



6 March 2017

Heritage Statement

Lilac Vilas, St Peter's Road, Hayling PO11 0RX

1. Situated within the St Peter's Conservation Area, Lilac Villas is one half of a pair of semi-detached bungalows which are located in the north-western corner of the defined boundary of the Conservation Area. The two dwellings are positioned on a large open plot which provides views from St Peter's Road through to the open agricultural land and countryside that lies to the west. A footpath (No 116) runs immediately along the western (rear) boundary and the road frontage is defined by a low hedge which is characteristic of the Conservation Area.
2. The existing dwelling has been much altered over time and little of the original building remains today. The property is in a very poor state of repair and is currently uninhabitable. If left untouched in this condition for much longer there is little doubt it will deteriorate and be at risk of significant further decay.
3. The proposed works involve the demolition of a prefabricated concrete detached garage, a porch and a lean-to conservatory. The existing roof will be stripped of the interlocking concrete tiles and replaced with a manufactured slate to restore the building more to its original appearance. A new extension will be 'wrapped' around the rear and south side of the property to create a new side entrance. The new roof will be covered to match the replaced roof and the walls will be clad with a manufactured weatherboard.
4. Chapter 12 of the NPPF includes a number of paragraphs concerning the conservation and enhancement of the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by proposed development. Paragraph 131 mentions that new development can make a positive contribution to local character and distinctiveness. Paragraphs 132, 133 and 134 are concerned with considering harm that may be caused to the significance of designated heritage assets as a result of development proposals.
5. It is believed the scale and design of the proposed works to refurbish and extend the existing dwelling would not cause any harm, substantial or otherwise, to the designated heritage asset. Furthermore it is suggested the proposed works to the property will preserve and enhance the quality of the St Peter's Conservation Area.

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ST PETER'S CONSERVATION AREA

1 INTRODUCTION

The appearance of the central and northern parts of Hayling Island have remained largely unchanged since the 19th Century with flat fields, tall hedgerow trees, substantial farmsteads and small hamlets; the land merging imperceptibly into the tidal mudflats of the coast. St Peter's Conservation Area encompasses North Hayling, an early settlement situated astride St Peter's Road which serves the farms, homes and settlements to the north-east of the Island.

2 HISTORY

North Hayling and the surrounding area has a long history of human occupation. To the west is the site of a Romano-British Temple originally built in the first Century BC and subsequently altered and used by the Romans. About 1140 'Northwode Chapel' was built by the monks of the Abbey of Jumieges which became the present St Peter's Church, indicating the presence at this time of a small community at North Hayling. The community must have prospered and grown because during the 15th Century the Bishop of Winchester agreed to a resident chaplain at 'Northwode' who was to be provided with a house by the parishioners. The

Victoria County History reports that 'a fire broke out in North Hayling on the 23rd March 1757 during strong winds and that within a few hours the unfortunate villagers were practically burnt out'. Lewis' 1834 map shows a small hamlet with buildings irregularly sited along St Peter's Road and Church Lane interspersed with orchards. Two farms are mentioned, Church Farm and Eastney Farm indicating the continuing close association between North Hayling and the surrounding farmland. These two farm complexes have since been severed from the land they served and today the farmhouses and

outbuildings are used for residential purposes reflecting the predominant use of buildings within North Hayling today.

