

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 16 October 2020 14:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FG/105/20/PL

Consultee response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 16 October 2020 14:24
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: FG/105/20/PL

FG/105/20/PL

The Tudor Close Public House, Ferringham Lane, Ferring, BN12 5NQ

Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL).

The 'Tudor' has been identified by the LPA as a Building or Structure of Character. As such it is a non-designated heritage asset.

Information has been supplied as part of the application regarding the building, which has been supplemented by my own research. It would appear that the building was a collection of cattle sheds in the late 19th Century and later converted to a storage barn. In the 1940's/50's later additions were built on to the barn for a boy's preparatory school, after which it was then converted to a public house. This use remains in place. Other references refer to the fact that the building was used during the Second World War.

The building itself is an attractive structure, which has been constructed using vernacular materials, namely flint, brick and thatch. In its current form it maintains some qualities that enable its former agricultural use to be clearly identified. This includes the open character of the floor plan, the presence of timber roof structure and the vernacular materials. It is therefore of historical and aesthetic (fortuitous) significance.

The Proposal

The proposals seek the conversion of the existing Public House to create 7 residential units and the erection of 2 attached 1-bedroom semi-detached chalet bungalows to the rear of the building. The proposal can be broken down into three different elements, which will be discussed separately below, they are:

- Change of use of the building
- Internal/external alteration and demolition of parts of the existing building
- Two new semi-detached chalet bungalows

Change of use of the building

The building has had a number of different uses which have influenced the internal layout, and it is considered that the proposed change of use to residential will not be harmful. In fact, the change of use allows the building to remain and be put into a suitable use which will ensure that it is able to be suitably maintained.

Internal/external alteration and demolition of parts of the existing building

A number of alterations are proposed in order to accommodate the change of use which include various internal/external alterations and demolition.

Alterations to the northern elevation of the building which include the removal of a door and windows and the installation of windows and a new porch will not harm the appearance of the building, subject to the design and materials of the joinery. Details of which should be provided for by way of condition, if you are minded to approve the application.

The removal of the north-western element of the building which consists of a later, flat-roof extension is a positive alteration as it is considered to be of poor architectural merit and will improve the appearance of this part of the building. It is noted that new doors and windows are proposed on this elevation as well.

It is also not clear if any other windows on the existing building and doors will be replaced as part of the proposals. As a consequence, it is recommended that all new windows should be of traditional design and materials to reflect the character of the building. If minded to approve the application details of any of the new doors and windows will be required by way of condition.

The internal alterations would appear to be generally acceptable as long as the loss of traditional materials are limited to that which is necessary. It is also suggested that internal joinery be appropriate for the traditional building.

Two new semi-detached chalet bungalows

The two new semi-detached chalet bungalows would be located towards the rear of the building in a style somewhat similar to the existing building. They appear to have been designed so as to not be visible from the main elevation. Attempts have also been made to ensure that there is a simple elevation which does not compete with the more pleasant elevations of the existing building. I also note in the Design and Access Statement that it states that the 'materials would match the existing building and could be subject to a condition, should planning be permitted'. I think that if you are minded to approve the application, that you should condition the materials, including those proposed for the elevations.

The presence of a blank brick wall and tiled roof is still unfortunate, but it is acknowledged that this is a direct result of building up to the boundary of the site. On balance, the proposal is considered to be an improvement on the previously refused scheme and is more acceptable. This is subject to the use of appropriate materials and joinery, which should be provided for by way of condition if you are minded to approve the application.

Conclusion

The change of use and the associated works are considered to be acceptable and, in some parts actually enhance the appearance of the building. There is also potential to ensure that the character of the building is not harmed through the use of traditional materials and joinery, which should be provided for by way of condition if you are minded to approve the application.

On balance, subject to high quality details and finishes, it is considered that the proposal will ensure that the building is put into a use which will ensure that it is suitably maintained, and is therefore acceptable. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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