

TUDOR CLOSE

FERRINGHAM LANE, FERRING,
WORTHING, WEST SUSSEX, BN12 5NQ

EXTERNAL AND INTERNAL ALTERATIONS, REVISED
SCHEME OF THAT APPROVED IN NOVEMBER 2020
UNDER APPLICATION FG/105/20/PL

HERITAGE STATEMENT

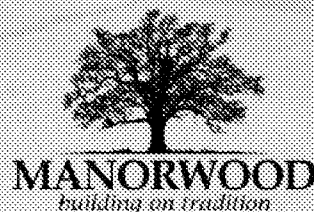
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APRIL 2021



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a BA (Hons) in Art History, specialising in historic buildings and is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA) and is currently studying for an MA in English Building History at the University of York.

Roberto is also an Affiliate member of the Institute of Historic Building Conservation (IHBC) and a member of The Domestic Buildings Research Group and the Wealden Buildings Study Group.

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research in to building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group, The Domestic Buildings Research Group, and the Wealden Buildings Study Group.

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.



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INTRODUCTION

1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador BA (Hons), PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Tudor Close, Ferring.
- 1.2 Manorwood were instructed by the applicant, to carry out an appraisal of the historic building known as Tudor Close to accompany an application for planning permission for minor internal and external alterations.
- 1.3 Tudor Close is a former Public House, which was created from the conversion of a group of late 19th century agricultural buildings. The building is located on the south side of Ferringham Lane, Ferring (West Sussex).
- 1.4 Historic mapping has been consulted to help understand the development of the building as its immediate environs, as well as its wider setting. The maps are included in section 3 of this report.
- 1.5 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage asset and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage asset identified, including the contribution made by its setting. This approach to impact assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

PLANNING HISTORY

- 1.6 As part of the preparation of this report, the Planning History Register held by Arun District Council has been inspected:
- 1.7 In September 2020 a formal application (FG/105/20/PL) was submitted for the conversion under Class A4 of the existing Public House to create 7 new residential units comprising five 1-bedroom dwellings and two 2-bedroom dwellings. The application also included the erection of two 1-bedroom semidetached bungalows, associated parking area and landscape works, as well as external alterations including a new porch and the demolition of the existing flat-roof extension.
- 1.8 Arun District Council granted permission with conditions for the conversion of the Public House and the construction of the two bungalows and associated parking area, and landscape works in November 2020.
- 1.9 This report accompanies a new application that proposes a revised scheme considered to be more sympathetic than the previously approved under application FG/105/20/PL.

HERITAGE ASSETS AND DESIGNATIONS

- 1.10 Tudor Close is not a statutory listed building and is not situated within a Conservation Area. The building is however recognised as a locally listed building, as it is a 'building of character' as detailed in the Building and Structures of Special Character Supplementary Planning Document adopted in September 2005.

PROPOSALS

- 1.11 The proposal comprises a number of minor internal and external alterations that minimally differs from the proposal approved under application FG105/20/PL. The revised scheme is considered to be more sympathetic with the original character of the historic building and comprises:
- The retention of the flat-roof extension built during the building conversion to a Public House.
 - The construction of 3 new dormer windows facing the courtyard.
 - The revised scheme also proposes not to include the new porch proposed in the approved application.
- 1.12 The potential impact of the proposal on the historic building is discussed further in section 5 of this report.





HERITAGE STATEMENT: TUDOR CLOSE

LEGISLATIVE & POLICY CONTEXT

- 2.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 2.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

- 2.3 Policy relating to the historic environment is set out at local level within the Arun Local Plan (2018).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 2.4 Chapter 16 (Paragraphs 184 to 202) of the NPPF updated and adopted in February 2019 constitute the Government’s national guidance and policy regarding development relating to the historic environment.
- 2.5 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.
- 2.6 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 2.7 Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 2.8 Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

- 2.9 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.