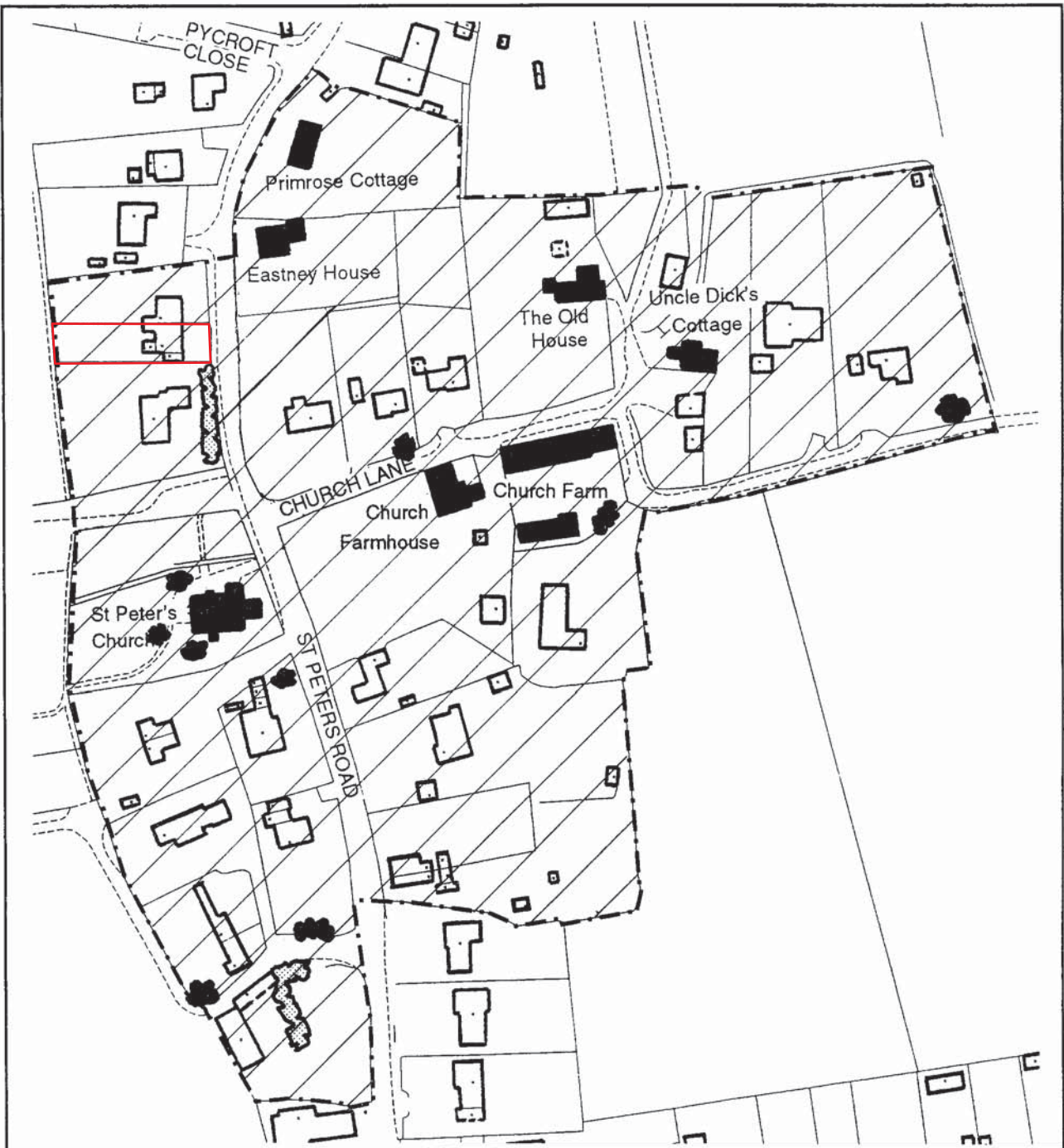
3 ST PETER'S CHURCH

St Peter's Church is at the heart of the Conservation Area situated on the west side of St. Peter's Road just to the south of its junction with Church Lane, a narrow cul-de-sac running eastwards. Small and of modest scale it is nevertheless an attractive building. The various extensions to the Church have resulted



Uncle Dick's Cottage

St Peter's Conservation Area



KEY

Conservation Area Boundary



Tree Preservation Orders (individual)



Listed Buildings



Tree Preservation Orders (group)



Scale

Not to Scale

Area of Archaeological Importance



in a pleasant juxtaposition of roof shapes surmounted by a small broached shingled spire. A particularly prominent feature when seen from the road are the massive buttresses supporting the east wall. The Church is situated in the south west corner of the Churchyard close to St. Peter's Road. Its siting and the open nature of the Churchyard to the north mean that despite its size it is a prominent feature of the road particularly when approached from the north.

4 DEVELOPMENT PATTERN

Lewis's 1834 map of Hayling Island shows North Hayling to consist principally of detached buildings, both dwellings and farm buildings, set within substantial plots which are generally shown to be used as orchards. These buildings are now interspersed with more recent development, although the curtilages of many of the older surviving residential buildings i.e. Primrose Cottage, Eastney House and The Old House, have remained unchanged.

Where new development has been introduced this pattern of detached buildings set within substantial grounds has generally been maintained.

5 STREETSCENE AND LANDSCAPE

With one or two exceptions most properties are set back from St Peter's Road and Church Lane with the trees and shrubs in front gardens masking and reducing the impact of the buildings. Low flint and brick walls and hedgerows, only interrupted infrequently by vehicular access points, characterise the boundaries of the properties fronting onto the two roads. Pavements do not exist and the narrow grassed verges soften the

edges of the roads contributing to the rural image of the Conservation Area. Trees are a contributory factor to this rural character. However, it is the large number and general disposition of trees throughout the Conservation Area, particularly those found within front gardens and hedgerows bordering St Peter's Road and Church Lane, rather than large significant specimens or substantial groups, which contribute to the character. Two large yew trees in the Churchyard are nevertheless important to the setting of the Church and a tree belt outside the Conservation Area to the north of Horwood Orchard contributes significantly to views from within the Conservation Area looking northward.

6 BOUNDARIES

To the east and west the conservation area boundary follows the distinct division between the buildings, their curtilages and the surrounding farmland. The eastern boundary is generally not open to public view. However statutory footpath No. 116 runs virtually along the whole length of the western boundary. This boundary consists of trees and hedgerows although one small section consists of an inappropriate corrugated asbestos

fence and some reinforcement is required in places. In general however there is a clearly defined natural edge between the farmland and the houses of North Hayling.

The northern and southern boundaries of the Conservation Area are less sharply defined. The straggle of development along St Peter's Road which existed even at the beginning of the 19th Century has been reinforced by subsequent development and the distinction between the envelope of the earlier hamlet, which has been used to define the Conservation Area, and newer development is now blurred.

7 BUILDING TYPES

There are eight Listed Buildings within the Conservation Area including St Peter's Church, which reflect a variety of building styles and materials. The Church is flint and stone while two of the earliest domestic buildings, Primrose Cottage and Rose Cottage, are thatch roof timber frame buildings. The Old House also has a timber frame but was re-fronted in brick in the 17th Century. Church Farmhouse and Eastney House in brick and tile date from the 18th Century. The barn and stables of Church Farm are also listed and the stables, built from iron stone rubble has now been converted into a house. In later buildings, particularly those constructed in the 20th Century, brick and tile predominate as the principal building materials, although weather boarding, tile hanging and render can also be seen.

8 ARCHAEOLOGY

The Conservation Area has been identified by the County Archaeologist as an area of archaeological importance and he is to be consulted on any developments which will cause ground disturbance.

St Peter's Church

