



Design, Access & Heritage Statement

For

Development in rear garden of
The Old Flint House,
Church Lane,
Ferring,
West Sussex
BN12 5HR

Prepared by

Folkes Architects

On behalf of

Mr. & Mrs. Sparks

28th June 2019

DESIGN & ACCESS STATEMENT

1.0 Existing Use:

The Old Flint House is a semi-detached dwellinghouse within the built up area of Ferring, accessed from the part privately-owned, part public highway road of Church Lane. The portion of Church Lane under private ownership is shared in access with the neighbouring property Park View, and allows for public right of way to the Glebelands Recreation Ground to the North of the site.

The property is characterised within Arun District Council's Buildings of Character and also lies as the Western-most property within the Ferring Conservation Area. The property is not Listed.

The overall site is approximately 2318sq.m in area and includes The Old Flint House and its detached garage. Both existing buildings are towards the Southern end of the site.



Figure 1.0 The Old Flint House, facing South

The existing house is two storey. The ground floor walls are constructed from traditional Sussex flint, with feature brick quoins and window surrounds. The first floor walls are faced in waney edged timber shiplap cladding, painted black. One area of first floor walling which faces East is faced in rough render, painted in off-white. The windows throughout the property are timber hardwood painted in white. The house has a pitched roof, finished in clay tiles.

The existing detached garage is single storey, generally styled to match the main house. The walls are part flint and part pebble-dashed render, visually broken with brick quoins and window surrounds. The roof is also pitched with clay tiles.

The site is generally level throughout, with negligible difference in height between the four corners. However, within the middle garden area, the ground level has been landscaped and graded to slightly slope below this level.

The pedestrian and vehicular access into the site is from the East of the site from the privately owned portion of Church Lane, with a gravel driveway sited in the South-East corner of the site.

2.0 Planning History

The property, by nature of its setting within a Conservation Area, has been subject to a number of Planning Applications since 1952. A larger house, facing Brook Lane to the South, was split into 3 separate dwellings in 1952 under Planning Application FG/51/52. Since then:

- ¿ FG/183/53 - Outline application for 3 houses 3 bungalows and new access road - Approved;
- ¿ FG/81/54 - Bathroom and fuel stores - Approved;
- ¿ FG/72/86/T - Notification to lop 1 sycamore tree - No Objection;
- ¿ FG/121/87 - Outline application for single storey extension to provide four no bed sitting rooms, new entrance hall, together with small two storey extension to provide staircase and lift access to existing first floor - Withdrawn;
- ¿ FG/120/87 - Change of use to supportive house for up to 8 elderly persons, together with housekeepers accommodation - Approved;
- ¿ FG/204/87 - Extension to kitchen - Approved;
- ¿ FG/11/93 - New single dwelling and garage - Withdrawn;
- ¿ FG/66/93 - New porch for main entrance, new conservatory at west end - Approved;
- ¿ FG/42/94/TC - Fell 2 no Larch or Conifer trees within the Ferring Conservation Area - No Decision Issued;
- ¿ FG/25/01 - Installation of 40cm satellite dish - Approved;
- ¿ FG/125/06/TC - Lop/prune 7 No. Yew trees within the Ferring Conservation Area - No Objection;
- ¿ FG/37/08 - The replacement of 2m high approx. 10m long, rotten derelict fence with a wooden close boarded fence. - Approved;
- ¿ FG/133/10/TC - Remove fallen section of trunk and trim crown of 1 no. Medler tree (within the Ferring Conservation Area) - No Objection;
- ¿ FG135/11/TC - Fell one large conifer tree on driveway within the Ferring Conservation Area. - Approved;
- ¿ FG/114/15/TC - Various tree surgery - Objection;
- ¿ FG/152/15/TC - Various tree surgery within the Ferring Conservation Area - No Objection;
- ¿ FG/17/16/TC - Fell 1No. Holly tree - within the Ferring Conservation Area - No Objection.

3.0 Amount of Development:

Outline Planning approval is sought to demolish the existing detached garage and erect a new 3bed dwellinghouse towards the North end of the site. The demolition of the garage will enable a driveway to be situated from the existing Church Lane entrance along the North East boundary and towards the location of the new house.

This permission seeks to reserve the matters of landscaping and appearance of the new dwelling.

