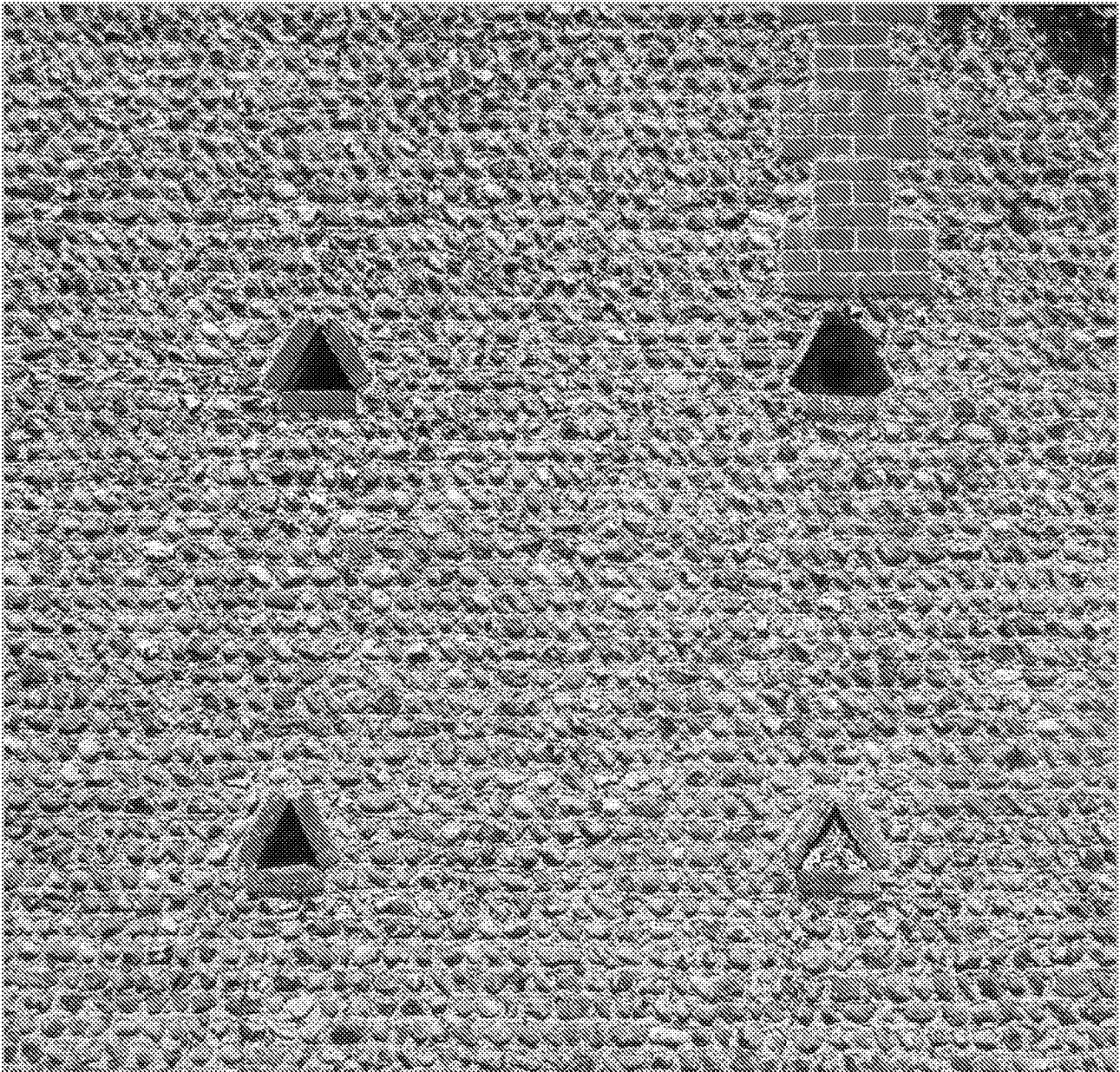


Heritage Statement

New Barn, Ryebank Farm, Climping

September 2017



AHP Architectural
History
Practice

Heritage Statement

**New Barn, Ryebank Farm, Climping, Littlehampton,
West Sussex**

Prepared for

James Baird

by

The Architectural History Practice Limited

September 2017

1 Introduction

- 1.1** This Heritage Statement has been prepared to accompany and inform proposals for the residential conversion of New Barn, a former agricultural building at Ryebank Farm. These have been developed in consultation with the local authority conservation adviser and the National Trust, which holds a covenant over the building and adjoining land and has approved the proposals. Although not listed, New Barn is a non-designated historic asset of architectural and historical interest, of probably seventeenth century origin. In recent years it has been in industrial use and is now in poor condition. It is in need of a suitable, viable and sustainable new use in order to secure its repair and long-term conservation.
- 1.2** This statement meets the requirement of National Planning Policy Framework (NPPF) paragraph 128, that ‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’. It has been written by Andrew Derrick BA Hons AADipl Cons IHBC, a director of the Architectural History Practice (AHP). It should be read in conjunction with the application documentation, including drawings prepared by John Cooper Associates Architects Ltd. and the Landscape Strategy drawing prepared by Furse Landscape Architects.

