

Heritage Statement in support of application PP-10515878
1-2 Kents Dairy Cottages, Brookpit Lane, Climping BN17 5QU
January 2022

The current property was described according to the following extract from agent's particulars in 2021 as follows:

Originally two cottages dating back to the 16th century, the property is accessed at the front via an oak front door opening into a hallway with doors to the dining room and sitting room. The ground floor of the house is quarry tiled throughout. Both rooms have exposed beams and have Inglenook fireplaces with oak bressumers. The sitting room has a triple aspect and a side door to the gardens. The dining room links to a study which has a double aspect and doorway to a downstairs WC. The kitchen overlooks the rear gardens. To the first floor there are four bedrooms and two family bathrooms. The hallway features a window seat that looks out onto the rear gardens.

The property sits on a 0.47 acre plot and has a five bar gate opening onto a gravel driveway providing parking for several vehicles, all bordered by a flint wall. The gardens feature climbing roses and wisterias to the front and side elevations of the property and an array of mature planting. The front and rear gardens are mainly laid to lawn with gravel pathways linking around the property. A small thatched outbuilding provides limited storage. A flint walled side garden is laid out with an orchard with a selection of fruit trees and a vegetable patch.

This application is for internal works only and impacts only the following aspects of the above description:

- the study will become the kitchen, the doorway from which to the WC will be sealed off
- the existing kitchen will act as a utility area with a doorway to the WC.

Although the application does not impact any external aspects, the following is included for completeness and context:

The Historic England description of this Grade 2 listed property in the Arun District of West Sussex is:

TQ 00 SW 16/340

CLIMPING BROOKPITS LANE Nos 1 and 2 Kents Dairy Cottages
(Formerly listed as Nos 1 and 2 Brookpits Manor Cottages)

One building. C18. Two storeys. Four windows. Faced with square knapped flints with red brick dressings and quoins. Thatched roof. Casement windows. Arms of Christ's Hospital over the doorway.

Listing NGR: TQ0080401739

Research into history of the property revealed a mention in the online resource British History Online, <https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp126-147> as follows:

Kent's Dairy Cottages nearby was originally a timber-framed building, the rear wall of which survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards in the 17th century.

The original rear wall mentioned above is now internal; incorporated into the extension built to house the existing galley kitchen (assumed in c1968). This wall is appropriately respected in the design and will not be adversely impacted. The proposal exposes sections of it which are currently obscured by built-in cupboards.

The planning history search post 1947 shows 3 applications:

CM/11/68: Conversion of 2 existing cottages into 1.

CM/32/05 and CM/33/05/L: New front and side boundary walls

CM/12/99L: Alteration of the dining room fireplace to expose the original inglenook

The most recent of these 3 in 1999 relates to internal works only, intended to restore the original look and feel of the interior, which in addition to necessary functional updates is also the intent of this application.