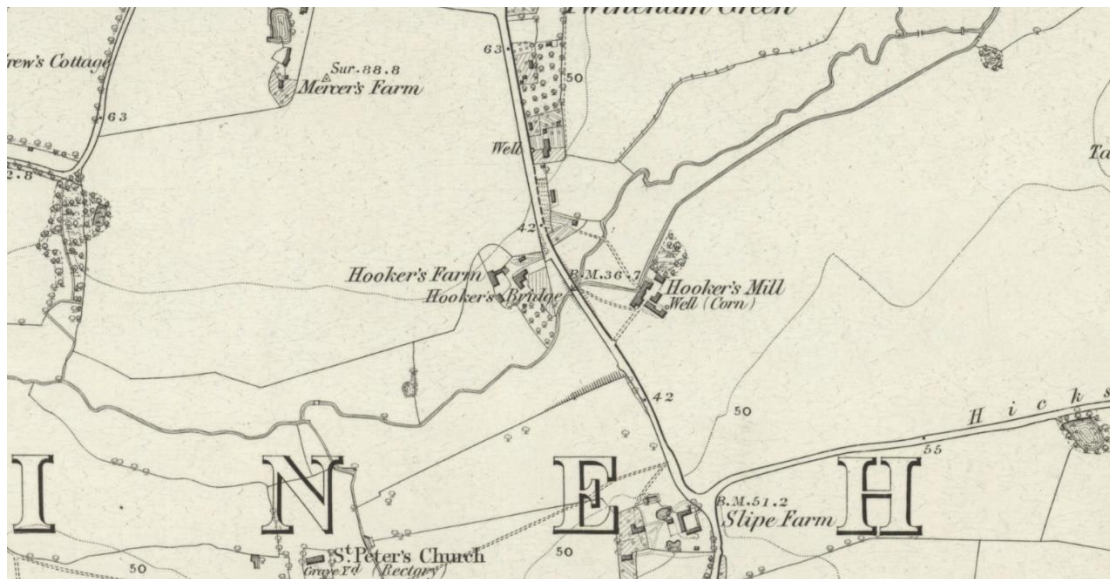
Hooker's Farm, also referred to in this document as 'the building', or 'the property', is located at national grid reference - TQ 25509 20340 and is the listed asset (and setting) to be considered in this instance.

The building is broadly L shaped and on an approximate north east/south west alignment, with the frontage facing approximately north west.

The building is controlled by Mid Sussex LPA.

3.1 Mapping Context

The property is to be seen in context on various OS (or other) maps below.



