

STATEMENT OF SIGNIFICANCE & HERITAGE STATEMENT

in connection with

**Climping Mill
Climping Street
Littlehampton
BN17 5RN**

on behalf of

Mr G. Love



INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

REF: DGC21732 Rev A
Date of Issue: 02/09/2017



Registered Office:
The Spinney, St Mary's Lane, Bexhill on
Sea, East Sussex, TN39 5JE

DGC (Historic Buildings) Consultants
Limited

Registered in England and Wales No.
239606
VAT Reg No. 914 8033 18

Overview and summary

Climping Mill is a rare survival of a coastal windmill, located close to the shoreline south of Climping village. A smock mill constructed in 1799 to replace an earlier mill on the site, it was historically clad in dark weatherboard and fitted with patent sails. However, following conversion to domestic use during the early and mid-20th century, much of its original utilitarian character was eroded despite the mill being added to the statutory listed of designated buildings at Grade II in 1958. The mill was noted to be unusual for its cast iron wind shaft with sockets to take the arm of a compass arm brakewheel. It reflects the vernacular materials of the local area, with the base being predominantly constructed of flint, rather than brick, which is more commonly associated with smock mills.

The mill was truncated in c.1963 with the removal of the cap, sweeps and upper storey. This has had a profound impact on its scale and character within the site and the wider landscape. Its dominant form has been reduced to the same scale as the adjoining mill house, altering the aesthetic and hierarchical relationships of the buildings at the site.

During conversion, all the buildings on the site were subject to unsympathetic alterations which intruded domestic features into the former agricultural structures. Despite this, their original function remains interpretable and they retain a pleasingly vernacular character which contributes to the group setting and wider landscape context. A number of portacabins associated with the school use of the property have been sited within the grounds and these dilapidated structures now detract from the setting of the listed and curtilage listed buildings.

The context and aesthetic appeal of the site would be greatly enhanced by the reinstatement of the upper part of the mill. Good evidence survives for the detailing of the mill prior to its historic conversion to domestic use. Informed reinstatement of the removed features would also enhance the landscape setting of the South Coast Shoreline Landscape Character Area and the eastern boundary of the Chichester to Yapton Coastal Plain Landscape Character Area as defined by the 2003 Landscape Character Assessment of West Sussex. The mill is situated on the boundary of both Character Areas and contributes to the historical context of each.

In addition, the mill and its surrounding buildings are all in urgent need of repair and conservation. This would not only improve the character and appearance of the site but is also necessary to ensure the ongoing maintenance and survival of the historic fabric. Supporting documents outlining necessary repairs and detailing individual elements of significance are also provided and should be read in conjunction with this Assessment of Significance.

Policy, designation and guidance

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. Case law has determined that the concept of 'preserve' has been interpreted to mean to 'cause no harm' (Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council: English Heritage; National Trust; the SoS CLG [2014] EWCA Civ 137).

National and Local Policy

National Planning Policy Framework (NPPF). The following policies are considered to be relevant:

Paragraph 7: Sustainable development, with particular reference to the "*environmental role... contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*"

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Paragraph 17: Core Planning Principles, with particular reference to “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”; and “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”;

Chapter 12: Conserving and enhancing the Historic Environment

The importance of listed buildings as heritage assets and a finite resource is emphasised in the National Planning Policy Framework (2012) (the Framework), its accompanying online National Planning Policy Guidance (2014) (PPG) and the more recent guidance from Historic England in the form of Good Practice Guidance in Planning Notes 1, 2 and 3 issued in March 2015.

The Framework was introduced in March 2012 and provides a full statement of the Government’s planning policies. Within the 12 core planning principles that underpin plan-making and decision taking, planning should “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (NPPF, 2012).

For heritage policy purposes, ‘conserve’ is defined by the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance” (NPPF, Annexe 2, Glossary, 2012).

Significance is defined 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” (NPPF, Annexe 2, Glossary).

Setting is defined as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may take a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral” (Historic England, Guidance Note 3, 2015).

Chapter 12 of the Framework sets out the Government’s policies for the conservation and enhancement of the historic environment. Paragraph 128 requires applicants to demonstrate that they have an understanding of the significance of any heritage asset and that “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.”

Specific guidance is provided in the Framework on the assessment of significance and the impact of proposals in paragraphs 131 to 135. Paragraph 131 requires that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and, the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. It is also recognised that heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Local Policy

In addition, the following saved policy of the 2003 Adopted Arun District Local Plan is relevant:

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Policy GEN22 – Buildings or Structures of Character

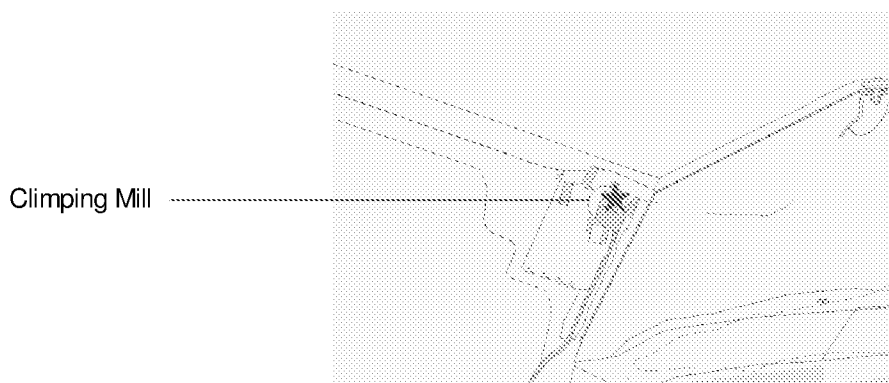
“Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted”.