LOCAL POLICY - ARUN DISTRICT COUNCIL

- 2.10 The Arun Local Plan 2011 – 2031 was adopted on 18th July 2018 and sets out the vision for the future of Arun and guides development to achieve that vision.
- 2.11 Policies HER SP1 and HER DM2 of the Arun Local Plan relate to the Historic Environment and the Locally Listed Buildings or Structures of Character, respectively and are considered relevant to this proposal.

Policy HER SP1: Historic Environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which

improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

Policy HER DM2: Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or

re-use. Replacement structures will need to be of a high-quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

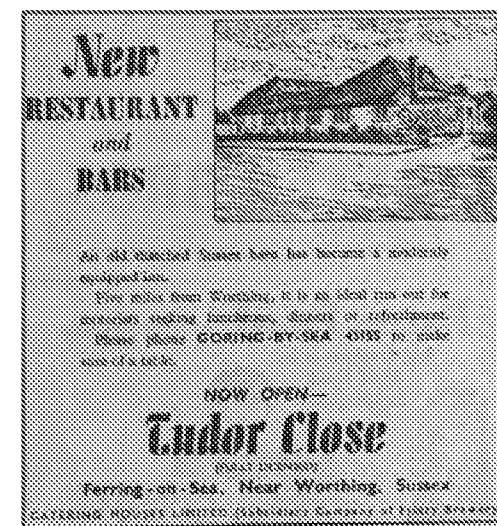
Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.