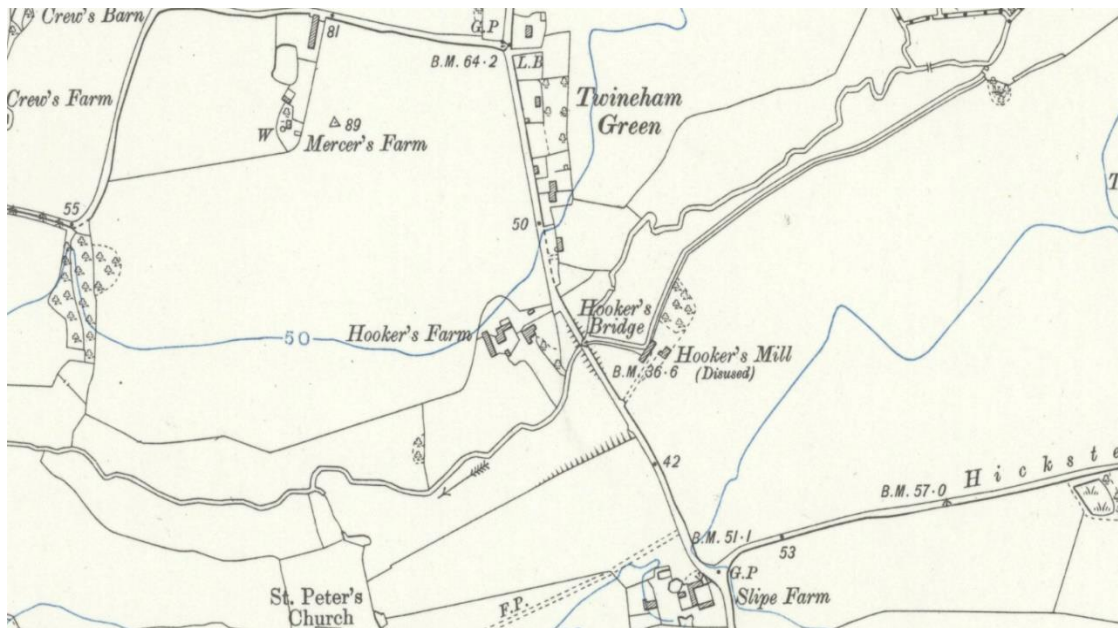
1879

The farmstead itself is shown in the 1879 map. Typically, there is no delineation of ownership and tithe mapping for the area is not entirely clear as to the true extent of the farm ownership. However, what is clear is that the farm is of considerable size and takes in land to the east of the lane, including a mill on the River Adur (which is no longer in existence, but for which the course of the mill leat is still evident), along with earthworks that likely pinpoint the cluster of corn mill buildings which once occupied the site.

We understand that the land to the east was often named 'East Hooker's' – the name which the modern house on the site also takes.

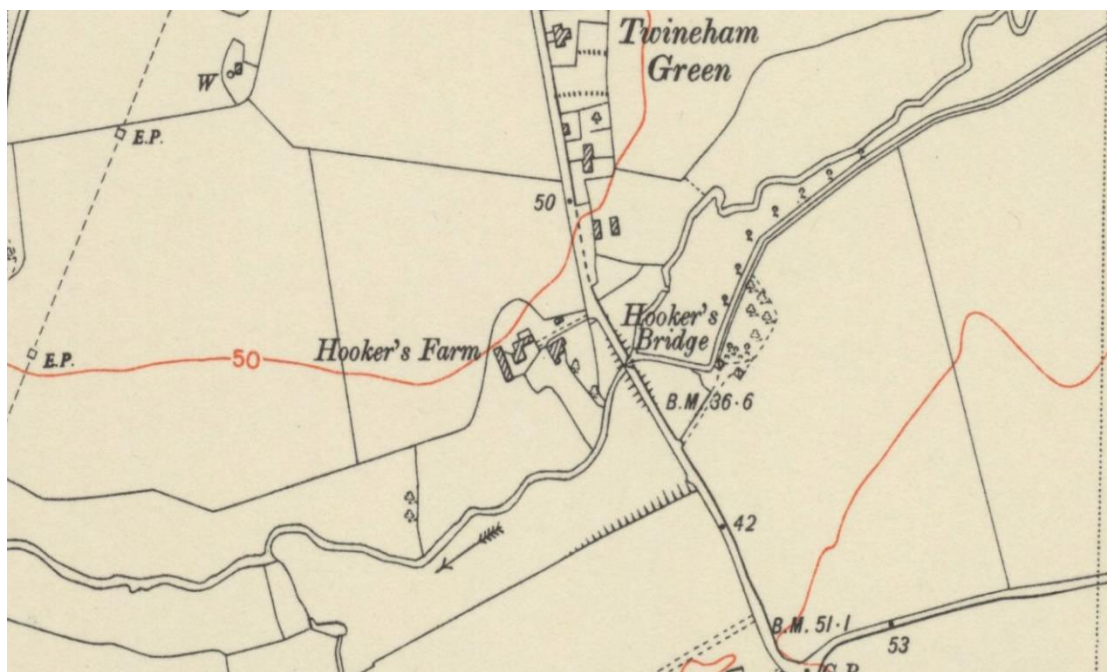
Land to the east in the above map is also occupied by a series of buildings to the north and a well near the roadside. There is a row of later 19th century cottages which appear likely to be those shown in the mapping, but the remainder of the present housing all along this east side of the lane now bears no resemblance to that of the 1879 map and all of the existing property south of the cottages down to the river, postdates that which was standing when the area was mapped in the later 19th century.

There are two small outbuilding units shown which, after inspection of the land to the east of the lane, also have no above ground traces remaining.



1909

Little notable change to the above description is noted until 1909, when the mill is described as disused and the small outbuildings shown in the 1879 map have disappeared. There are minor alterations to farmstead outbuildings making up the farmyard of Hooker's Farm itself.