2 Overview of site and history

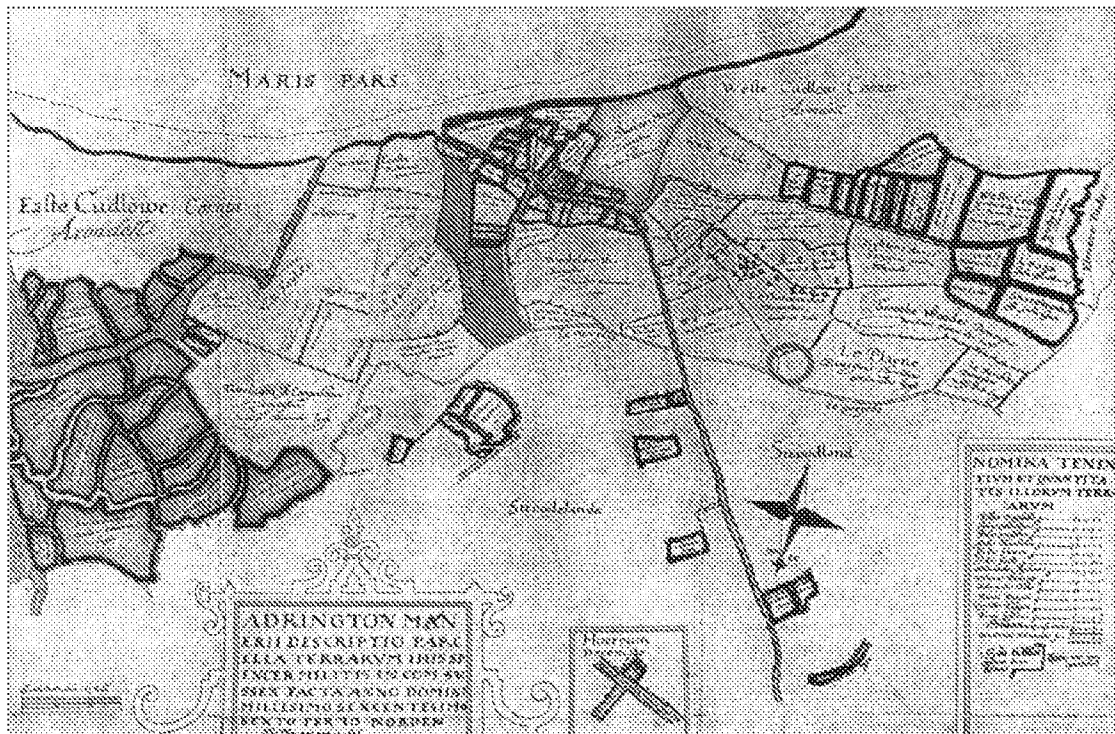


Figure 1: Norden map, 1606 (site of New Barn circled)

- 2.1 The application site (NGR SU 99976 01204) is approached via a concrete farm track accessed from the A259. Historically it formed part of the land associated with the manor of Atherington. The medieval manor belonged to the Benedictine abbey of Sées in Normandy, and there appears to have been a manor house by 1378. This was the residence of the bailiff of the abbey's English estates, and was later known as Bailiffscourt. A small chapel built alongside the manor house survives; this is mainly of thirteenth century date, but incorporates earlier fabric.
- 2.2 After the Dissolution the manor passed to the Crown and was leased to the Baldwin (Edwards) family. Norden's plan of 1606 (figure 1) shows the chapel and house ('Baillie's Court'), and to the north, two fields, one a thirteen-acre rabbit warren and the other a larger field denoted 'le Outwardes Demesnes', both then in the ownership or management of Walter Edmunds. To the north of these runs 'Le Wrythe' (Ryebank Rife), thought to be a man-made watercourse of medieval origin. Towards the north of 'le Outwardes Demesnes' a group of buildings around a quadrangular court is indicated. These do not survive. No building is shown on the site of New Barn (circled at figure 1).
- 2.3 The tithe map of 1841 (figure 2) shows the extent of 'Baillief's Court Farm', at that time owned by the Cutfield family. At the meeting point of the former warren and 'outward

demesnes' (fields numbered 454 and 359), just south of the Rife, a building is shown in orange, an inverted 'T' on plan. This is the building known today as New Barn.

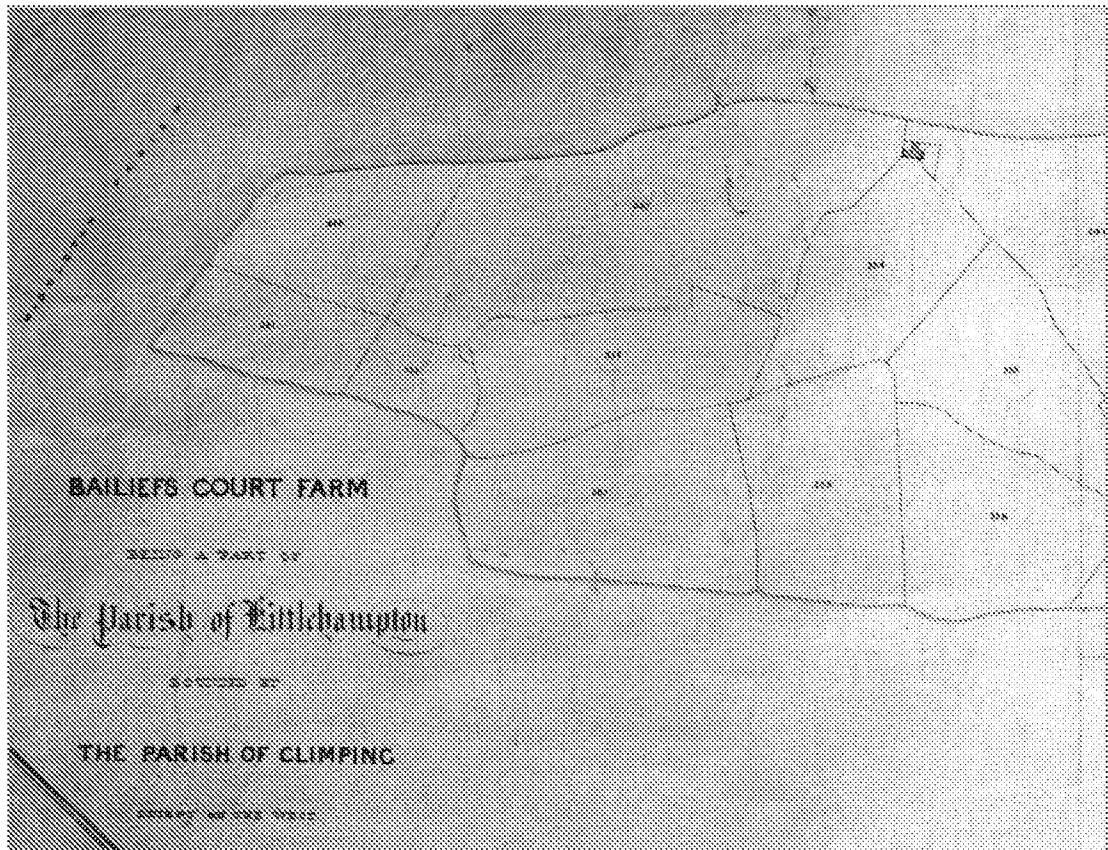


Figure 2: Detail from tithe map, 1841, showing New Barn (West Sussex Record Office)

- 2.4 The building is shown in greater detail, and identified as New Barn, on the first edition Ordnance Survey map of 1876 (figure 3). On the early OS maps, pink denotes a substantial building of brick or stone, grey a more insubstantial structure of timber or cast iron. Here a grey half-round structure is indicated on the southeast side of the barn, perhaps indicating a structure built to replace the right-hand part of the inverted T shown on the tithe map. Removal of a structure here may explain the brick and weatherboarded treatment of the bays in question (the other bays are externally faced in flint with brick dressings). By the time of the OS maps of 1898 and 1912 (figure 4) this southeastern appendage had been removed.