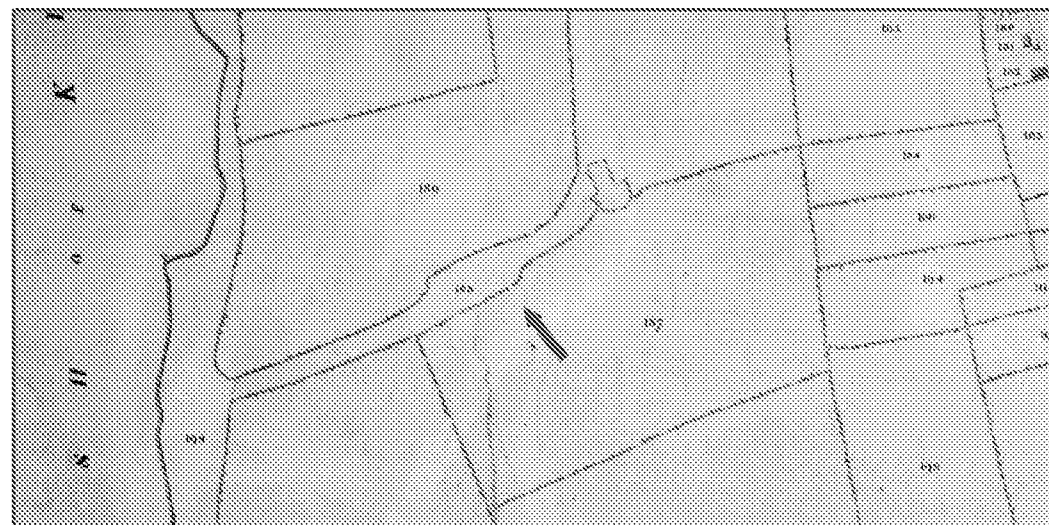
HISTORIC CONTEXT

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- 3.1 Tudor Close has its origin a group of agricultural buildings erected to the south-west of Ferring, West Sussex.
- 3.2 The buildings were built during the third quarter of the 19th century and comprised a barn with two narrow ranges extending to the east. The buildings were erected in an isolated area formed by plots of arable land owned by the Esquire Edwin Henty. The group of buildings appear for the first time in the OS map from 1875.
- 3.3 By 1896 the barn was extended to the north providing the buildings with a C-shaped footprint.
- 3.4 The OS Map from 1910 indicates that the two ranges were open-fronted buildings used for cattle or carts.
- 3.5 Between 1910 and 1932, Ferring experienced a rapid urban development that encapsulated the originally isolated group of buildings. This development consisted of detached properties scattered around Tudor Close. The group of buildings was also altered by the construction of an extension to the west.
- 3.6 The urban development around Tudor Close thickened during the 1930s and early 1940s as shown in the 1942 OS Map. During this time, the eastern range closing the courtyard was built and an outbuilding erected immediately to the south of the buildings.
- 3.7 The building served as the Head Quarter for the French-Canadian Air Force during World War II. After the war, the complex operated as a day and boarding preparatory school for boys until 1949, when it was converted to a Public House.
- 3.8 During the 1950s, the building was further extended to the west. The OS Map from 1959 indicates that part of this extension was an open-fronted building. The outbuilding to the south was removed and the landscape around the public house was converted to a car park and turning area.
- 3.9 During the second half of the 20th century, the urban development of Ferring pushed further the boundaries of Tudor Close. A new extension was built within the inner courtyard, which was also partly covered with a skylight.

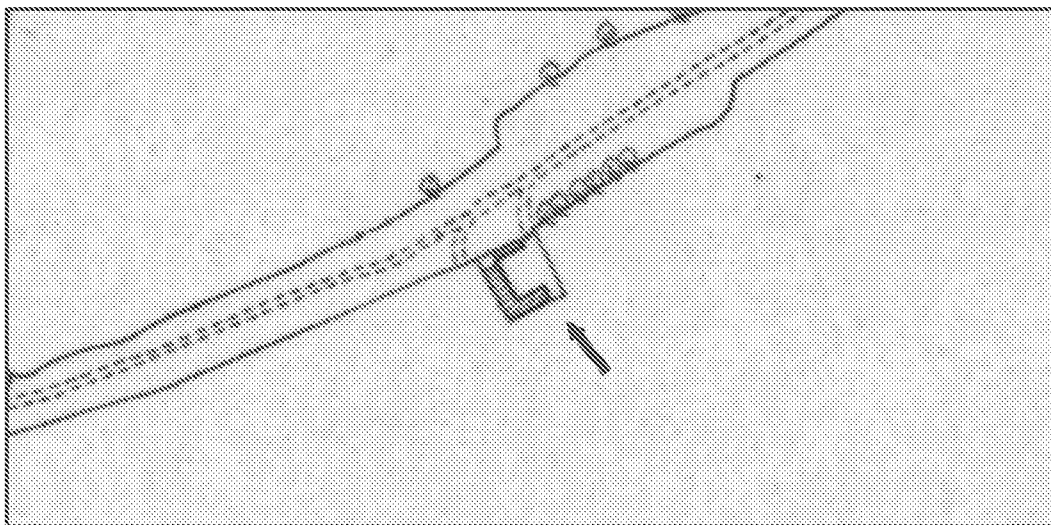


Tudor Close in 1955 (left) and newspaper clipping advertising the Pub's opening, c.1950 (right).