1952

By 1952, the mill near the river has all but gone. The farm buildings of Hooker's farm remain constant, however. The buildings on the east side of the road forming the area of 'East Hooker's' is broadly the same, but for the addition of a further building to the east within the land of the present East Hooker's. Again, there is no surviving above ground structure to consider.

4. LISTED BUILDING DESCRIPTION

4.1 The building has been designated a Grade II Listed Building by Historic England and as such, forms one of the core of listed buildings in England recognised for its national importance and special interest.

4.2 **List entry No** 1284816 **Designation** Grade II

Date Listed 28th October 1957

4.3 Description

The listing description is as follows:

'L-shaped building. South wing early C17 and timber-framed with red brick infilling, ground floor rebuilt in brick. Projecting gable facing north. Horsham slab roof. Casement windows with small square or diamond shaped panes. Two storeys and attic. One window. The main portion of the home or east wing is C18. Red brick and grey headers, the east end faced with Roman cement with half-hipped gable over. Roof partly tiled. Sash windows with glazing bars intact. Two windows.'

The farm building was accessed and comprises (after very brief inspection) the fragmentary remains of a residential house from the mid part of the 16th century, with considerable cross wing additions in the mid-17th century and then various 18th and 19th century alterations. The cross wing element must have had a sizeable oriel bracketed bay arrangement on the north face, but which is now lost.

The farm is clearly a well-established settlement with a long history.

The land to the east side of the lane was sold off in the 1950s or 1960s for private development. No details of the sale are known, nor an accurate date.

In relation to the land on the east of the lane, having been sold and now under a separate title (presumed), the direct strictures of the listing are not going to apply in respect of curtilage listing of any above ground remains that were once part of the general farm outreach. However, we would re-iterate that there were no remains of note surviving upon inspection in any case.

There are some brick walls which are a little older than the present housing unit but appear at oldest early 20th century. Nonetheless, these would not be considered as protected in any specific manner. Neither are these walls the remains of any of the previous structures on the site which was identified in the old mapping.



The present building on the site is a single storey modern residential unit and was, we understand, constructed in the 1990s.