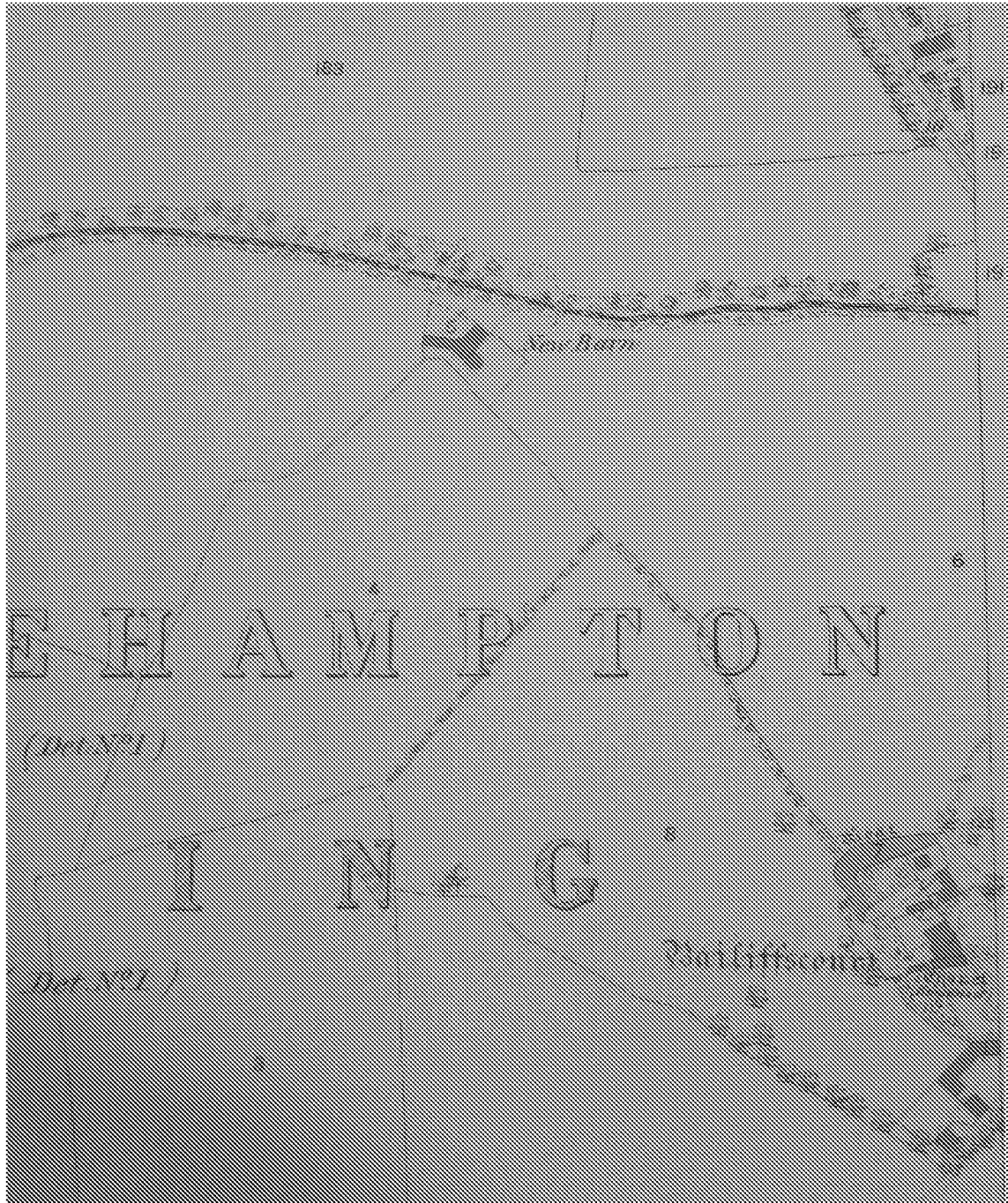


Figure 3: Detail from first edition OS map, 1876 (Sheet LXXIV.4)

