

ADC Planning Consultation
Conservation/Design Officer Response
AMENDED COMMENTS

Application Number	CM/28/17/PL
Address	Ryebank Farm, New Barn Grevatts Lane Climping BN17 5RE
Description	Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.
Case Officer	Mrs A Gardner
Date	28 th February 2018

I visited the site on 7th February 2018

The proposal site comprises two barns, currently in use as a manufacturing works. The barns are not listed, but have been identified as a non-designated heritage asset. The site forms a visual connection with the Grade II* listed Bailiffs Court.

The main barn is aisled and has a smaller barn attached at right-angles. The main barn, is of timber construction with brick and flint infill beneath a roof of tile, repaired with cement and iron sheets. Due to the continued agricultural and manufacturing uses, the barn, although in obvious need of some repair, is largely unadulterated. It was not possible to view the smaller barn internally, but comprises a low building of brick and flint, under a clay-tile roof repaired with cement and iron sheets.

The proposals to convert the two barns into a dwelling house, together with the erection of a 'cart barn garage' and swimming pool complex, extensive bound gravel parking area, gardens and patio.

It is considered that while adaptive re-use of redundant buildings is considered good conservation practice, the nature of this proposal is at odds with the nature of the historic asset, its setting in the landscape, and effect on the setting of a designated heritage asset, in general terms.

The area in which the proposal site sits is flat agricultural land, with the sea to the South forming a feeling of remoteness and isolation which is distinctive to the area, and Clymping. The existing barns are highly visible across the flat landscape.

Previous discussions with Arun District Council Conservation/Heritage Officers have resulted in a scheme which has been considered to be acceptable.

Clare Dales
Principal Conservation Officer
Arun District Council