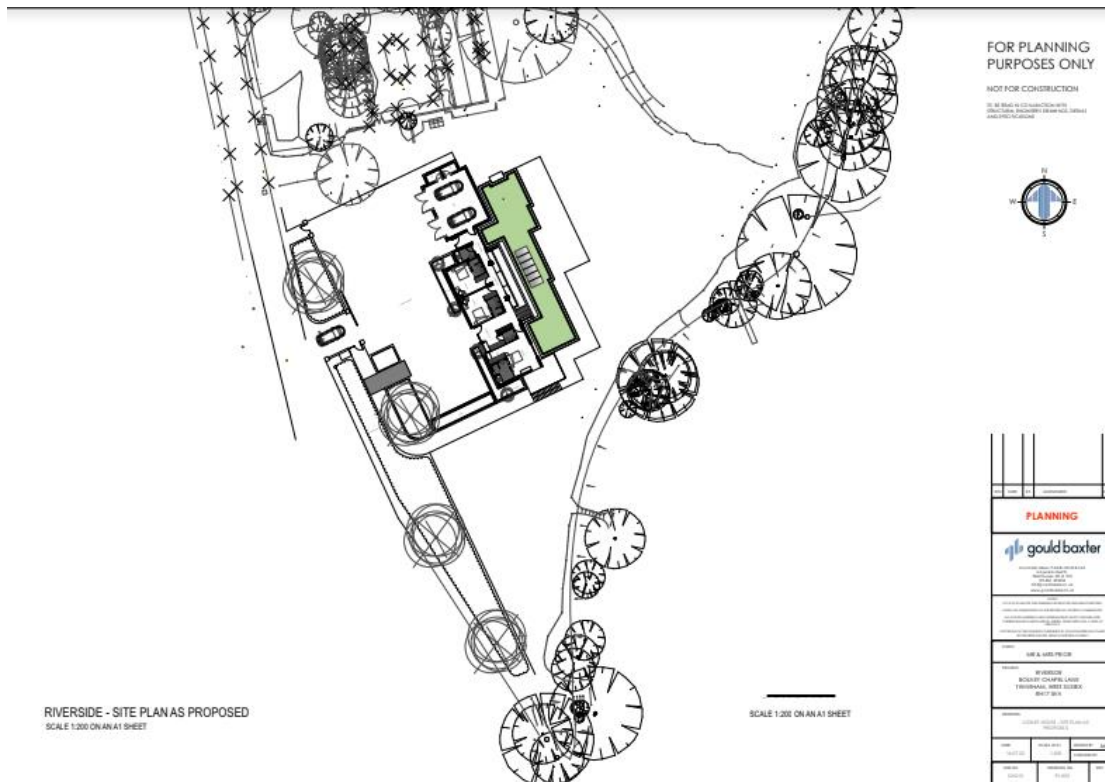


The land extends from this unit to the south where it intersects with the river where the road crosses the river at Hooker's Bridge. There is a tennis court presently occupying this southern part of the site.



The proposal seeks to replace the modern residential unit shown in the first image above with a house further to the south, occupying the position of the tennis courts and cut into the land to take some advantage of the lie of the land where it drops to the level of the river crossing. It is proposed that the entrance to this site is placed close to the present farm entrance point.

The plan below serves to illustrate the present proposals.



In respect of the settings to be affected, it can be considered that general line of sight views from the farmhouse will potentially be affected, along with practical considerations in respect of farm site access and works access for the duration of the works. Views from the approach across the bridge will also likely be affected and must be taken account of, considering the historic connection of the bridge, farm and historic mill site. Prominence and dominance of form and structure also need to be considered, given that the primary asset is the historically dominant structure in the immediate vicinity.

5. ASSESSMENT OF CONTRIBUTION

The setting of the listed asset is typical in respect of the positioning of a medieval/post medieval farm. The river is close by, but the position of the house has been well considered in respect of both the access to water and also to the risk of flooding from a river that has historically been active in this respect. Soil is a little clay heavy, and as such, surface water pooling and wash is prevalent along with poor ability to drain away. The position of the farmhouse up on the ridgeline, well above the river, is a good means to mitigate both surface water wash risk and also low level river flooding. The house sits at around the highest point in the immediate area, with land dropping consistently to the river and the lane, with a plateau affect allowing for a relatively flat farmyard area adjacent to the farm's field system.

The effect of the rising ground is to give the farmhouse considerable prominence in the area, especially in its relationship to the roadway as it crosses the bridge north/south. The farm is easily visible from the south and quite visible coming down the road from the north and in the absence of modern hedgerows, the farm would be the dominant building for some distance.

It is very clear that despite the mid-20th century development on the eastern side of the lane, the lie of the land has not changed considerably in at least 150 years, and it is safe to assume that, barring the modern metalled road way, very little has changed in

respect of general vistas up and down the lane from the south and north for considerably longer than that. The addition of the mid-20th century housing to the east of the lane has not affected the general vista as the present East Hooker's house is set quite far back and is very well screened. Its position well north of the farmhouse also means that it does not affect the listed asset. We are aware that the present East Hooker's is not under assessment here. However, it is still part of the general development around the listed asset that should be taken into account when considering what has historically happened in the immediate vicinity.

The present low level residential unit and tennis court which are the subject of the development proposals are also suitably subordinate to the listed asset and are broadly well screened. Views from easterly windows in Hooker's Farm only show a small amount of the roof line visible and there is virtually no part of the present tennis court visible.

The means of screening these elements has, up until now, been with the use of natural hedgerow for the small residential unit and a Leylandii hedge for the tennis court - a typical means of screening tennis courts in the mid-to-late 20th century. Whilst the present arrangement does allow for these modern elements opposite the listed assets to be screened, the method of screening is now considered to be a little too artificial and could be improved upon.

6. EFFECTS OF THE PROPOSAL

The proposal as it stands is likely to be relatively prominent in respect of line of sight views. The building has been designed with some degree of mitigation in mind in that it is ostensibly single storey from the road frontage and only two storey where it steps down using the lie of the land to the rear. However, the position of the house and the evident reciprocal position of the front vehicle entrance and light screening suggests that it would be directly visible from the upper east rooms of the farmhouse.

The view in the image below shows the Leylandii hedge as it now screens the tennis courts. The position of the development and its front entrance certainly would be directly visible from this window.