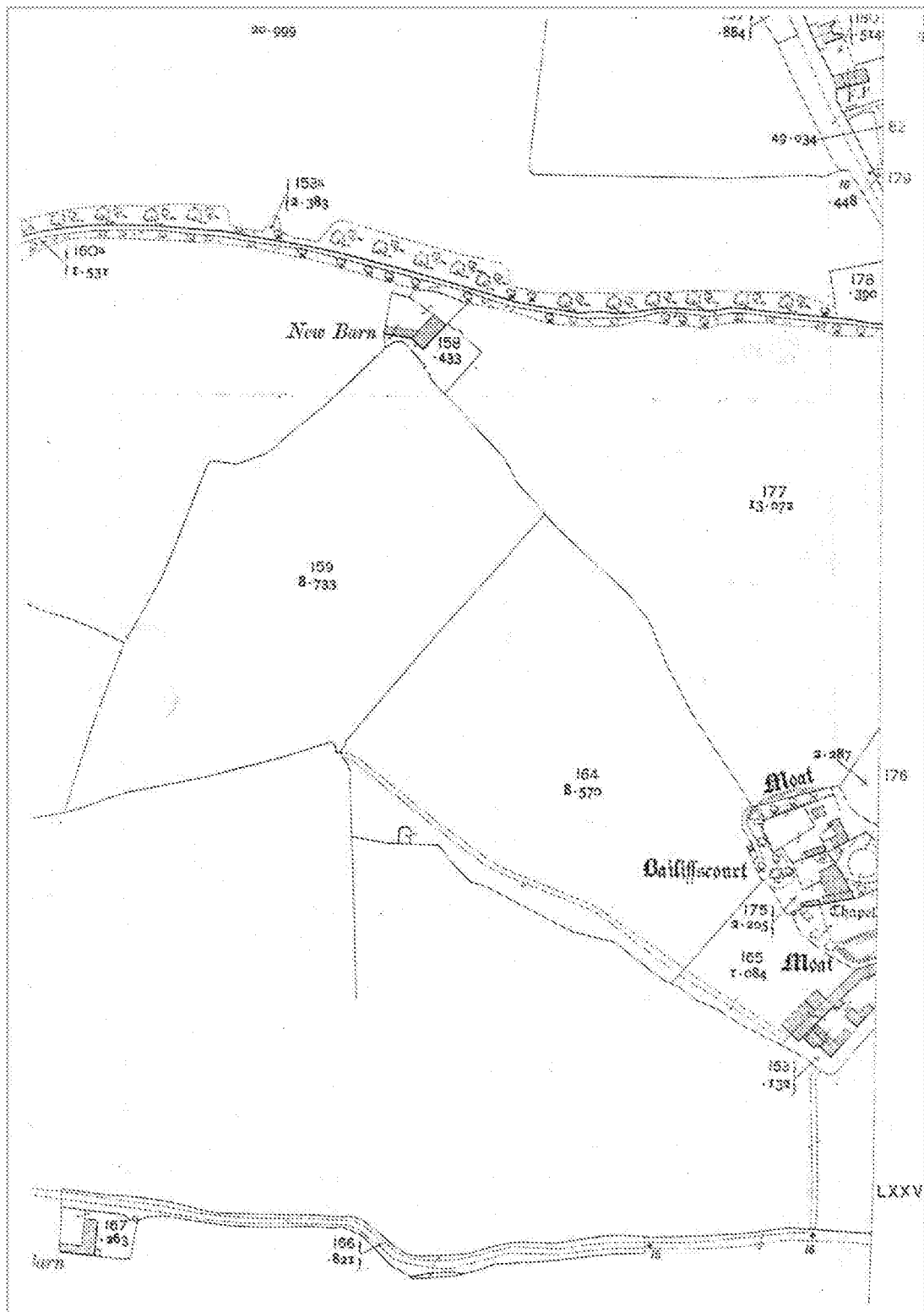
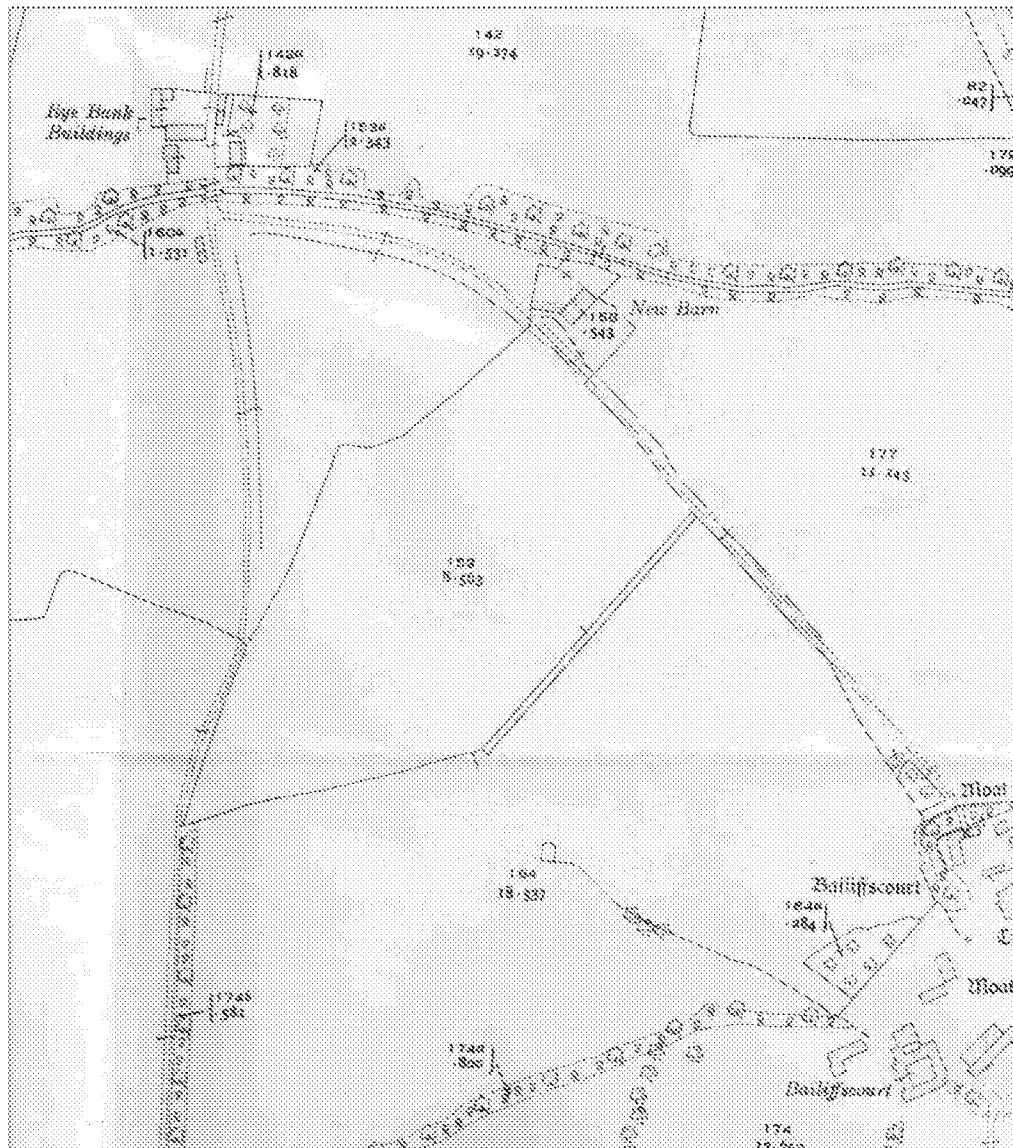


Figure 4: Detail from 1912 OS map (sheet LXXIV.4)

- 2.5 In 1927 the 750-acre estate was purchased by Walter Guinness (created Lord Moyne in 1932). He and Lady Moyne set about an imaginative re-creation of the medieval character of the Bailiffscourt site. The old house was demolished except for the chapel, which was carefully restored, and a new house in fifteenth-century style was built to the

southwest, beyond the medieval moat, to the designs of Amyas Phillips, a Hertfordshire antique dealer. The result has been described as an ‘astonishing mirage’, and ‘one of the most remarkable creations of its period’ (Victoria County History).



