

Heritage Statement

Old Flint House, Church Lane, Ferring, BN12 5HR
7th January 2025

Background:

The Old Flint House is a semi-detached dwelling situated within the established built-up area of Ferring, accessed via Church Lane. This road is a mixture of privately owned and public highway, with the private portion of Church Lane shared with the neighbouring property, Park View. The public right of way provides access to the Glebelands Recreation Ground, located to the north of the site.

The property is included within the Arun District Council's Supplementary Planning Document (SPD) as a "Building of Character" and is located within the Ferring Conservation Area, at the westernmost edge of the designated area. It is important to note that the property is not listed.

The site, which spans approximately 2,090 square metres, contains The Old Flint House and its detached outbuilding, both of which are positioned at the southern end of the plot.

The house is a two-storey structure, with ground-floor walls constructed from traditional Sussex flint, accented by brick quoins and window surrounds. The first-floor walls are clad in black-painted waney-edged timber shiplap. An area of the first-floor elevation on the east-facing side features rough render painted in off-white. The windows are timber-framed, painted white. The roof is pitched and finished in clay tiles.

The detached outbuilding is a single-storey structure, designed to complement the main house in style and materials. The walls are a combination of brick and pebble-dashed render, with brick quoins and window surrounds. The roof is also pitched and finished in clay tiles.

The site itself is generally level, with minimal variation in height.

Access to the property is from the east, via the privately owned section of Church Lane. A gravel driveway is located at the southeast corner of the site. The property is served by a 4-metre-wide wooden bar gate at its easternmost boundary, which opens onto the private section of Church Lane. This access is adjacent to a public right of way leading to Glebelands Recreation Ground and near the entrance to Park View.

Inside the property's boundary, there is a large gravel driveway that provides ample space for turning, parking, and bin storage. The proposed location for the new carport lies within

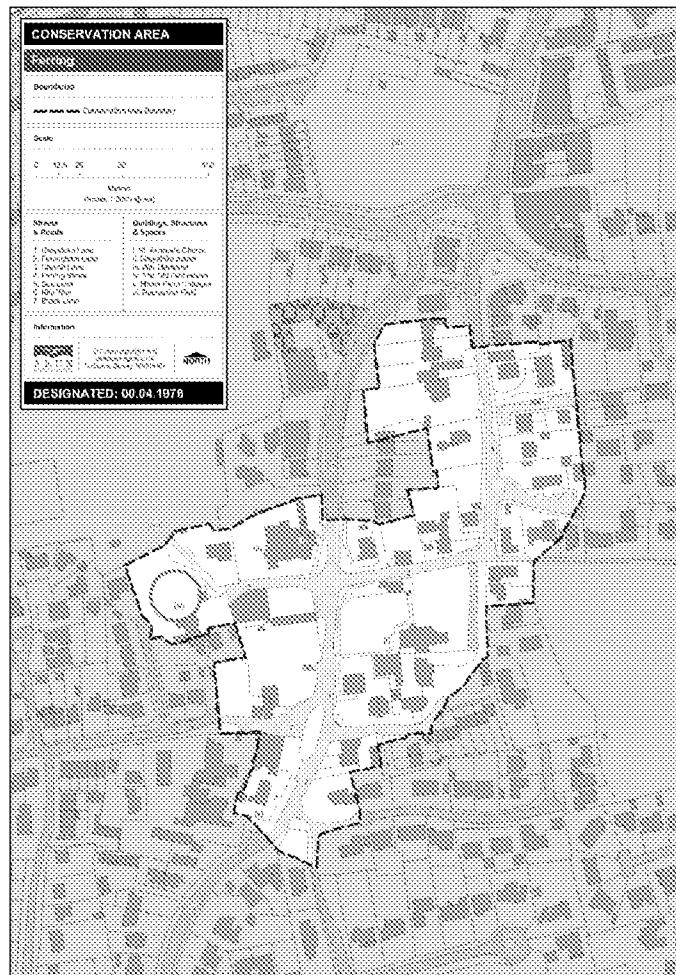
this area. The proposed design ensures sufficient space for vehicles to turn within the site, allowing for forward-facing exit from the driveway.

Heritage Considerations:

Although The Old Flint House is not listed, it has been identified as a Building of Character in Arun District Council's SPD and must therefore be considered in accordance with Planning Policy HER DM2. The property meets four out of the five criteria for a Building of Character, being:

1. An exemplary representation of the established architectural style, utilising flint, brick quoins, and black-painted waney-edged timber cladding;
2. A building that contributes to the local townscape with historical associations;
3. Largely intact, with minimal impact from later extensions or alterations;
4. A positive contributor to the surrounding environment and street scene.

The property is also located within the Ferring Conservation Area and is subject to Planning Policy HER DM3.



The proposed new carport represents a sensitive addition to the site, to be constructed using traditional materials that reflect the character of the surrounding area. The scale and design of the carport have been carefully considered to complement the existing property and its surroundings.

The carport will be discreetly positioned within the site, well screened from the road and set back behind the tall boundary wall of the neighbouring property to the north. As such, it will not detract from the street scene. Additionally, no alterations are proposed to any significant boundary treatments or other character-defining features of the property.

Church Lane is characterised by an informal layout, with a variety of building lines and architectural styles. The road remains narrow, well-planted, and retains an attractive sense of enclosure. The proposed development will not negatively impact these features and is consistent with the objectives of the Ferring Conservation Area Appraisal.

Conclusion:

The above proposals will retain and enhance the current conservation area and respect the existing vernacular mitigating any damage to heritage assets.