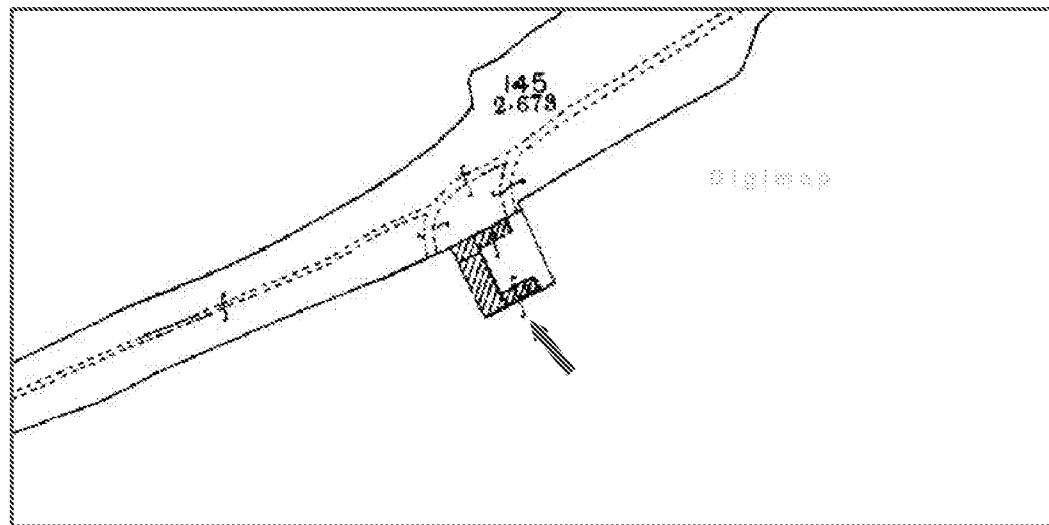


Detail of Ferring Parish Tithe Map showing the future location of Tudor Close, 1837.

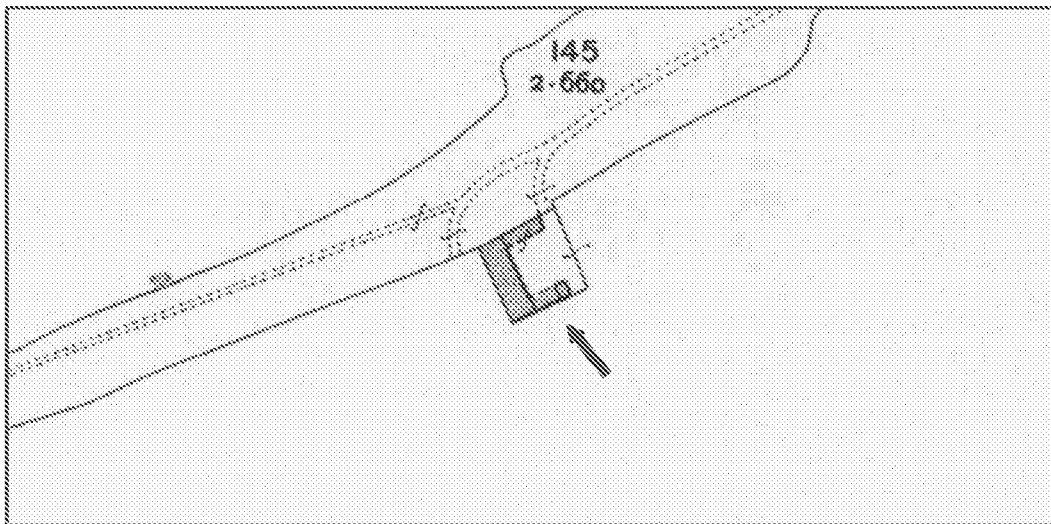




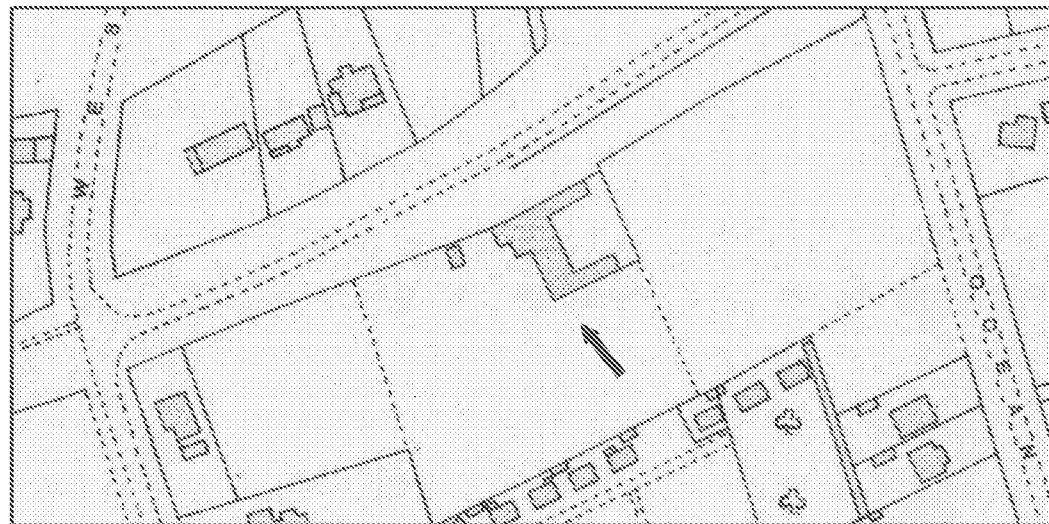
Detail of Ordnance Survey showing Tudor Close, 1875..