The access into the site is to utilise the existing The Old Flint House driveway to the East of the site and connecting to Church Lane. The driveway is proposed to be extended in place of the existing garage and along the East boundary in :No-Dig~ construction to alleviate any concerns of impact to the sycamore tree which is adjacent to the existing driveway entrance of the site.

It is proposed to allocate approximately 600sq.m to the new property and retain the remaining amount of amenity space for The Old Flint House.

4.0 Layout:

The new house is to be located towards the North of the existing site approximately 37m walking distance from the property's boundary entrance to Church Lane.

The proposed driveway is to be partially shared with the existing driveway used for The Old Flint House, and extended to meet the new property. An area to be allocated for bin storage is adjacent to the proposed driveway along the property's East boundary within appropriate distances from both the new house's front door and the edge of the roadway.

The garden amenity space proposed for the new dwelling is to be to the West of the new property, from the North Western corner of the site. This area is not currently well used by The Old Flint House as it is secluded from the main house by small trees and garden walls.

Outside of the site to the North East, the area is occupied by dense foliage which offers up strong screening between the proposed location for the new dwelling and the public path to the Glebelands Recreation Ground. This, when read in conjunction with no new crossover or alterations to the frontage of the site, will mean that there will be no effect on the street scene as a result of these proposals.

5.0 Scale:

The new house, whilst appearance will remain a reserved matter, is proposed to accommodate 3 bedrooms within a total floor area of approximately 128sq.m spread across two floors and will include more than 2.5sq.m of built-in storage. This overall floor area is to exceed the Nationally Described Minimum Space Standards for a 3 bedroom 6 person house by approximately 26sq.m.

The eaves height of the new house is to be 2.2m at the single storey element and 4.5m at the two storey element, requiring a small amount of sloping ceiling to the first floor rooms. The ridge level of the single storey element is to be 4.5m and the ridge level of the two storey element is to be 7.9m.

The building will respond in shape and scale to the existing site boundary lines.

6.0 Landscaping:

The proposed landscaping is to be a reserved matter, subject to further approval.

7.0 Appearance:

The proposed appearance of the new house is to be a reserved matter, subject to further approval.

8.0 Access:

The Old Flint House is currently served by a 3.37m wide wooden bar gate at the Eastern most boundary of the property's ownership, which accesses the privately owned portion of Church Lane. This existing access is adjacent to the public right of way which leads between Church Lane and the Glebelands Recreation Ground, and it is also near to the driveway entrance to the neighbouring property Park View.

Immediately inside the property's boundary is a larger, gravel driveway which allows for ample turning circle, parking provisions and bin storage for The Old Flint Cottage. This area is not proposed to be altered as a result of this development. It is proposed to maintain and share this area of driveway between both The Old Flint House and the new house, so as to not visually impact the street scene with additional driveway provisions.

There is ample room within the proposed site boundaries to accommodate dedicated, sheltered cycle storage which would be appropriate in size for the new 3 bedroom house.

Space for a minimum of two parking spaces, of standard 2.4 x 4.8m size, have been accommodated for to the South of the proposed house.

9.0 Heritage:

The Old Flint House, whilst not being Listed, is identified within Arun District Council's Supplementary Planning Document (SPD) Buildings or Structures of Character and the proposal should be reviewed with consideration to Planning Policy HER DM2. The Old Flint House has been characterised by 4 out of the 5 criteria of a Building of Character, as:

- ¿ An extremely good example of the established style, utilising flint, brick quoins and black-painted waney edged timber cladding;
- ¿ A property that contributes toward the local townscape with historical association;
- ¿ Largely intact and not adversely affected by later extensions or alterations;
- ¿ Making a positive contribution to the surroundings and street scene.

The property is also within the confines of the Ferring Conservation Area and has been reviewed with consideration to Planning Policy HER DM3.

