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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Ben Kirk [REDACTED]
Sent: 24 June 2021 17:44
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Martyn White <Martyn.White@arun.gov.uk>; Phil Rowe [REDACTED]
Subject: FG/87/21/PL -Tudor Close Ferringham Lane Ferring BN12 5NQ

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Andrew

I note the comments from the Conservation Office relating to the above application, the majority of which are generally supportive.

Concern has been raised however with regards to the additional unit in the open roof void of the western range of the building. As the author of the original Heritage Statement submitted with the application I would like to provide some further comments on this issue which I hope will be useful in your assessment. I am copying in Martyn White so that he is aware of our comments in this respect and so he has our details if there are any further queries in this regard.

The buildings interest relies heavily on its external appearance which retains legibility of it being an altered (converted) agricultural building which still possesses many of the vernacular characteristics of buildings built in the 19th century in this area. It also has some social interest given its various uses as documented in the heritage statement. I do of course accept that some of its interest is also attributable to the open nature of the western range and the exposed trusses, purlins and rafters internally.

The original scheme sought to provide flats at ground floor level one of which was in the southern part of this range with what was noted as a “void” above.

The approved flats in this range (flats 1 and 2 on the approved plans) contained a number of partition walls that separated the space in to a sitting room, kitchen, bedroom, WC, en suite and corridor. None of these respected the bay divisions or truss lines of the building and the majority of the character of the building would have been entirely lost as these divisions would have awkwardly bisected the space with little regards for the original framing pattern

No sections were provided with the application and given the awkwardly designed separation of the space in to numerous rooms and the voluminous space above there would be little, if any, prospect of a vaulted ceiling being implemented over all (if any) of the space and a ceiling would have been installed leading to what would have felt like rather sterile flats with little character, all of which would have been lost in a large loft space.

In contrast the amended scheme has been designed to celebrate the symmetrical nature of the timber framed roof and the new flat (flat 10) has the benefit of all of the vaulted timber framed roof, albeit from a higher level on a mezzanine (a feature itself not uncommon in traditional agricultural buildings)

The revised scheme gives over the entirety of the roof of the western range to a single flat (rather than separated over two flats) and the layout has been very carefully considered so as to respect the bay divisions with partition walls being aligned on the trusses so that the timbers remain visible and the rhythm of the timber framing remains legible.

The applicant is keen to respect the character of the building and the intention is for the timber frame of the trusses, principle rafters, common rafters, tie beams and purlins all to remain visible within each room and all to be enjoyed from within the flat in close proximity.

As a result we are confident that the amended scheme results in a significantly improved layout which will result in more of the character of the building being appreciated from within the flats, and that this coupled with the other amendments to the scheme (such as the retention of the 1940s extensions and the omission of the rather domestic looking porch) result in a substantially better scheme which preserves the character of the non-designated heritage asset to a greater degree than the extant scheme.

I trust this will be taken in to account when reviewing the application.

Many thanks

Kind Regards

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