

Heritage Statement in support of application PP-10515810
1-2 Kents Dairy Cottages, Brookpit Lane, Climping BN17 5QU
January 2022

Originally two cottages dating back to the 16th century, 1-2 Kents Dairy Cottages, Brookpit Lane, Climping sits on a 0.47 acre plot. It is accessed via a pedestrian gate in a flint wall at the front, with vehicular access via a 5 bar gate at the left side, opening onto a gravel parking area bordered by a flint wall.

This application is to add a single storey timber garage 6m wide x 6m deep x 4m high, in as low impact an area of the property as possible. The proposed location adjacent to the existing gravel parking area is within an area of garden currently overgrown with a variety of shrubs and weeds. The area cannot be seen from the front of the property. The existing low level flint walls, trees and fence bordering this area will be untouched.

Use of timber, both as a frame and cladding material is sympathetic to the rural nature of the setting. The structure will be fully or partially hidden from view by the existing property and boundary trees, which will be untouched. The garage would not be visible from the front or RHS of the property (the area accessible by the public). Any visibility from the LHS and rear (which are not accessible to the public) will be very restricted due to retention of existing boundary trees. The use of reclaimed, weathered clay tiles for the roof is very much in keeping with the area, with several neighbouring properties having this type of tile on the roof of the main dwelling and / or outbuildings. At only 4m high the structure is intended to be very low impact and to function only as a vehicle / associated storage area.

It is believed that this application will have no deleterious impact on the heritage asset.

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 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