- 2.7 The transformation is shown in the Ordnance Survey map of 1933 (figure 5). A new drive approach to the house from the north started from Crookthorn Lane (the A259), where Waysmeet, a picturesque timber-framed and thatched lodge/bungalow was built. This, like other buildings on the estate, incorporated material from demolished historic buildings. The drive continued to a new farmhouse, Rye Bank Buildings, just to the north of Ryebank Rife. Across the Rife a small timber framed and weatherboarded building was erected, now known as the oil store. At this point the drive divided, one part continuing south towards The Huts, temporary accommodation built by Lord and Lady Moyne during the rebuilding of Bailiffscourt, the other continuing round to the southeast, past New Barn and continuing along the boundary of the old warren up to a grand new brick and timber-framed gate house, reached via a bridge over the moat. It is not clear whether New Barn was altered at this time; it may simply have continued in agricultural use.
- 2.8 The life of the rebuilt Bailiffscourt as a family home was brief. Lady Moyne died in 1939, and Lord Moyne was assassinated in Cairo in 1944. Their daughter, Lady Normanby, opted to live at the family home in Yorkshire, and Bailiffscourt became a hotel. The estate was sold in 1974 and the farmland leased to the tenant, John Baird. The house is now run as the Bailiffscourt Hotel and Spa, while the farm is managed by James D. Baird (Home Farm) Ltd. Large grain silos were built alongside New Barn in about 1970; in more recent years these have become redundant for agricultural purposes and are currently in B2 storage use, while the barn has been converted to industrial use (for the manufacture of concrete mouldings).

3 Building description

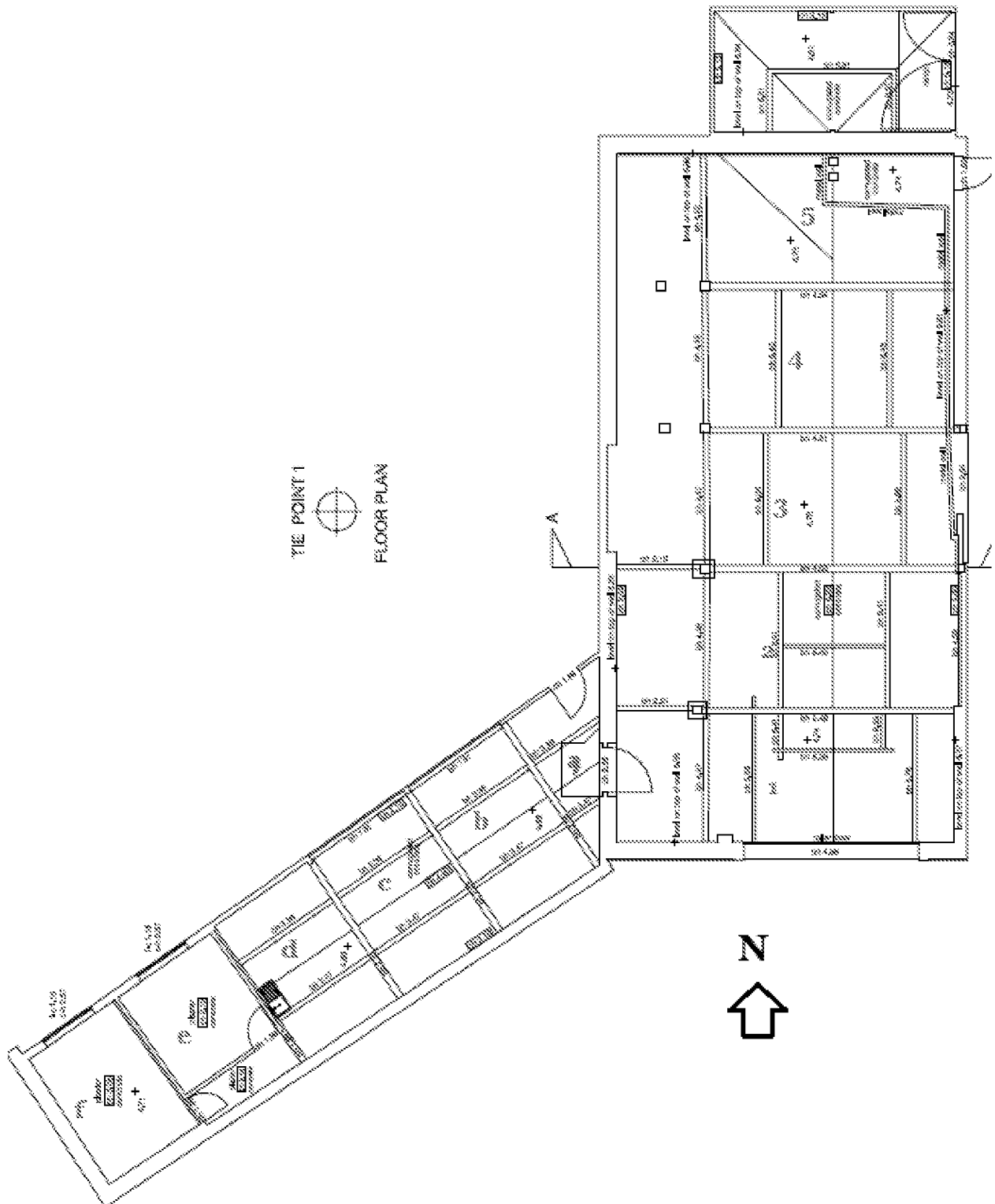


Figure 6: Plan as existing (adapted from survey drawing by Interlock Surveys Ltd, do not scale)

Exterior



Figure 7: South gable end of barn

- 3.1 The building (plan at figure 6) consists of a large former threshing barn orientated north-south, with a former cart lodge giving off to the southwest at thirty degrees. There is a small modern lean-to attached to the north gable end of the barn.
- 3.2 The barn appears to be of seventeenth century date, with later alterations. It is of five bays, and is aisled on the west side. It is externally faced in coursed flint, with brick quoins and dressings, except for bays 1 and 2 on the east side which have been rebuilt/refaced respectively in red brick and weatherboard and blockwork. The cart

lodge is also build of flint with red brick quoins and dressings. Both buildings now have modern corrugated iron/asbestos roof coverings.