Designation

Climping Mill was added to the statutory list of designated buildings at Grade II listed on 5 June 1958. The description for the property reads:

“Originally a windmill, built in 1799. Smock type. Only the ground and first floors now remain, faced with flints and weather-boarding. The remainder was demolished in 1954. To the south was a mid-C19 mill-house. Two storeys. Four windows. Faced with cobbles with red brick dressings, quoins and flush stringcourse. Tiled roof. Glazing bars intact. In 1954 this was joined to the remains of the mill by a curved porch with one storey over. Architect Sir Richard Garton”.

The site lies on the northern boundary of the South Coast Shoreline Landscape Character Area and the eastern boundary of the Chichester to Yapton Coastal Plain Landscape Character Area as defined by the 2003 Landscape Character Assessment of West Sussex.



(source: NHLE)

Significance

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”.

Landscape

The site lies on the boundary of the South Coast Shoreline and Chichester to Yapton Coastal Plain Landscape Character Areas as defined by the 2003 Landscape Character Assessment of West Sussex. Both areas fall within the overall South Coast Plain Character Area. Climping Mill is not specifically identified as a feature of either character area, although Selsey Windmill is noted as a feature of interest in the South Coast Shoreline appraisal.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

The South Coast Shoreline is described as “*a distinctive low, open and exposed landscape which has an overriding visual and physical association with the sea*”. This is especially true of the location of Climping Mill, which is characterised by its close visual relationship with the sea and the low open land to the north, as the historic photograph below illustrates.



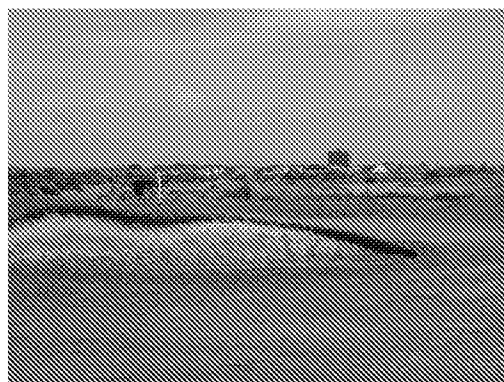
The mill falls into one of the areas of “*relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance*”.

The Chichester to Yapton Coastal Plain Landscape Character Area “*comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern... Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures*”.

“*Large farmsteads...on dead end tracks*” are noted as a key feature of the area. Although Climping Mill has never been associated with a large farmstead, it is located at the end of a dead end track.

This area is noted in the Character Assessment to have been settled from “*prehistoric times onwards*” with evidence of Roman and iron age occupation. It is now characterised by “*large irregular fields, mostly the product of Parliamentary enclosure*”.

To the east, the site is now adjacent to a golf course, which has eroded the historically isolated rural setting and context of the mill. The outskirts of Littlehampton are also visible, causing the urban fringe to encroach on the setting.



View east towards Littlehampton

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Climping

The parish of Climping lies along the west bank of the River Arun. It includes the remains of the former parish of Cudlow, which has now been almost entirely lost to the sea. The Victoria County History of Sussex (VCH) notes:

“The western part of the ancient parish, including the settlements of Climping, Ilsham, and Atherington lies on brickearth, of which Climping windmill occupies an outlier further east. The rest of the eastern part lies on alluvium, and once belonged to the wide estuary of the river Arun. Since the alluvium between Atherington and the brickearth outlier to the east can only have been brought by the river, the main channel of the river is likely once to have run there and to have been deflected eastwards later”.

The development of the parish boundary appears to have been largely defined by coastal erosion and changes in the course of the River Arun. The remains of the lost village of Cudlow, which was subsumed by the sea in the 16th century, can be seen at low tide. The mouth of the river could be forded but was treacherous and rarely used. By the 19th century, however, the shingle bar outside Littlehampton Harbour provided a fording place for waggons and is known to have been used by the millers of Climping, Rustington and Littlehampton.

The VCH notes “settlement in the parish has always apparently been scattered. Only a handful of dwellings, including Church Farmhouse and the former vicarage house, remained in 1990 near the church, but earthworks in two closes to south-east and east, yielding finds of medieval and Romano-British date, indicate the existence there of other house sites”.

Agriculture was the primary economy in Climping parish, with the land divided between arable planting, meadow and pasture for grazing sheep and cattle.

