

PLANNING AND HERITAGE STATEMENT



Application Address:

**Phoenix House
No.1 Ferring Grange Gardens
Ferring
Worthing
BN12 5HS**

*Conversion of an existing garage into a third bedroom.
Replacing existing glass conservatory roof for a tiled roof providing all year-round use.*

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1.0 INTRODUCTION

- 1.01 Cre8tive Lines have been instructed by their client to submit the enclosed planning application for conversions at Phoenix House 1 Ferring Grange Gardens, Ferring, Worthing, West Sussex, BN12 5HS.
- 1.02 The proposed conversions would create an additional habitable floor area and make use of the Conservatory for all year-round general purpose.
- 1.03 Phoenix House 1 Ferring Grange Gardens is within the developed area of Ferring, the site is within a Conservation Area, but not listed.

2.0 PLANS AND DOCUMENTS

- 2.01 The following documents comprise the planning application: -

- Application forms
- This heritage statement
- Requisite planning application fee
- CIL Forms

- 2.02 The application is accompanied by the following plans:

P001-A Orientation and Location Plan, scale 1:1250 @ A3

P002-A Existing and Proposed Block Plans, scale 1:500 @ A3

P003-A Site Plan, scale 1:200 @ A3

P004-A Existing & Proposed Ground Floor, scale 1:100 @ A3

P005-A Existing & Proposed Roof Plan, scale 1:100 @ A3

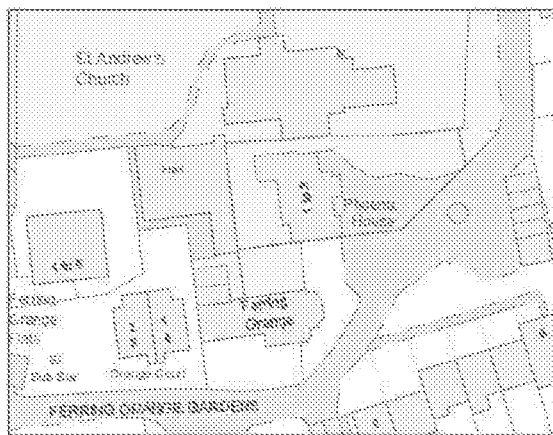
P300-A Existing North, East, South & West Elevations 1:100 @ A3

P301-A Proposed North, East, South & West Elevations 1:100 @ A3



3.0 SITE DESCRIPTION

- 3.01 The application site is located on the Southern side of the railway gates in the older part of Ferring village centre.



Location Plan



- 3.02 The application is one of three flats located on the ground floor of the property. It can be accessed from Ferringham Lane by car or by foot. There is also a public right of way through the large gravel area in close proximity to the property.



4.0 HISTORY

- 4.01 The appropriately named Phoenix House was largely destroyed by fire in 1946 but what remained was converted into flats –. What we can see looks Victorian but on or very near this site was the old 'Ferring Manor Place', shown on the 1621 map and, no doubt, representing a succession of buildings from Norman times, where the Manor Court was held and the principal landowner lived.

The property has Victorian style tall windows and ceilings along with a Victorian style pop out bay feature window. Detailed stone work surrounds the doors and windows. The Gothic arched doors and carved stone features echo the Norman style buildings. The building materials consist of stone surrounds, with a flint infill. The garage whereas has a pebble dashed unpainted finish which looks to be a latest additional add on to the main building.

Phoenix House is a standalone individually characterised building, however, St. Andrews church, to the North of Phoenix house, is of similar style, the main structure is stone with flint infill. Again, the additions are a pebble dashed unpainted finish. The surrounding area has an eclectic array of varied styles and ages of suburban residential properties.

Phoenix house sits within a conservation area, the original centre of Ferring, providing part of a patchwork of historical relevance.

5.0 THE PROPOSAL

Use

- 5.01 The existing building use is residential and will remain in that status with the proposed works.

Layout

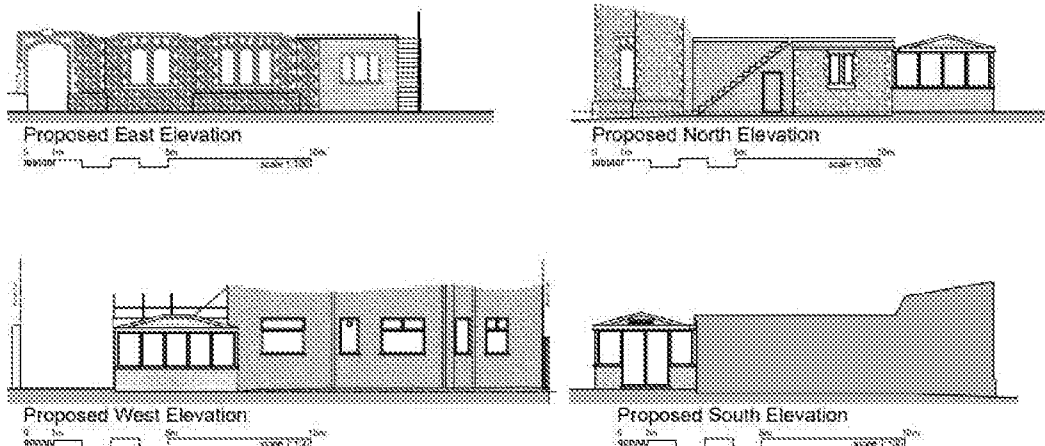
- 5.02 The proposed amendments to the conservatory, would be located at the rear of the building, and would provide additional all year-round living space. The garage conversion will create an extra bedroom, and would make better use of the space, as there is plenty outside parking.

Scale and Appearance

- 5.03 The proposed roof & garage conversion creates more of a practical use for both spaces.

The Garage conversion will improve the appearance of the existing garage that is not in keeping with the rest of the building, which is currently pebble rendered finish with a single up and over garage door. The garage is set back from the main building and is not visible to other properties. The proposal would swap out the garage door for a bedroom window in keeping with the rest of the frontage and change the internal layout to accommodate building regulations for indoor use. The size would therefore not change.

The existing conservatory is to the rear of the property and has a glass roof. This makes the space too hot in the summer months and too cold in the winter. The proposed conservatory would replace the glass roof with a supalite tile roof with one Velux to the South to allow for natural light.



Landscaping

- 5.04 The Landscape to the rear of the property would not change, however the client would like a Flush grey brick edging to the ownership of the land to the front current gravel area, to give a clearer direction for the public foot path and parking for visitors.



8.00 CONCLUSIONS

- 8.01 This planning application is amendments to a property in the Ferring Conservation Area. The proposal will preserve the fabric and setting of the building, and will preserve the character of the conservation area.
- 8.02 No harm will be caused to the amenities of the neighbouring properties.
- 8.03 The amendments accord with Government advice in the National Planning Policy Framework and the policies of the Development Plan in that the proposal retains the character of the area and intrinsic beauty of the landscape, and the neighbouring properties are sufficiently distant to remain unaffected.
- 8.04 We trust we have provided sufficient information for you to determine this application. Please do not hesitate to contact us if you require anything further.