- 3.3 The originally solid **south gable end** (figure 7) has an enlarged opening with modern doors and corrugated metal infill. The originally hipped gable end has been rebuilt as a vertical gable, clad with corrugated asbestos sheeting.
- 3.4 The external face of **Bay 1**, east side (figure 8) is built off a stone and flint plinth, the stonework including large regular blocks, possibly reused medieval material. Above this the wall is refaced in red brick, laid in Flemish bond. This is of seventeenth century character, but the map evidence suggests that the wall was rebuilt in the nineteenth century, when an earlier structure on this side was removed.



Figure 8: Exterior, bay 1 (east)

- 3.5 **Bay 2** (east side) is also built off a brick and stone plinth, with six courses of red brick laid in Flemish bond immediately above. Above this the brickwork has been truncated and the bay refaced in modern blockwork and weatherboard over timber framing (figure 9).



Figure 9: Bay 2 (east)

- 3.6 **Bay 3** (east side) was the midstrey bay. It contains a modern sheet metal blocking but retains the original outer posts, with pintles from which the former midstrey doors were hung.
- 3.7 **Bays 4 and 5** (east side) are the least externally altered part of the building, retaining their original regular courses of flintwork, red brick dressings, and triangular openings for ventilation, each formed of three bricks (figure 10 and detail on front cover). Towards the northeast corner in Bay 5, a doorway was largely obscured by creeper at the time of inspection. The northern lean-to and northern gable end were similarly obscured.



Figure 10: Bays 3, 4 and 5 (east)

- 3.8 The **west elevation** of the barn (figures 11 and 12) has a lower eaves on account of the existence on this side of an aisle, the roof of which continues down as a catslide. On this elevation the flint coursing is less refined, with larger flints and bigger mortar joints. A two-brick horizontal band runs along this elevation just below the half-way mark. There is a blocked doorway with brick surround in Bay 5, and a large blocked circular opening in Bay 4, formed in the twentieth century for a grain chute or mechanical ventilator. The midstretey bay (Bay 3) has been sealed with brick and blockwork and is largely overgrown with creeper.



Figure 11: Bays 5 and 4 (west)



Figure 12: Bays 3 and 2 (west)

- 3.9 Bay 1 (west) contains the link to the **attached cart lodge** (figures 13 and 14). This is a single-storey structure, of five bays plus a linking bay. Its roof is hipped at one end. The south and west elevations are faced in irregularly coursed flintwork, with some bricks mixed with the flint. The mortar mix includes flint gallets. Like the barn, it has red brick quoins. On the rear (north elevation) the originally open cart lodge bays (a, b, c and d on the plan at figure 6) have been infilled with boarding and blockwork.

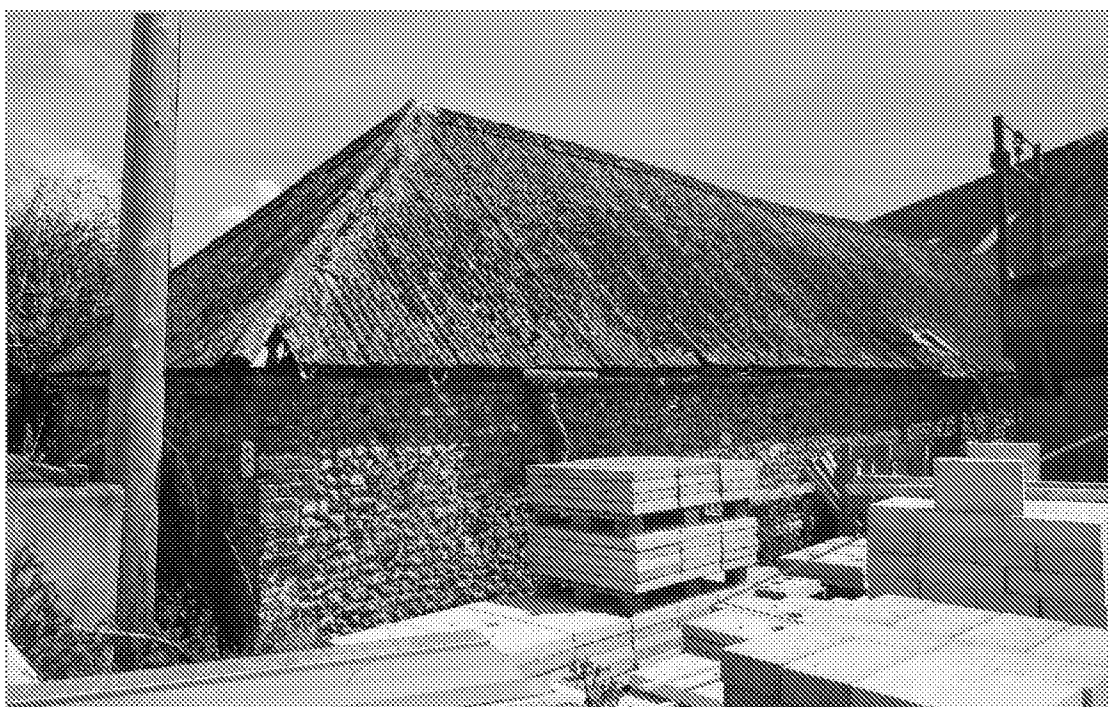


Figure 13: Cart lodge, south elevation



Figure 14: Cart lodge, north elevation

Interior



Figure 15: Barn interior, looking north

- 3.10 The **barn interior** (figures 15-18) is of five bays, aisled on the west side. Some original curved braces remain, leading from the aisle posts to the main tie beam and to the north-south top rail/purlin. The roof was originally hipped at both ends, but survives in this form at the north end only. The tie beam and rafters are connected by raking struts. Many of the original rafters survive, overlaid by modern purlins, on which is laid the modern corrugated asbestos roof covering. The barn has a modern concrete floor. The original coursed flint walling remains visible on the north and west sides, but on the west side has been in large part obscured by modern wall lining. There are narrow ventilation slits with brick surrounds in the north gable wall. A large circular blocked opening in this wall (onto the aisle) is modern, possibly for a grain chute.
- 3.11 The **cart lodge interior** (figures 19-21) is divided into six bays, four of which were originally open-fronted (to the north). The two western bays were inaccessible at the time of inspection. The open-fronted bays are separated by jowled posts with raking braces pegged into the top rails and the tie beams. The main trusses over the tie beams have raking struts and collars, also pegged. The timber framing is mainly of sawn softwood, with some reused elements (some retaining their sapwood and bark). The south wall is faced, as externally, with coursed flintwork.