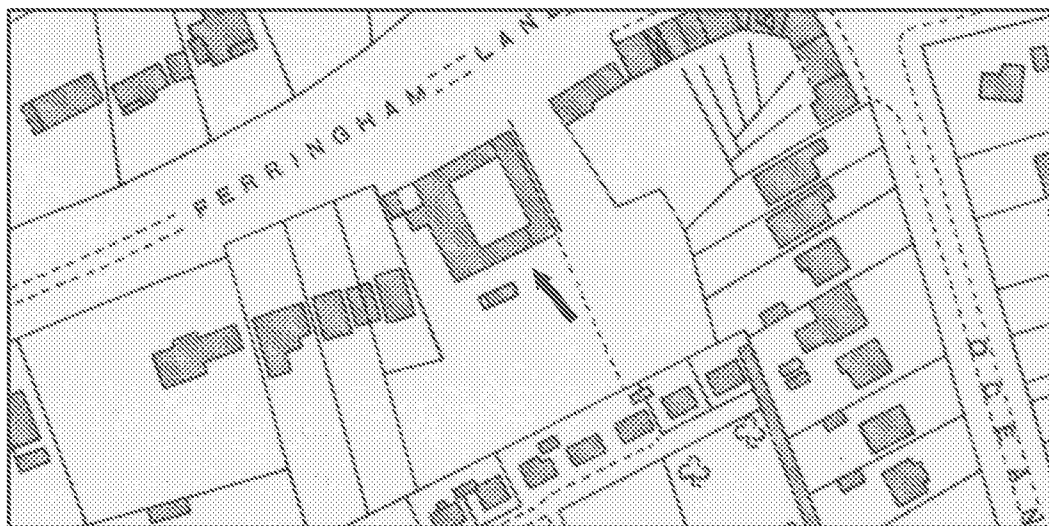
Detail of Ordnance Survey showing Tudor Close, 1896.



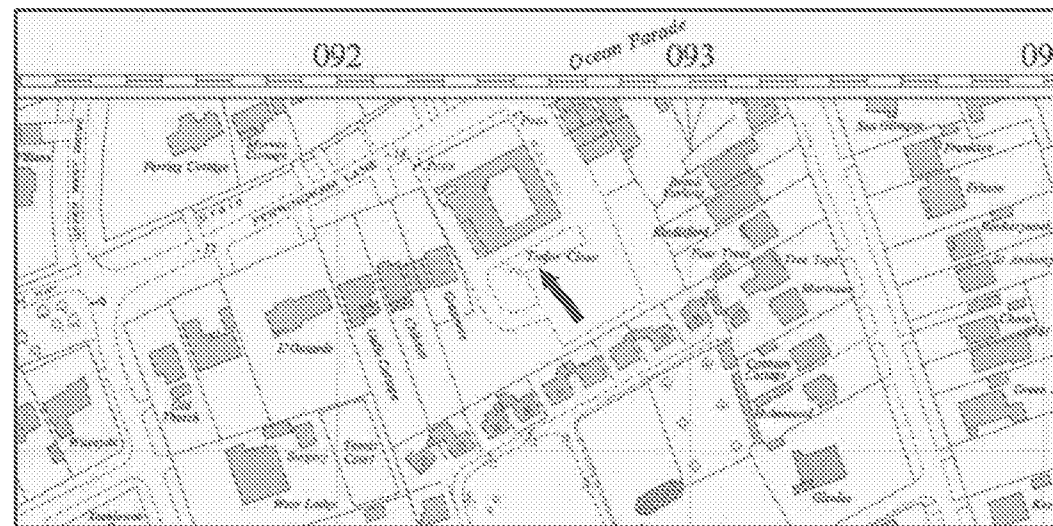
Detail of Ordnance Survey showing Tudor Close, 1910.



