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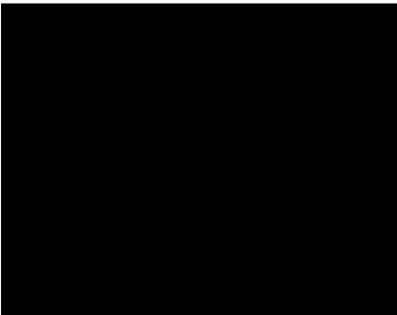
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Ref: 24/053

Ask for: Jennie Fox/Sarah Roberts

22nd May 2024



Re: 2 Church Orchard, St Peters Road, Hayling Island, PO11 0RT

Thank you for your consultation response dated 8th May 2024 for application APP/24/00035 regarding proposed works at 2 Church Orchard. We have had the opportunity to review your comments and would like to respond to some of the points you have raised.

"It is considered therefore the proposed development would be harmful to both the setting of the Grade I listed church and conservation area in which it would sit"

As a Grade I Listed church, the building is of high significance and it is important to protect the building itself. The ICOMOS Charter states that we must understand the setting of a heritage asset, their contents and surroundings in relation to other buildings gardens or landscapes. As Historic England have not been consulted on this application, it is our understanding that the churchyard defines the setting of the church, and the neighbouring properties instead have a contextual relationship with the heritage asset rather than being part of the setting.

The NPPF makes it clear that the extent of the setting of a heritage asset '*is not fixed and may change as the asset and its surroundings evolve*'. Historic England within 'Setting of Heritage Assets' explain that this is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.

Historically, the churchyard was surrounded by Orchards which provided a soft contextual relationship to the church, however this was developed for housing in the 1950s (see historic maps provided within the Heritage Report) after WWI, at which point the context to the church became defined as residential, so it must be acknowledged that this impact has already taken place and it is not the proposed extension that will cause that impact since the context will remain as residential.

As an established dwelling, it must be acknowledged that the occupants have a certain amount of rights for development and adaptation of the property to meet modern standards of living. The post-war design of the existing property is not deemed to be sympathetic to the Conservation Area so it is proposed to make amendments to the design to enhance the quality of the material palette.

“The proposed mixture of render, cladding and flint is considered to form an unsatisfactory palette of materials, resulting in a design lacking both coherence and architectural dialogue with the context in which it would sit.”

We have researched the materials used in the local area and have provided evidence within the Heritage Report that the mixture of render, cladding and flint would be sympathetic to other materials used locally.

The Applicant has taken photographs looking from the church pavement towards the property, which can be seen in the distance (not the closest property, but the one the far side of the semi-pair). We have used these to show a comparison of the existing and proposed views, noting that there is no footpath along that side of St Peter's Road and the public view from the front is therefore very limited.



Existing views towards 2 Church Orchard from the front and rear of the churchyard.



Proposed views based on the submitted elevations.



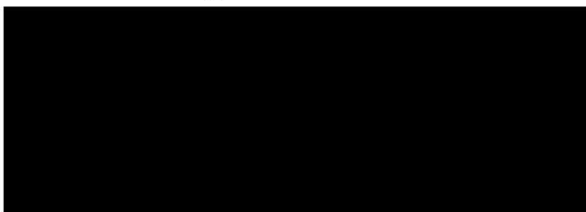
Side view towards 1 Church Orchard showing a small flint building similar to the flint materials of the proposal. No.2 is not visible.

The eaves of the proposed rear extension are dropped so they are subservient to the main dwelling house and proposed at 4.2m in height before the material changes to slate and the roof starts to pitch away, which is less impactful in terms of mass and bulk. It is the Permitted Development Right for the Applicant to build a single storey extension under Permitted Development up to 4m in height.

We do not deem the proposed materials to be unsympathetic to the Conservation Area, however we would be willing to open a dialogue about amending the proposed materials if this is something you are willing to discuss.

We consider that the proposal is unlikely to result in harm to the character and appearance of the Conservation Area due to its limited visibility from the public highway and would not have a harmful impact on the setting of the nearby Listed asset. We do not deem the proposed materials to be unsympathetic to the Conservation Area, however we would be willing to open a dialogue about amending the proposed materials if this is something you still feel is appropriate.

Yours sincerely,



Sarah Roberts BA (Hons) Msc AssocIHBC

Director

Critchley Architecture And Design (CAAD) Ltd