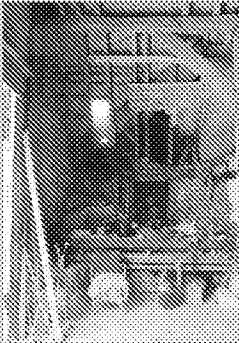
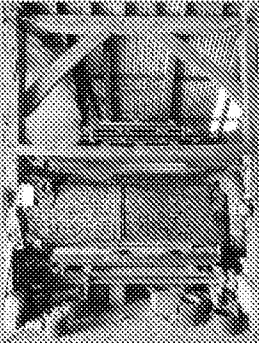
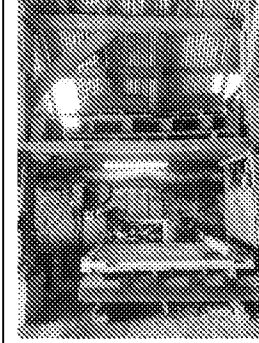
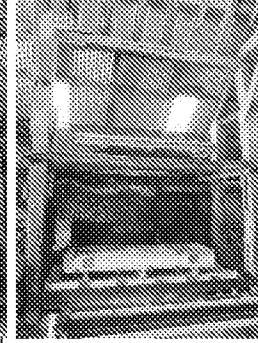
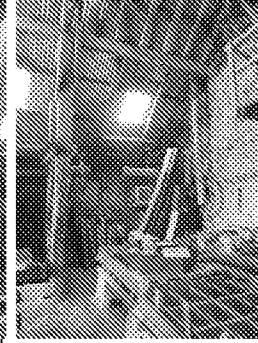
				
Bay 1, with one surviving brace. Coursed flintwork to aisle wall and door to cart lodge	Bay 2, with curved braces to both aisle posts, inserted floor in aisle, coursed flintwork to aisle wall	Bay 3, with one curved brace, inserted aisle floor and blocked opening to central midstrey	Bay 4, with inserted aisle floor, coursed flintwork to aisle wall	Bay 5, with no inserted aisle floor. Coarsed flintwork to aisle and gable wall, blocked circular opening in north wall

Figure 16: Barn interior (western bays, from south to north)

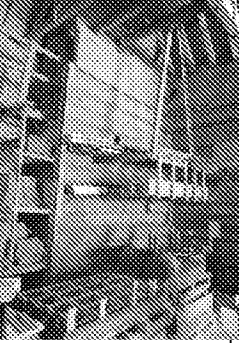
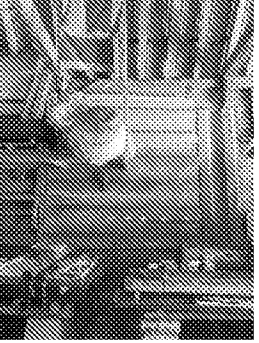
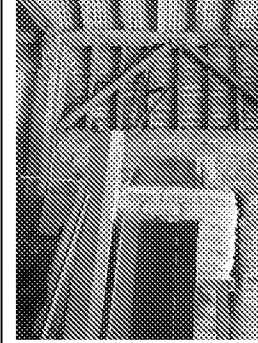
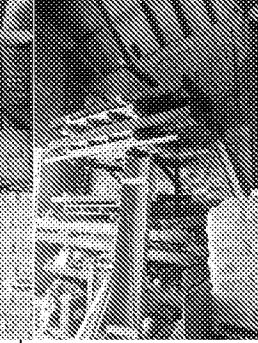
				
Bay 5, with walls lined out	Bay 4, with walls lined out	Bay 3, (midstrey), lined out	Bay 2, lower part rebuilt in blockwork, upper part in timber framing (note mortices beneath top rail)	Bay 1, rebuilt in red brick

Figure 17: Barn interior, eastern bays (north to south)

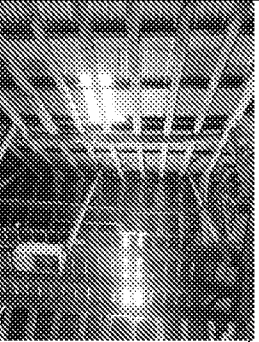
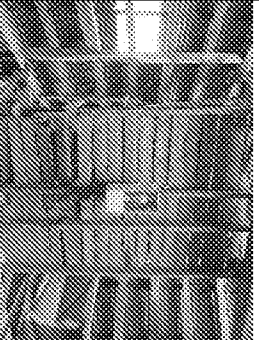
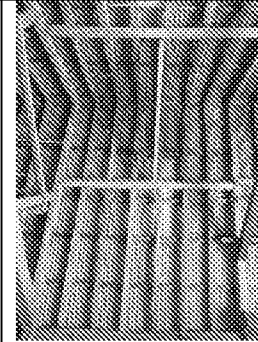
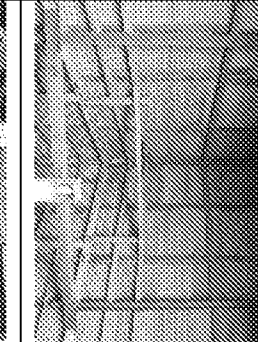
				
Bay 5, with hipped roof	Bay 4	Bay 3	Bay 2	Bay 1, with modern rafters replacing original hipped roof

Figure 18: Barn interior, roof (north to south)