Detail of Ordnance Survey showing Tudor Close, 1932.



Detail of Ordnance Survey showing Tudor Close, 1943



Detail of Ordnance Survey showing Tudor Close, 1959



Satellite view of Tudor Close, 2007



Satellite view of Tudor Close, 2019



ASSESSMENT OF SIGNIFICANCE

- 4.1 The following is an assessment of the significance of Tudor Close and its setting, which has been used to inform the proposals in order to minimise the impact on the special interest of the building, and where possible to take opportunities to enhance the special interest.
- 4.2 Tudor Close has been identified by the Local Planning Authority as a Building or Structure of Character. As such, it is a non-designated heritage asset.
- 4.3 The building comprises a group of late 19th century agricultural buildings –a barn and two cattle/cart sheds in origin. The building was subsequently extended during the 1940s and during the events of World War II, it served as the French-Canadian Air Force Head Quarter. After the war, was converted to a boys' preparatory school, after which it was converted to a public house. This diverse range of uses makes the building very attractive, contributing greatly to its historical and evidential values. Its former use as a public house also provides the building with significant communal value, as it has been an important building within the local community where locals congregated.
- 4.4 As a whole, the building is an attractive structure, which has been constructed using vernacular materials, flint, brick, timber and thatch. The use of traditional forms and materials contributes to the aesthetic value of the building and relate to the original rural landscape, from where they were obtained.
- 4.5 The extensions carried out during the 1940s, including the eastern range and the flat-roof extension, are considered to possess significant historical and aesthetic values. They illustrate the change of use of the buildings to a preparatory school and contain elements which make them legible as later additions.
- 4.6 Despite the alterations carried out to the original Victorian buildings, particularly to the two cattle/cart sheds, the main barn (western range) still preserves its original agricultural character. This is indicated by the exposed timber roof structure and the presence of ventilation slits (now blocked).
- 4.7 The urban development of Ferring resulted in the loss of the rural and open landscape which originally surrounded Tudor Close. Considering its attractiveness and its traditional appearance, the building contributes positively to the street scene.



IMPACT ASSESSMENT

- 5.1 This section appraises the impact of the proposed works on the historic building known as Tudor Close.
- 5.2 Planning permission has been granted by Arun District Council for the conversion of Tudor Close Public House into 7 residential units and the construction of two semidetached bungalows to the rear of the building. The approved proposal also included a number of internal alterations to accommodate the independent residential units and external alterations, including the demolition of the existing flat roof extension and the construction of a new porch to the north elevation.
- 5.3 This report accompanies a new application that proposes a revised scheme of the previously approved proposal. The revised scheme is considered to be more sympathetic with the original character of the building and comprises the following changes:
- The approved proposal proposed to demolish the existing flat-roof extension to the western elevation. Although visually less attractive than the rest of the buildings that comprise Tudor Close, the flat-roof extension is considered to have evidential and historic values which relate to the conversion of the buildings to a boys' preparatory school. The flat-roof elevation also relates directly to the western range, as they were built at the same time. As such, the revised scheme proposes to retain the flat-roof extension to be incorporated into the approved development. Retaining the existing flat-roof extension will not lead to any further harm to the character of the building.
 - The approved proposal included the construction of a new porch to the building's north elevation. This is the front elevation of the building which faces Ferringham Lane. Whilst the existing casement windows have resulted in a certain degree of domestication of the elevation, its original agricultural and simple character is still legible. The construction of a new porch would introduce an additional domestic element alien to the context of the building. This approach would result in an over domesticated elevation, which would detract from the simple and agricultural character of the

building. Preserving the building's agricultural character as far as possible is vital as it is part of its attractiveness. The revised scheme, therefore, does not include the construction of a porch to preserve the building's original character and its positive impact on the street scene.

