

Conversion and Restoration
of New Barn
At
Ryebank Farm
Climping



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Climping
West Sussex

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Context



Existing

Design Principles



Proposals



Layout



Landscape



Appearance

Access

Context

Existing

New Barn is located south of Gravetts Lane/A259 and at the end of a private driveway, on Ryebank Farm, close to the village of Climping. The nearest neighbour outside the farm is Bailiffscourt Hotel to the south.

Large lorries delivering aggregates and other materials use this access from the main road, as do the equally large vehicles collecting and delivering to customers.

The building has for the past twenty years, been used for the manufacture of concrete prefabrications, with the main barn as the factory unit. Continuously over that period, a constant high level of moisture from both the mixing of the concrete and from the curing, has been present within the barn.

The building is made up of two principle sections. The main part is a five bay, single aisled cereal crop barn, linked at an angle to a single storey cart barn or cow shed.

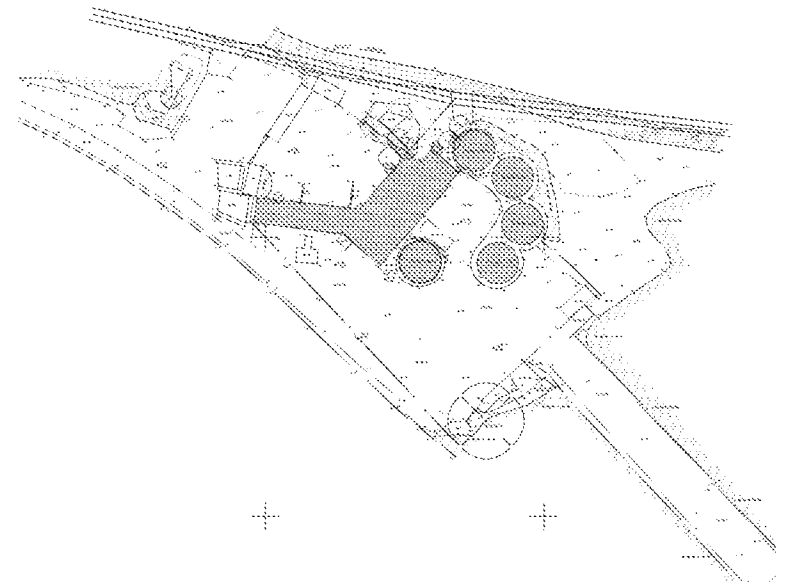
In addition to the barns there are five redundant steel grain silos and a range of dilapidated greenhouses. These are all set in close to 8000sq.m of concrete yard, material storage bunkers and manufactured unit storage.

For detail on the building, status, condition and age please refer to the Heritage Asset Statement, the Support Document and the structural engineers report.

The scale of the main barn is significant, as whilst not unique, a barn of this height and volume in this part of West Sussex is something of a rarity.

The buildings and yard are set in fairly open landscape, surrounded by fields, woodland belts and a drainage rife along the eastern boundary of the yard.

To the south towards Bailiffscourt Hotel, the field boundary has a deep and broad



Existing Site Plan

drainage ditch, that once traversed north alongside what is now the access drive. A tree screen has developed, self seeded, along the east side of this overtime.

Ryebank Rife dates from medieval times and remains an important land drainage feature and is maintained and will continue to be maintained by the applicant. Overhead electricity cables currently run alongside and over the rife.

The redundant greenhouses are situated in the peninsula of land that projects towards the south of the main yard.

The barns themselves have a gross external area/footprint of 278sq.m. The five silos each have a footprint of 43sq.m. total 215sq.m. The redundant greenhouses are approximately 420sq.m.

The buildings have been abused by inappropriate and harmful alterations over time, leading to changes to the original appearance. The most significant of these are alterations to the west end, once hipped and now gabled, with the now gable wall opened up to create large access doors. Elsewhere openings have been filled with modern blockwork, openings cut for modern grain drying processes, tie beams removed for large vehicle access and many more.

With all this however the buildings remain structurally solid, sound and viable and with careful restoration and attention, capable of becoming a worthy asset once more,

Prior to this application there have been consultations on and off site with both the planning officer and the ADC historic buildings adviser. There have also been extensive discussions with The National Trust and their advisers, regarding these proposals. In all cases the outcome was one of support in principle and in the case of the National Trust, in detail, as they hold a covenant over the land and buildings on what was the Bailiffscourt Estate. A statement from the applicant, confirming the process to date, is appended to this application.



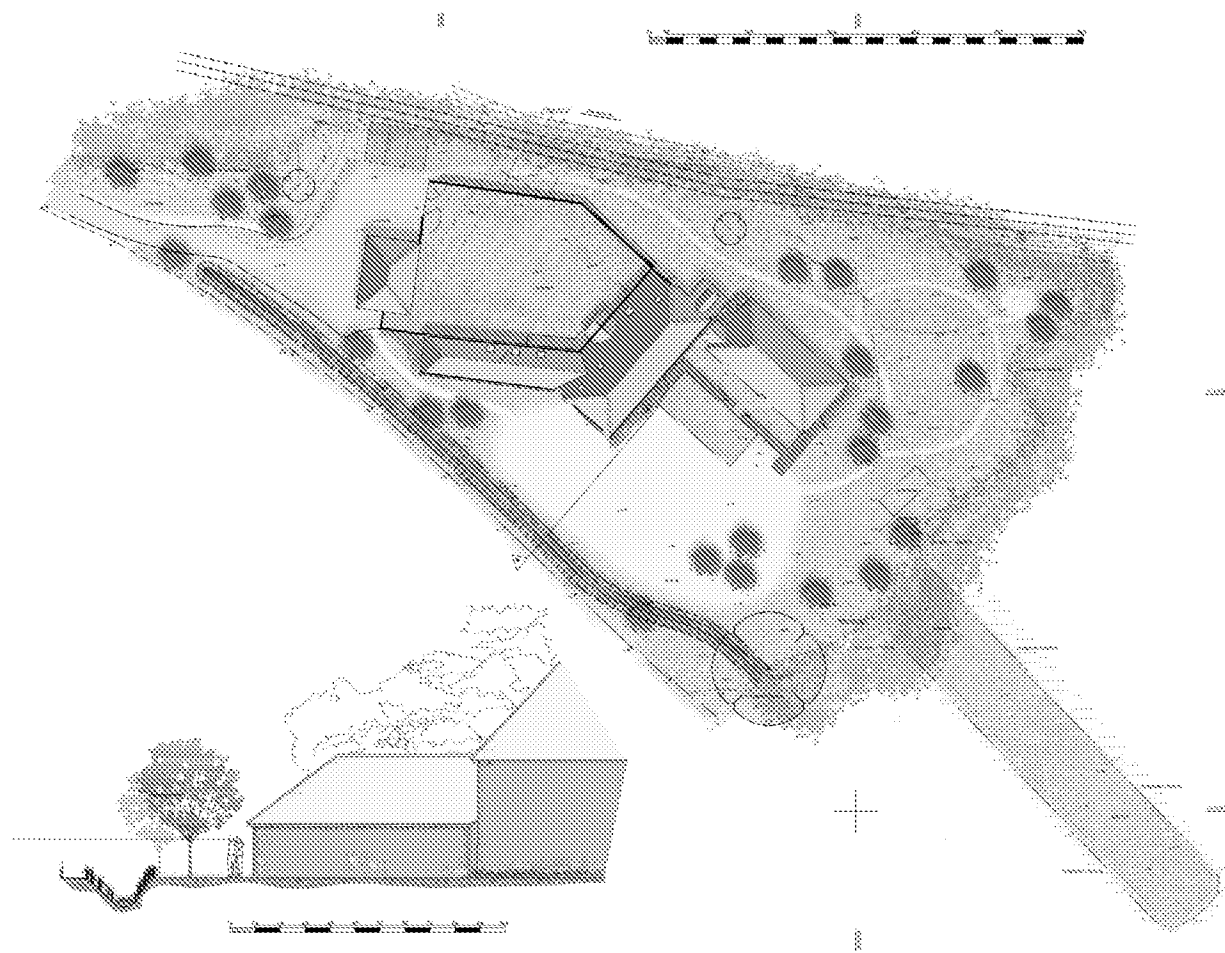
Views around barn and yard



Views around barn and yard

Design Principles

Proposal



The proposal is to restore the barns as far as practically possible to their original form and appearance, to convert the spaces to create a single family dwelling, together with the removal of the substantial concrete yards and roadways, grain silos and redundant greenhouses. Externally an appropriate landscape will be formed for the setting. A landscape proposal and strategy accompanies this application.

The existing modern steel framed and clad eastern extension will be removed.

The proposed residential property will comprise five bedrooms, utility room, kitchen/dining, living room, study, cinema room, all provided within the existing envelope. The two new build elements are the triple garage/cart barn and the single storey indoor swimming pool, linked to the main barn.

The total gross external area of the proposed conversion with additions, is 578sq.m comprising ground floor, including the swimming pool, of 383sq.m, first floor of 145 sq.m and the cart barn of 50 sq.m. The new build part of the area is 116sq.m for the swimming pool and 50 sq.m for the cart barn.

The peninsula of land covered by redundant greenhouses is returned to countryside.

Design Principles

Layout

The conversion layout is enabled by the insertion of a first floor in the main aisled barn. Given the somewhat unusually high roof truss beams, there is ample head room clearance. The restored building envelope of the aisled barn, remains open to its centre, the third/ middle bay of the five bays.

The proposed conversion layout has a ground floor entrance accessed from the courtyard to the north-west of the aisled barn. This courtyard is "L" shaped and is formed by the main barn and cowshed on two sides and the vehicular entrance and the Rife, on the other two sides.

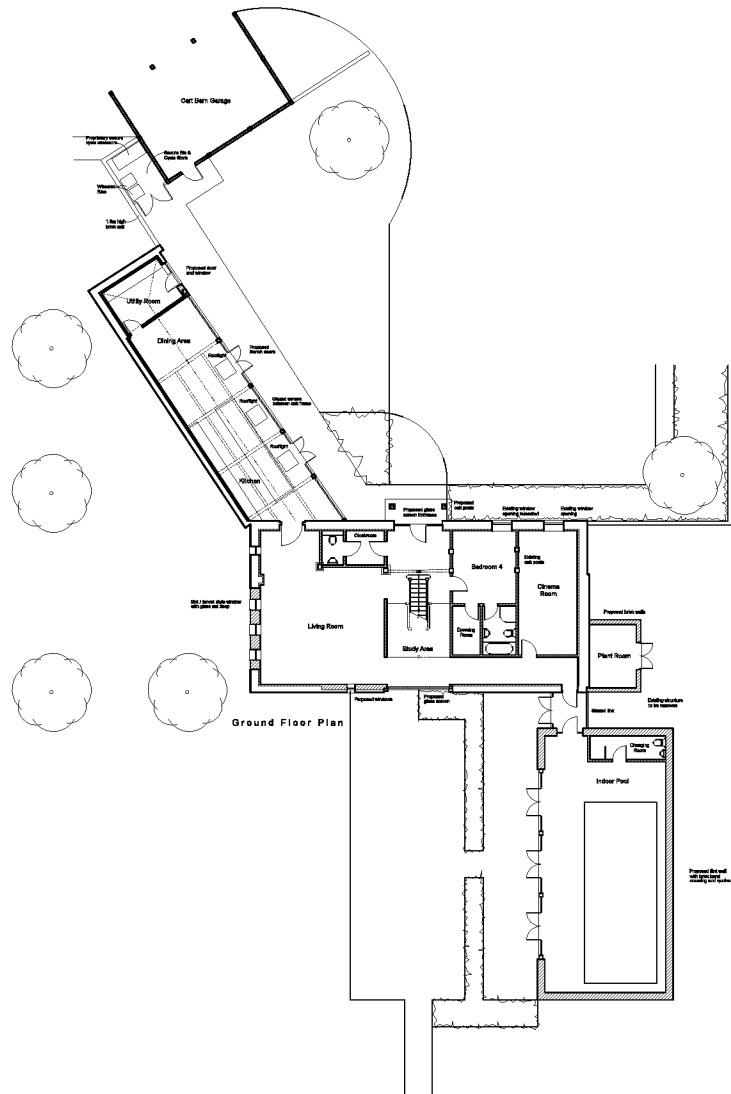
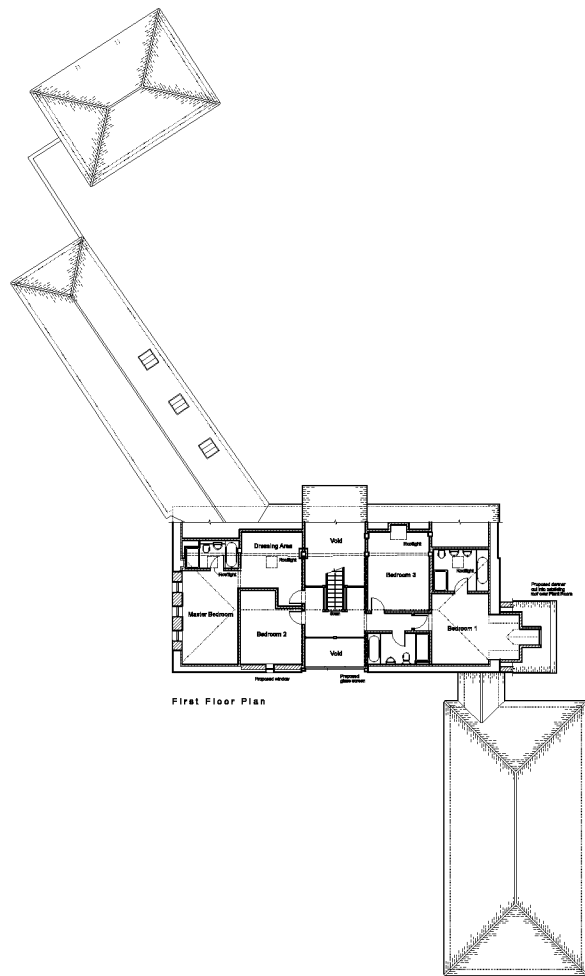
A secondary entrance to the building is proposed from the northern end of the cowshed into the utility/boot room, leading through to the kitchen and main living spaces of the aisled barn.

Internally the entrance hall into the main aisled barn, gives access to the main sitting/living room in the south-west corner and the adjoining study. To the east are two more rooms, the fourth bedroom and a tv/cinema room.

From the open landing of the main staircase there are four additional bedrooms, two with en-suite bathrooms and a family bathroom. These rooms are served from an open staircase and galleried landing

A triple bay timber cart barn provides detached covered parking beyond the northern end of the cowshed, part closing that end of the courtyard.

The new indoor swimming pool extends from the southern side of the main aisled barn, at the eastern corner.



Design Principles

Landscape

Refer to Landscape Architect's proposals and Strategy documents.

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Design Principles

Appearance

In adhering to the proposal principle to restore the barns as far as practically possible to their original form and appearance, the support document covering principles of condition and repair sets out how this will be achieved, albeit a far more detailed scheduled would be prepared at the time of the works,

Flint walls and brick quoins will be restored and where previously taken away, replaced to match, the hip to the west end of the aisled barn will be reinstated and the roofs all re-clad with hand made clay tiles and accessories.



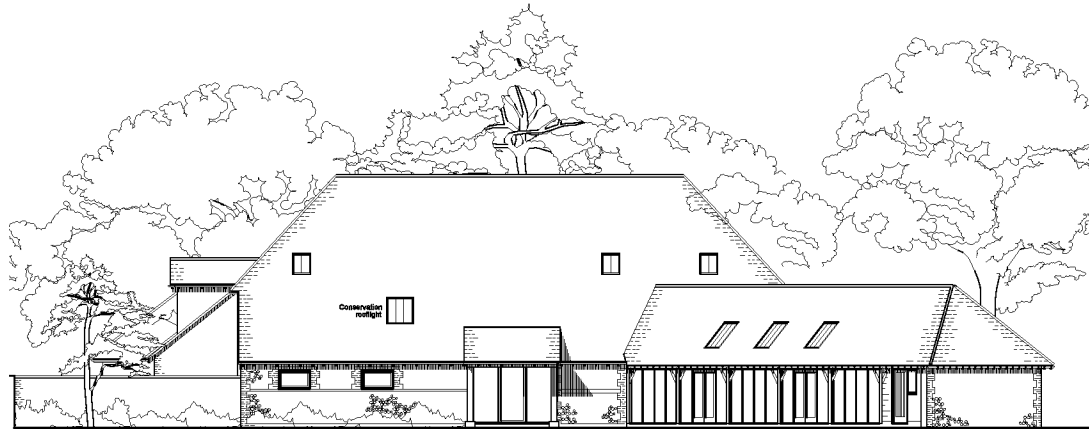
The current west end gable wall with its full height doors, will be reinstated with flint wall and brick quoins to match as elsewhere, with three vertical slot windows inserted to allow natural light into the aisled barn living room and master bedroom.

The second bay on the south side, now a timber frame and clad section, the only exposed timber wall on the barn, will have two vertical slot windows to provide light to the first and ground floor rooms.

The original main barn door access in the middle bay on the south side, will be fully glazed in a timber frame, to light the vaulted and galleried centre of the aisled barn.

Elsewhere daylight to the first floor will be provided by traditional conservation roof lights.

The east facing wall onto the courtyard of the cart barn/cowshed, currently enclosed in modern concrete blockwork, will be opened up and continuous timber framed glazing, set inside the line of the existing oak frame, will provide natural daylight and a view across to the Rife. The solid flint wall to the west side will be left intact. The roof will be reclad as the main aisled barn, in hand made clay tiles and accessories. Three conservation roof lights will enable additional natural daylight into the vaulted interior.



On the courtyard side of the aisled barn, a currently blocked opening will be reinstated to create the main entrance to the dwelling. Two other blocked openings will be reinstated to provide windows into the ground floor rooms and corridor.

The new cart barn providing garage parking, will be oak framed and clad with green oak feather-edged boarding and hand made clay tile hipped roof, with matching accessories.

The indoor swimming pool has a glazed link to the end bay of the main aisled barn with a low pitched roof. This roof ties into the main roof over the pool building, which is in style very similar to the existing cart barn/cowshed. The west elevation has the exposed oak frame with timber framed glazing set inside the line with the main solid walls of flint and brick quoins. The roof is hipped on all sides and will be clad in hand made clay tiles with matching accessories.

All rainwater goods will be half round black metal fixed to exposed rafter feet. Downpipes will be of a matching material.

Access

Vehicular access to the proposed converted dwelling will be via the existing private driveway from Gravetts Lane/A259. The current vehicles using the entrance and the driveway are in the most part, large lorries, therefore the driveway and access, with the de-intensification of use from industrial to residential, will reduce traffic significantly after construction and is more than adequate to serve the new dwelling, including service vehicles.

For users of the building, all external door thresholds will be flush to ground levels and internally doorways and openings will be suitable for full accessibility.