The present screening hedge around the tennis courts extends to the south-east so that it is visible from the roadside and from the bridge.



The current proposal does not extend screening around this part of the site and, therefore, the house is likely to be very visible when approaching from the south.

The positioning of the front entrance as proposed, would also be very likely to interfere with the workings of the farm. The farmstead itself is still very much a working consideration and there is regular farm vehicular traffic up the driveway to the farmyard entrance and the main driveway which are adjacent to each other.



Such close proximity to the working farm entrance gives rise to the possibility of collision and other accident.

7. MITIGATION

Mitigation comes in the form of two main considerations. Firstly screening, where its type, position and depth must be prioritised to ensure that the new residential house is adequately hidden and subordinate not only in respect of line of sight views from the farmhouse but also in respect of general views from the north and south approaches. Ideally, the depth of present hedgerow should at least be maintained. There is around a 5 to 6 m depth of natural hedgerow between the road frontage and the usable land behind.



It has a good deal of mixed natural planting comprising hedgerows, shrubs and trees which is of a thickness and depth that even on a winter's visit to assess the site, it was broadly impenetrable to interior views.



To the more northerly parts of the site, this hedgerow extends to around three metres' height or more and any such planting schedule should include appropriate non-invasive natural hedgerow and thicket plants and trees that can form a similarly dense natural barrier. A good mix of deciduous and non-deciduous planting could be used and an appropriate planting schedule should be provided accordingly.

To the southernmost parts of the site this planting must be continued and, ideally, should try to match the present *Leylandii* height and must continue south and east around the development to ensure that any approach from the south roadway and bridge area is just as well screened as the more westerly and northerly approaches.

Secondly, the vehicular entry should be moved to the northernmost corner of the site, as far away from the farm entrance as possible, and set back slightly from the road frontage, perhaps with wider set shallow planting to allow for safe views up and down the road. No prominent gateposts should be permitted. The position of the present site entry gate would be acceptable, given its position relative to the farm site entrances.



8. CONCLUSION

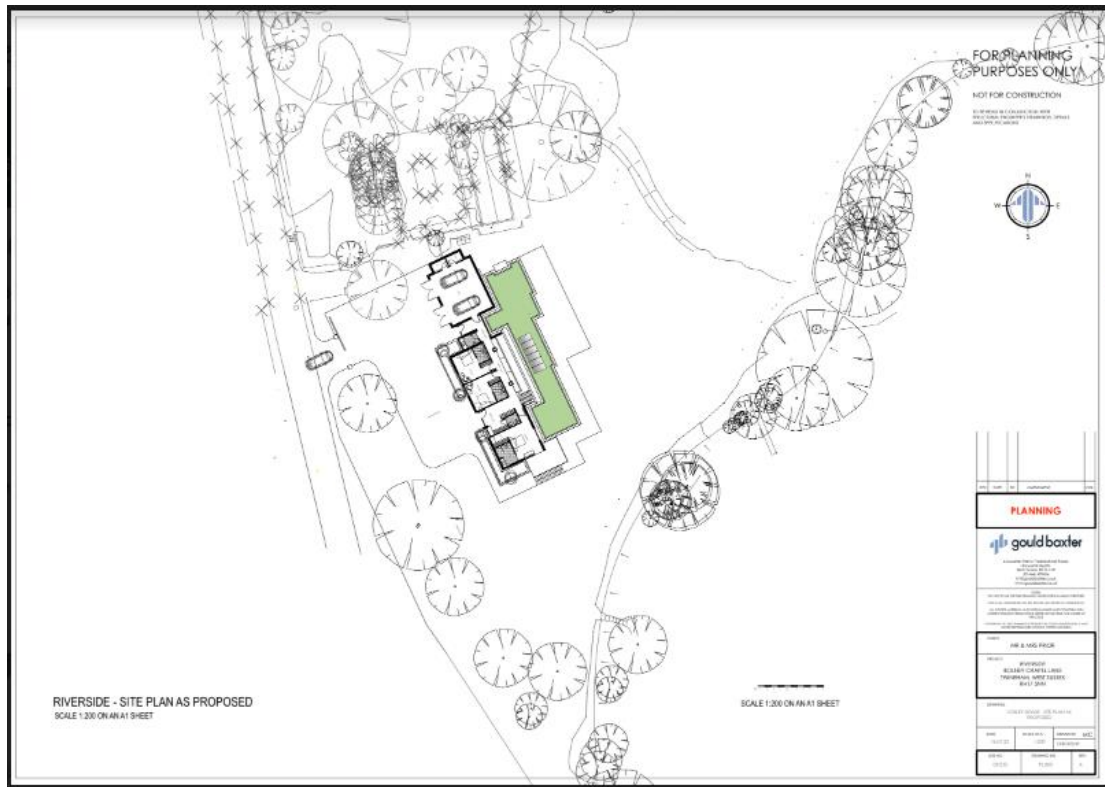
If adequately screened, using an appropriate planting schedule and a good depth of screening, together with moving the proposed site entry as far away from the active farm entries as possible, the remaining, as designed mitigation aspects of this development should prove adequate enough to not have any further detrimental effects upon the historic farmstead and its position within the landscape.



