

Landscape and Visual Impact Assessment

Thomas Cottage Wepham - Planning and Listed Building Applications

The impact of the conversion and minor link proposals for this Listed building do nothing to alter the conclusions of the very recent document prepared for the Planning and Listed Building Applications in 2013.

The assessment has therefore been updated in the context that the works resulting from the fire in 2013 have been completed and the photographs updated therefore to illustrate this fact, removing the full scaffolding enclosure evident in the earlier photographs.

Location and Introduction

Wepham is a low density hamlet south of the Parish of Burpham approximately 1.7 miles north east of Arundel on the road between Burpham and Warningcamp.

Thomas Cottage is located on Splash Lane, the steep hill which links Wepham down to Splash Farm and which then rises up again onto Burpham. The cottage is a thatched timber framed building built from brick and flint, which is typical of the older properties in Wepham and Burpham. The latter properties have a varied mix of architectural styles from different periods with no particular property characterising the area.

The cottage is positioned perpendicular to Splash Lane and is slightly raised on a bank, built in alignment with its northern flint boundary wall. It has several ancillary buildings, sheds and out houses to the rear, to the south and to the east.

The main approach road to Wepham is characterised by hedges and banked cuttings with views of Arundel Castle across the flood plains as it meanders northwards from the A27 before stopping at Burpham.

On approaching Wepham from the south, there is no clear view of Thomas Cottage due the mature landscape setting of the garden and southern boundary, common with the group of other houses fronting onto the Splash to the north.



Photograph A - View from the road approaching Wepham, looking north east

Photograph A illustrates the view across the water meadow, in which individual houses are not recognisable, although groups are beginning to become visible across the field within the distant belt of trees as one approaches Wepham.



Photograph B - Magnified view with No: 6 Splash Lane in front and to the left of Thomas Cottage (identified by the arrow).



Photograph C - Closer view (under zoom) showing nos: 1, 2, 3, 4, 5 & 6 Splash Lane as a row to the left with Thomas Cottage behind.

Other views into the site are generally limited by the neighbouring properties, or the surrounding trees on either side.

The widest and most coherent view of the site can be seen from the roadside between the lay by and the farmers field access just in advance of the final left hand bend into Wepham and the first property on the left - No: 105.



Photograph D- Looking due north with No: 6 Splash Lane visible to the left and 'Perryvale' to the right.



Photograph E - Closer magnified view of the site's southern boundary fence with mature trees concealing Thomas Cottage and with No: 6 Splash Lane visible to the left.



Photograph F- Looking north west from the gate to the field in the foreground with the outbuilding of 105 Wepham (blue arrow) to the right in the foreground on the bend.



Photograph G - Closer magnified view of the site behind the mature trees on its southern boundary.



Photograph H - Approach view to Wepham

This view of No:105 Wepham (blue arrow) on the final bend before entering Wepham, with its palette of materials of flint and brick walls with thatched cat slide roof forms, with additional tiled roofs mixed with the main thatched roof of its wings, is similar in many aspects to Thomas Cottage.vvv



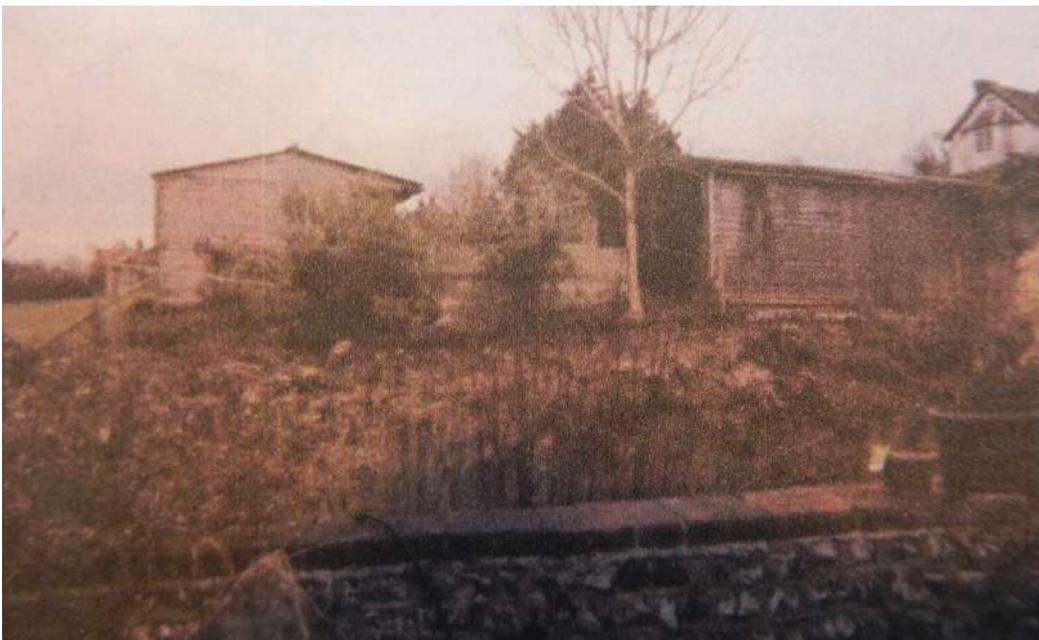
Photograph J - Looking east at Thomas Cottage up the hill with banked hedgerow to the north and the modern block of Nos: 1, 2, 3 & 4 to the south in Splash Lane and 103 Wepham in the foreground to the right.

The northern end of the house is only really visible from the front along Splash Lane.



Photograph K - Thomas Cottage driveway looking south up the drive.

The proposal does not include any variation to the means of access to the property, so maintaining the existing vehicular access from Splash Lane



Photograph L - earlier copy of view looking north from within Thomas Cottage garden, across the road with Splash Farm Pond to the west out of shot.



Photograph M - current more private view looking north from within Thomas Cottage garden, across Splash Lane emphasising the significant growth in landscape in 3 years.

The building sits at the front of the site and although extending deeply into the site, it remains well back from the southern boundary fence. Views into the site from the south are therefore restricted by the mature trees along its southern boundary and by the way the site is bounded on the east and west with neighbouring properties. There is no intention to alter boundaries or remove any of the boundary trees or fencing.

There are no trees within 15m of the Link, that have trunk diameter greater than 75mm at 1.5m height and it was confirmed within the decision on a recent 2013 application for notification to reduce crown and reshape a number of trees within the site (SDNP/13/04047/TCA), that no tree preservation order would be made on the trees referred to in this application.

The impact of the new link and east facing dormer window will be minimal, since it will not be visible from any direction. The link is closest to the property's western boundary and the neighbouring property, but its height is of a very similar scale to that of the adjacent timber fence, which will conceal any immediate sightline from the adjacent property and so there will be no visual impact on the wider landscape of the National Park.

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