- The revised scheme proposes the construction of three new dormer windows in the western range of the building. The new dormers will be located on the eastern slope of the roof facing the courtyard. They have been designed following the form and style of the existing dormer to preserve the traditional character of the building. The introduction of further fenestration, particularly dormers, could potentially increase the domestic appearance of the building and so diminishing its original agricultural character. The proposed dormers, however, will be placed in the western range, which was built during the 1940s and, as such, is less sensitive to change. They will be facing the inner courtyard ensuring they are barely visible from the front elevation, no harming the heritage street scene.

5.4 The internal alterations approved under application FG/105/20/PL has been altered minimally in the revised scheme proposed in this report. Such changes have been carried out in order to have better use of the internal space of Tudor Close to accommodate the new residential units. Whilst the internal works do not require consent nor do they impact the external appearance of the building, the applicant is keen to ensure they are sympathetic to the character of the building.

5.5 As a whole, and on balance, the revised scheme proposes an approach that is more respectful with the original character of the building and its significance than the previously approved proposal.





IMAGE 1: South and west elevations



IMAGE 2: North elevation.

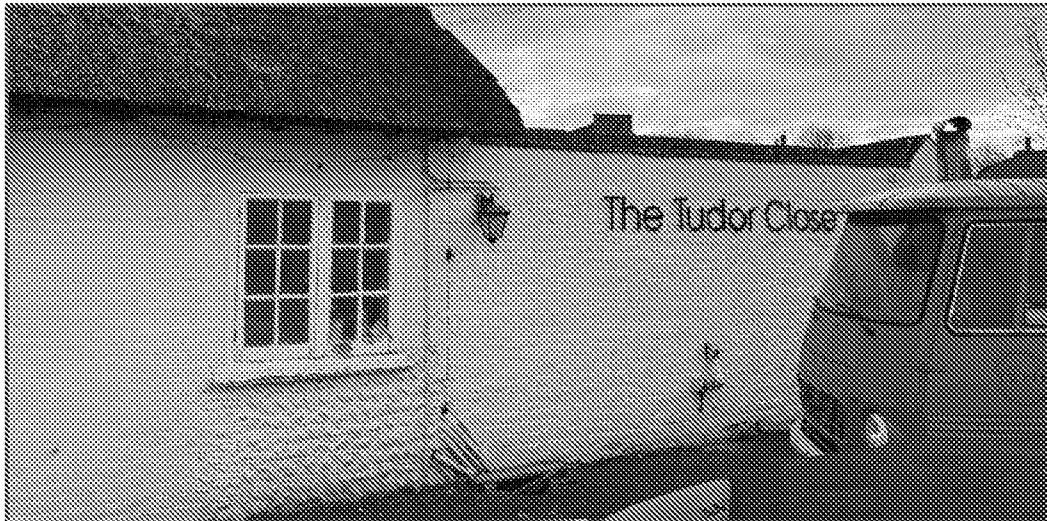


IMAGE 3: Flat-roof extension to the east elevation.



IMAGE 4: Location of the proposed dormer windows.

6

CONCLUSION



- 6.1 The revised scheme of works proposed in this report is based on a thorough understanding of the character and the significance of the locally listed building known as Tudor Close, and have been informed by desk-based research and an on-site visit.
- 6.2 These have concluded that the retention of the existing flat-roof extension and the omission of the approved new porch will preserve the special interest of the building and its original agricultural character.
- 6.3 The proposed three new dormer windows, whilst domestic elements, will be located in the least sensitive part of the building and will be facing the inner courtyard so they cannot be seen from the street scene.
- 6.4 Internal modifications of the approved layout of the residential units will not affect the significance and character of the building.
- 6.5 When considered as a whole, the proposal will not result in any detrimental effect or harm to the significance of the listed building and its setting and will preserve its original agricultural character.
- 6.6 The proposals are considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Arun Local Plan.





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