

Heritage Statement

The Old Barn

Ferringham lane, Ferring, West Sussex, BN12 5LL

The Old Barn is a grade 11 listed building lying centrally in the Ferring conservation area.

Records indicate that the main barn dates back to the early 19th century. It is visible on the 1837 tithe map, however is absent from the 1778 Yakell and Gardner maps of the village. The annex building was constructed post this date but is visible on the 1878 Ordnance survey map.

The barn is a traditional mortar and flint Sussex barn construction and its original usage was as a dairy shed for the adjoining farm house.

Over the last circa 30 years the barn and annex has been used as a carpet warehouse and storage unit. Very few original features remain and most floor surface, ceilings, walls, skirting boards roofs and windows are in need of urgent attention. Additionally the rear of the barn has been crudely extended by the construction of a semi permanent scaffold and corrugated structure. This covers the back garden of the barn and completely obscures the barns rear. The demolition of this modern extension will open up the original view.

External

In creating three dwellings, there will be a subdivision of the building and front gardens. There is a natural dividing line between the buildings (as shown on the submitted plans).

The cottages currently have separate front entrances and windows and as such no changes are necessary to the front elevation.

The barn has an existing entrance and this will be fully utilised to maximize light. Existing Velux roof windows will be refurbished and there will be a need to open existing air vents plus the addition of four (?) new openings for windows. The new windows will be oak and of high and suitable quality that supports the buildings listing status.

Internally

The interior of the building has few features and alterations that have been made are unsympathetic. New rooms will be provided mainly with timber stud partitions finished in plaster and a skim coat. Additionally a first floor will be installed within the barn.

In conclusion, the building is currently in a very poor state of repair. It's viability as a commercial building is extremely tenuous. The only way it is felt that the building can be restored and maintained is by achieving change of use to residential. The intention is to restore the building both internally and externally in a manner that is sympathetic to the appearance and character of the

original building using the most suitable materials and the works carried out by builders experienced in working with listed properties.

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