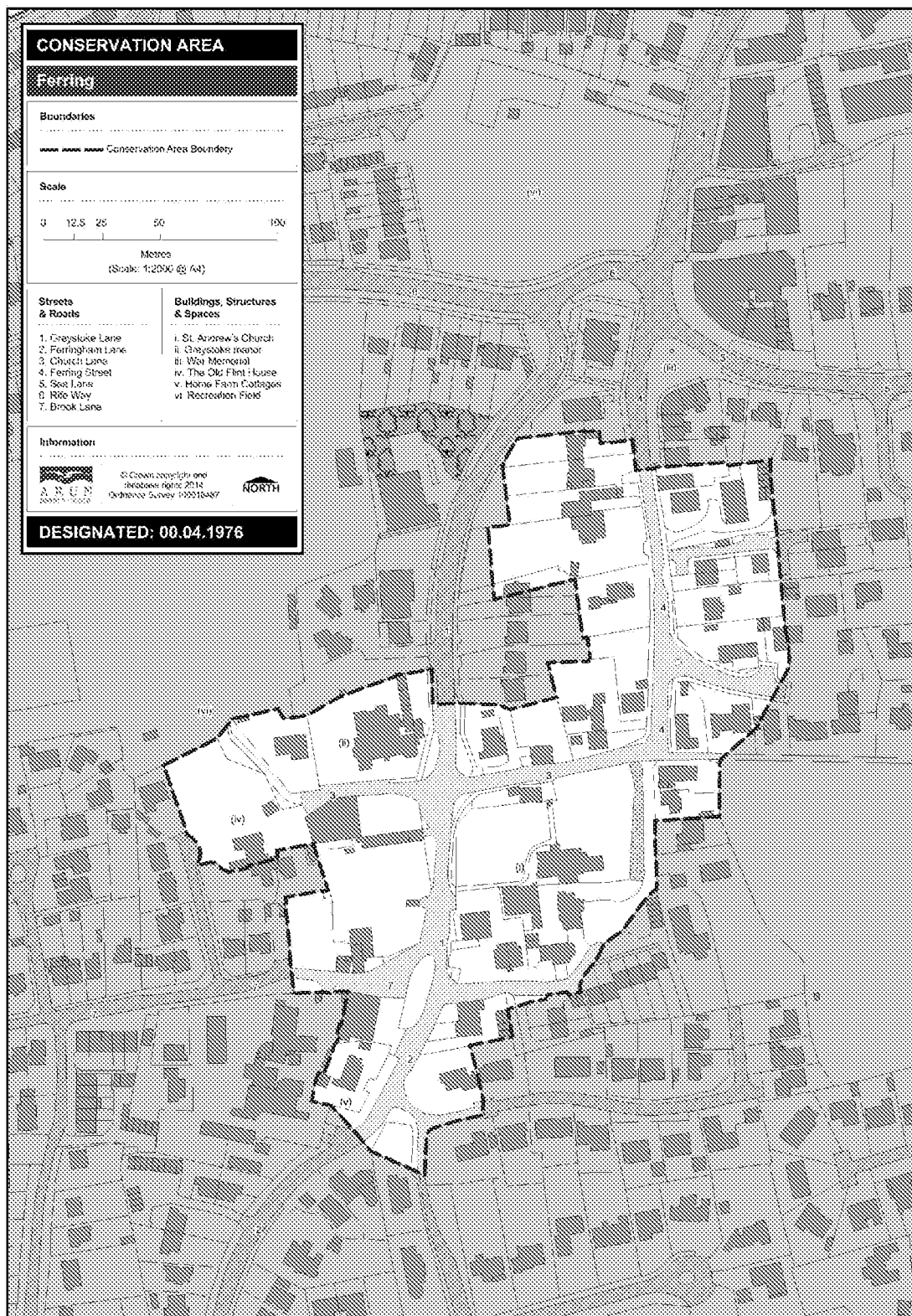


Figure 9.0 Ferring Conservation Area Map

The proposed new house, considered as a new development, will need to be of a high standard which reflects the form, materials and character of the immediate locality. The appearance is to be a reserved matter, subject to further approval.

The spaces between and around the new and existing houses as a result of the development will remain congruent to the surroundings. The demolition of the detached garage will not cause detriment to the street scene as it is currently well screened from the road. The existing garage is not contributing positively to the character of the area.

No alterations to any characterful boundary treatments or incidental features are proposed as part of this Application.

Church Lane is characterised with an informal approach to the design and layout of the area, with different building lines and styles of architecture prevalent. Church Lane is and will remain as narrow, well planted and maintain an attractive feeling of enclosure. The proposals will not impact these features and will be in accordance with the Ferring Conservation Area Appraisal.