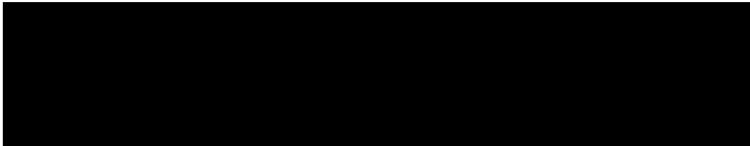




Consultee response pls. upload.



Subject: FG/46/20/PL

FG/46/20/PL

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

Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping. This application may affect a Public Right of Way

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

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 from the barn for a boy's preparatory school, after which it was then converted to a public house. 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 potentially 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 2-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 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 maintained.

The success of this element of the proposal will relate to the way that the existing internal spaces are sub-divided. It is suggested that important internal spaces should remain and inappropriate alterations removed.

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.

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.

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.

However, one point of note is the fact that the proposals essentially create an internal courtyard which is divided up into three small areas which form private amenity space. There is very little information as to what the elevations of the walls which form this space will look like (the proposed floor plans indicate a significant amount of alteration will take place here). It is suggested that every attempt should be made to ensure that they reflect the character of the 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. However, they are considered to be problematic and not suitable for the host building. The new bungalows are large and would accommodate a large area of the remaining rear garden space.

The location of the building would be such that it alters the simple southern elevation and leave a large area of what appears to be a blank brick wall and tiled roof. This creates an unattractive elevation which then competes with the remaining visible element of the existing elevation.

It is also considered that even though they are located on the southern elevation of the building that they are of a size which would mean that the roof would be visible from the north of the site and the street.

Further, the point where the existing eastern elevation and the new bungalows meet is clumsy and does not have a positive impact.

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. However, the proposed two bungalows are problematic and cannot be supported in their current form .

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