Richard Pocock MSc MRICS
Desbruslais Chartered Surveyors
07430 771756
richard@desbruslais.co.uk

ADDENDUM 1.0 (31st March 2023)

A revised site plan has been submitted, which is the subject of this revision (below).



The plan alters two main elements of the proposed scheme:

1. Moving the entryway to the north
2. Softening the screening and removing the hard landscaping, gate and other elements visible in the original design (as depicted below).

The reasoning behind siting the entryway to the north was considered within the report above. The reasons for which are set out in the above report and are not repeated here. Setting back the entrance gate from the road is also to be welcomed, as it significantly softens any line of sight from north and south along the roadway. This alteration is to be supported.

A planting schedule has also been provided.



The planting schedule outlines a double hedging methodology, with mature planting in between and with understorey seeding and planting to create natural depth. The inner hedge is with wrapped ends to ensure that there is no means to view the built elements as far as is possible.

Yew hedging is being proposed, which will be adequately dense and natural, with hedging varying from between 5 and 10 plants per linear metre, staggered four rows deep.

Oak and ash tree screening with understorey seeding is also set in between, with the oak and ash at 1000mm centres and planting in between.

The proposal would take account of both views from the listed asset and also the Bolney Chapel road end of the site.

Altered Screening Proposal

Taking note of the Conservation Officer's comments on the ephemeral and transitory nature of screening in accordance with the Historic England Guidance Note (GPA3), we would concur that screening should not be used in place of a well-designed scheme. However, it can and should still be used to occasionally mitigate views to and from schemes and there is most certainly a place for well thought planting, especially a scheme that seeks to soften views, reduce non-native species encroachment, and remove domestic and urban uniformity in rural settings.

We are satisfied that, in this case, that is what this screening scheme represents, rather than it being a substitute for inferred poor design. Indeed, it is seamlessly part of the design, and we would not expect anything less, given the nature of this scheme and its other mitigating design features.

The existing screening for the abandoned tennis court has been in situ for many years and is overgrown, overly dominant and wholly unrepresentative of the flora of the local

area and is markedly 'domestic' in nature – something that has been raised by the Conservation Officer as being a possible negative impact for the proposed scheme screening instead. However, we would consider the proposed planting and screening as a distinct and evident improvement, even if measured solely on the type and depth of planting proposed as compared to the present tennis court screening – this stands for both views from Hookers Farm and also from Bolney Chapel Road.

If then considered in conjunction with the stepped down, partially hidden, nature of the proposed property, then we would not consider that any appreciable harm is likely, any more than the present sight of a current derelict bungalow and heavily overgrown and derelict tennis court.

We would not concur with findings that the proposed scheme any more represents a 'domesticated' outlook than the present sight of the existing built structures on the site outlined above.

We would not concur with findings that there remains less than substantial harm in this instance and consider instead that the scheme will improve and enhance and have little to no impact whatsoever upon the position and outlook of the listed building and in respect of views from Bolney Chapel Road.

A condition of the consent for the scheme should ideally be that the screening is formally maintained and re-planted over a set period of time - to adequately address plant failure. Regardless of any horticultural/arboricultural guarantees provided by the landscaping company.



Richard Pocock MSc MRICS
Desbruslais Chartered Surveyors
07430 771756
richard@desbruslais.co.uk

TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

4. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA