

Karen Parsons

From: Anita Gardner
Sent: 28 February 2018 12:51
To: Karen Parsons
Subject: FW: FW: New Barn, Ryebank Farm, Climping

Please can this EOT be recorded?
Thanks

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: jamesdbaird5 . [REDACTED]
Sent: 28 February 2018 12:46
To: Anita Gardner
Subject: Re: FW: New Barn, Ryebank Farm, Climping

Yes Anita,

This is agreed.

Thanks

James

On Wed, Feb 28, 2018 at 12:43 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Baird,

I am still awaiting the revised written comments of the Conservation officer and I am not in the office the rest of this week. I would therefore be grateful for your agreement to a further extension of time on the application until 09-03-2018.

Regards

Anita Gardner

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From: jamesdbaird5 . [REDACTED]
Sent: 16 February 2018 16:05
To: Anita Gardner; Clare Dales
Subject: Fwd: FW: New Barn, Ryebank Farm, Climping

Anita,

Thank you for agreeing to meet with us; I think the main purpose of the meeting will be for us to understand why the local authority's views appears to have changed and next steps?

In order to get the most out of the meeting, I thought it would be helpful if I forwarded the feedback that we received from the National Trust and Dr Ian Wightman, which are self explanatory; these help to demonstrate the extensive lengths that John Cooper went to pre-application to design an appropriate and acceptable scheme.

The recommendations were incorporated into the final submitted scheme which ultimately obtained the in principle support of the National Trust; for completeness I attach a copy of the statement outlining the approval process that we went through to obtain their support, this statement was approved by the NT and submitted with the planning application.

I'm sure we will want to discuss the setting of Bailiffscourt; in order to assist I have attached the Appeal decision for the Ryebank Farm touring caravan proposal (you will recall you were the case officer and gave a recommendation for approval), the relevant text dealing with the setting of Bailiffscourt are paras 17 & 18 and are self explanatory.

I look forward to hearing from you on Tuesday morning confirming the meeting.

James

From: "Woodcock, Sarah" [REDACTED]
Date: Wednesday, 5 April 2017 at 16:04

To: John Cooper [REDACTED]
[REDACTED]

Subject: Ryebank Barn, Climping

Dear John, It was good to meet you , James and your colleagues on site last Friday. Simon has summarised the revisions we felt could be made to help the scheme through covenant consent process. I know I mentioned the date of the 11th of April as a deadline for submitting the revised scheme to our regional covenants board, but on reflection, I think this will be too soon to assess and process the proposal. The amended scheme would be needed this week for submission and we haven't had a chance to review it in advance of the meeting so I'm suggesting we take it to the following meeting. This will give you and the landscape architect more time to consider the discussion points. I will check when the date of the next board meeting is and work back from that with a timetable and let you know when we would need it by. I hope this is ok.

Revisions to be made:

- A far more natural approach to landscaping, with a simple ditch replacing the ha ha – cross section to be provided. Geometric forms need to be omitted. The use of trees and plants should connect to the immediate agricultural context in terms of species and be scattered rather than arranged.
- A hard farmyard with no curbs or designed curves –this should probably directly abut the NW facing elevations. The choice of paved surface will be important and needs be appropriate to the context.
- To ensure that the sight line to the main farm group at Bailiffscourt along the line of the former track is not obscured or blocked. There is no need however to emphasis it unduly.
- The small bridge over the ditch should not be architectural and should be very low key.
- The pool extension will be set back to reveal the SE facing elevation of the threshing barn.
- Roof lights to be flipped to the NW side on the open range and to be substantially omitted from the main barn. Possibly with an enlargement of the first floor window on the SE elevation – where it cuts through new fabric.
- Revised design of the SW end – possibly looking at options which would see the wall reinstated but with new cut openings in it.
- Details of proposed lighting are needed as future decisions on this could have quite a notable impact in wider views at dusk and dawn.
- The repair and recovering of the roof should avoid a crisp ridge and hip line – this is important in medium range views from the landscape. It needs to be detailed on the plans and can be arrived at by simply working with the existing roof frame.
- Details at 1:5 are needed through proposed eaves.
- The residential porch on the NW elevation should be omitted.

Please do come back to me if you need any clarification.

With all best wishes

Sarah

Sarah Woodcock

Curator (London and South East Region)

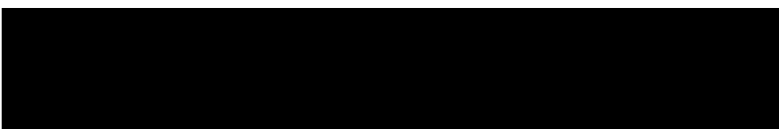
The National Trust Hub Office

1-2 The Court Yard

Wisley

Surrey

GU23 6QL



Available for meetings Monday to Thursday lunch time. .



I'm a member of BEACon! [Find out](#) what we've been working on.

From: Ian Wightman [REDACTED]
Date: Thursday, 29 September 2016 at 15:49
To: 'John Cooper' [REDACTED]
Cc: Martyn White [REDACTED]
Subject: RE: New Barn, Ryebank Farm, Climping

Dear John,

RE: New Barn, Ryebank Farm, Climping

Firstly, thank you for bringing this barn to our attention and certainly mine. Whilst it is not currently listed, it is of course historic and as such an asset, so we are grateful for your diligence.

With regards to the design we have a few comments which hopefully will be helpful. Overall we agree that the building should be retained as one property and that landscaping be kept to a minimum. There are also some good gains with the removal of the modern element from the barn and of course the silos from the setting.

With respect to the alterations to the main barn our main concern externally is the porch which might give the building a more domestic feel. We appreciate that there may be a desire to create a sense of entrance, however we would ideally want this to be more understated. We have similar concerns with the dormer, though wonder if this could be simply amended by changing the triple casement to a taller and narrower opening.

Other minor observations relate to the thin windows in the timber cladding of the south elevation. We wonder if these three windows could be rationalized to appear less abstract. We would also prefer to see the (top left) roof light in the north elevation either removed or moved. It seems quite close to the corner.

Internally the main concern is with the level of compartmentalization. As you will know, part of the special interest of barns is the appreciation of their volume and openness and their expression as a structure. Being able to see both of these is vital, even in a non-designated asset. We do of course appreciate that there will be a degree of compromise, however at present there appear to be (in particular) a lot of toilets and bath/shower rooms, as well as transitory space. Opening up would also better facilitate natural light from the main aperture in the south elevation.

The additional buildings (the pool and garage) are acceptable in principle. The pool is nicely subservient. We noted that the link has been made with a flat roof which reduces impact, though if the wall to the barn was not overly sensitive, a pitch roof could be formed here. The glazed link could also be timber to maintain the agricultural aesthetic, or even a vertical louver which would provide light as well.

The cart barn garage to the west is fine in terms of design though we wonder if there is a location for it which would help to create a sense of containment (more like a courtyard). Looking at the location plan, we can see there might be some restrictions to this, though if it can be considered so that it might inform the space that would be helpful.

With regards to other elements, much is in the detail and can be conditioned.

Please note that our comments are only in relation to historic environment issues and that any planning advice should be sought independently.

Kind regards,

Ian

Ian Wightman

Senior Historic Buildings Adviser

Conservation and Design

Chichester District Council



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James Baird

Managing Director

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