Figure 19: Cart lodge interior, looking southwest



Figure 20: Cart lodge, detail

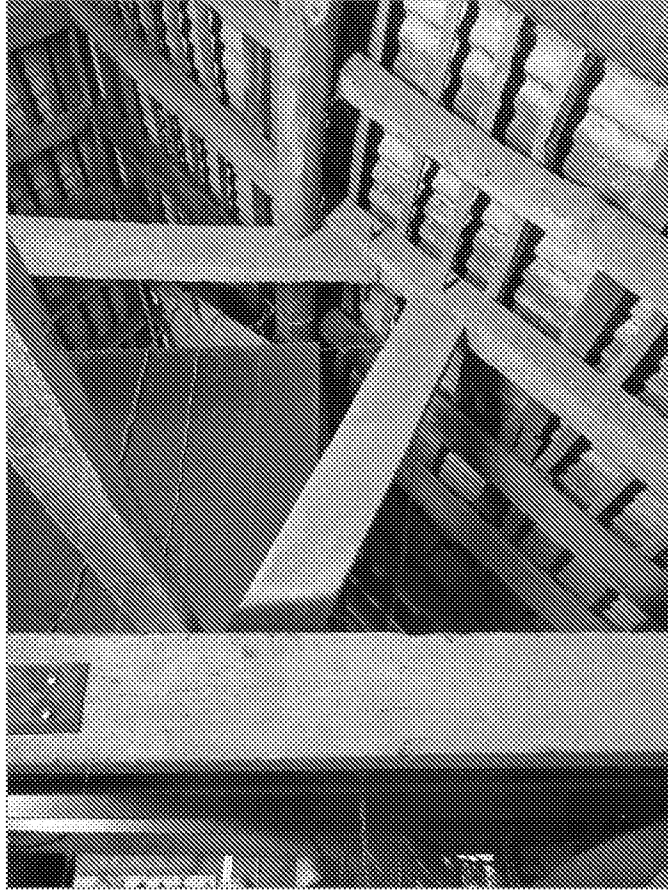


Figure 21: Cart lodge roof detail

4 Significance

- 4.1 The NPPF defines significance as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.
- 4.2 New Barn is undoubtedly of local architectural and historical significance, being a substantial traditional farm building retaining much of its original fabric and character, and forming part of the setting of the historic estate of Bailiffscourt, which is of exceptional significance. Although probably too altered to merit inclusion in the statutory list, and despite its poor condition and unsympathetic and inappropriate current use, it is a non-designated heritage asset of evidential, historical, aesthetic and communal value. It therefore demands every effort to secure an appropriate use that will ensure its full repair and future proper management and maintenance.

5 Policy context

- 5.1 The National Planning Policy Framework (2012) states (paragraph 126), that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 5.2 New Barn is a non-designated heritage asset. NPPF Planning Practice Guidance (paragraph 39) defines these as ‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’. Arun District Council’s local list, or list of ‘Buildings or Structures of Character’ (adopted 2005) does not include New Barn, but the building is considered to be of local list quality.
- 5.3 Paragraph 135 of the NPPF states that non-designated heritage assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.4 Arun District Local Plan Policy GEN22 states that ‘Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to

the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'. The reason given for this policy is that 'in addition to Listed Buildings, the District Council places great importance on the retention of other buildings of character, which form part of its rich built heritage, although such buildings do not enjoy the full protection of statutory listing'.

5.5 Arun District Local Plan Policy DEV2 (Conversion of Rural Buildings for Residential Use) states that proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:

- (i) either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;
- (ii) the building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- (iii) the resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;
- (iv) where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and
- (v) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

6 Assessment of current proposals

6.1 Please refer to the plans prepared by John Cooper Associates Architects and the landscape proposals prepared by Furse Landscape Architects.

6.2 As well as being visually damaging to the appearance and setting of New Barn and unconducive to a proper repair and maintenance regime, the current industrial use of the building is damaging to the fabric of the building, releasing large quantities of moisture and damp. It is proposed to convert the barn and cart lodge to a single residential use, with additional ancillary structures. The proposals have been the subject of pre-application discussions with the Council's Area Planning Officer (Anita

Gardner) and Historic Buildings Adviser (Ian Wightman), and with the National Trust (Sarah Woodcock and Simon Robertshaw), and the scheme has gained the written approval of the National Trust.

6.3 A previous proposal, dismissed at appeal, envisaged a caravan development around New Barn. In pre-application discussions, both the council and the National Trust have reacted positively to the principle of residential use of the site, and the submitted scheme has been amended to incorporate the comments and recommendations of both parties.

6.4 Although New Barn is not listed, it is a heritage asset of undoubted architectural and historic interest, and therefore best practice for the residential conversion of redundant historic farm buildings is being followed:

- Surviving original or historic fabric will be retained, and new openings designed around this retained structure
- The historic fabric will be repaired, using traditional materials and techniques
- The formerly solid south gable end will be built up again in brick and flint, with narrow lancet window openings
- The internal volume of the barn will be retained in the midstretey bay
- The solid south wall of the cart lodge will be retained, and the former open character of the north elevation reinstated, with new glazing set between the posts
- The corrugated iron/asbestos roofing will be replaced with traditional hand-made peg tiles
- Roof lights will be kept to a minimum, located on the east roof slope only, and will be of traditional cast iron 'conservation' type
- The landscape setting of the building will be enhanced by the removal of the unsightly modern silos and the paraphernalia and surfacing associated with the concrete mouldings business. New landscaping has been designed to respect the character of agricultural buildings within an open courtyard and a wider landscape setting
- Overhead power lines, currently a negative feature in the landscape, will be re-routed underground
- The new additions will be of traditional design and materials, e.g. with a hipped roof, and cart lodge-type front
- The residential curtilage will be limited to what is reasonable for a house of this size and quality

- The paraphernalia of domesticity will be kept to a minimum and located discreetly to the north of the buildings, screened from distant views by the buildings themselves and the mature tree belt along the Rife.

6.5 The concrete mouldings business will be relocated locally, so there will be no net loss of local employment space. The conservation and repair of the traditional farm buildings will provide employment for local builders and craftsmen.

6.6 It is considered that residential conversion of this historic farm building represents the optimum viable use, and will generate the significant investment required for its proper repair and future maintenance.

6.7 The traffic generated by the new use will be very modest, less than the existing, and can be safely accommodated by the site access and the local road system.

7 **Conclusion**

7.1 New Barn is a historic asset of strong local architectural and historical significance, which formerly formed part of an estate of exceptional significance. The current use of the building does not show it to best advantage, is not conducive to its proper maintenance and does not generate the level of income that is now required to secure appropriate repair and future maintenance.

7.2 The current proposals will enable all of this, and have been devised to preserve the historic layout, fabric, materials, plan form and landscape contribution of the building. They offer a suitable, sympathetic and sustainable new use for the heritage asset, and are considered to represent the optimum viable use. No harm to the asset or its setting would result from the proposals; indeed, its character and setting would be preserved and enhanced. The comments and recommendations of the council's conservation adviser and the National Trust have been noted and incorporated, and the scheme has been approved by the National Trust. Relevant local and national policies and guidance have been satisfied, and the proposals accord with the development plan; as such they constitute sustainable development which should be approved without delay (NPPF paragraph 14).

* * *

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