In addition to Climping Mill, two other mills were recorded in the parish, one at the Hospitaller’s estate in Ilsham in 1338 and another of the same period on the Cudlow manor.

Climping Mill

History

Climping Mill has historically been known as Clymping Mill, Totlesham Mill, Tottisham Mill and Totsham Mill.

The first record of a mill on the site dates to the 14th century. The earliest surviving documentary evidence held by the West Sussex Record Office is an assignment of land dating from 14 June 1660, which “*recites mortgage (to secure £3180) by lease, 19 Sept. 1658, by John Morley of Halnaker (eldest son of Sir William Morley) and George Heath of Halnaker, clerk, to Margaret, wife of the said Barnard Hyde (by the name of Margaret Morley, spinster), eldest dau. of Sir William Morley*” for a consideration of £3040 13s 4d. This assigns the Manor of Aderington (Atherington), including the “*windmill on the Common Lane between Millfield common field and East Cudlow, with the mill 'bororeugh' and mill plot belonging*” (Goodwood/E1938). This indicates that in the 17th century, the mill was in the ownership of Atherington Manor.

A later mortgage document of 1 April 1780 between “*William Challen of Climping, Miller, and Abigail his wife, devisee named in will of Henry Heather late of Bramber, Miller, and (b) John Bonniface of Beeding, Alehousekeeper*” grants a “*mortgage by demise for 1000 years to secure £20*” on property which includes “*windmill called Totlesham Mill or Climping Windmill and the Bolting Mill lately set up within said windmill together with the millstone, sails; the Mill Plott (19 rods), lying between Climping Poor House on E.; lands of John Boniface called the Twenty Acres on W.; Climping Common Field on N. and a lane called Mill Lane leading to the coast on S*” (Add Mss 12, 630).

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

By 28 May 1914, the mill was in the ownership of the Ford and Climping Estate, which also included Bailiffs Court. The mill is listed in the sales particulars of the Ford and Climping Estate (SC01107).

It appears that the mill was acquired by the purchaser of the Bailiffs Court estate as it subsequently appears in the 1973 sales particulars for the Bailiffs Court estate, which had by then been converted to a hotel (SB00673).

The Mill

The present windmill at the site was constructed by William Barnard in 1799, to replace an earlier mill. It is an early example of a smock mill, in which the main body of the mill remains static, whilst the cap rotates with the sails. The lower half of a smock mill is generally constructed of brick, with weatherboard above. Climping Mill follows this pattern but has a flint and brick base commensurate with the local vernacular materials. Historic photographs of the mill show it was clad in black weatherboard during its working life, rather than the present white cladding. The mill expert Frank W. Gregory considered Climping Mill noteworthy for its cast iron wind shaft with sockets to take the arm of a compass arm brakewheel.

Prior to the removal of the cap and sweeps in 1962, the mill was fitted with wide leading board patent sails. The Sussex Industrial Archaeology Society notes that the patent sails were removed after the mill ceased to be in use and were taken to Arun Mill (now demolished).

Patent sails were originally developed by the inventor Sir William Cubitt, son of Dilham miller Joseph Cubbitt. On 9 May 1807, Cubitt was granted a patent titled 'Method of Equalising the Motion of the Sails of Windmills'. This was a method of self-regulating shuttered windmill sails which eventually became the industry standard and replaced the earlier canvas covered common sails. It is apparent from the date of the patent that Climping Mill would not have been fitted with patent sails at the time of its construction but there is no record of the original arrangement.

In 'Windmills and Millwrighting' (1957), Stanley Freese offers the following description of the operation of patent sails:

"Patent sails incorporate a notable improvement in control, enabling the miller to reef and adjust them while in motion... It will be seen that the sail rods are connected to a 'fork-iron' which is coupled to an iron 'triangle' over pivoted near the hub of the sails. Each triangle is connected to a central cross or 'spider' by a bridle iron. The spider is fixed to the end of the striking rod, which passes right through a 2 in. bore along the windshaft, and is coupled to a sliding bar or rack by a ball and socket joint. The rack is geared to a spindle and 'purchase wheel' which carries a chain on which the miller hangs the weights close to all shutters simultaneously. In Lincolnshire and Kent the weights hang from a long pivoted iron bar; and in Norfolk and Sussex a long pole suspended from the fanstage steadies the chain".

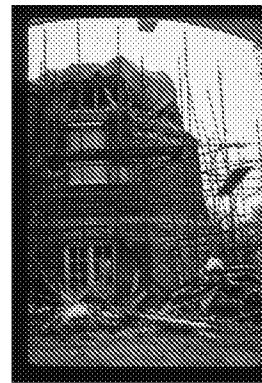
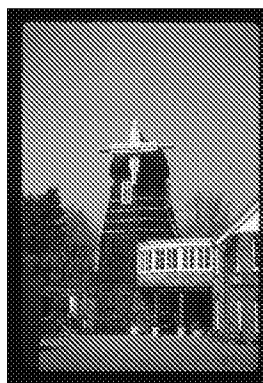
Historic photographs of the mill prior to its dismantling are included at Appendix One.

The mill ceased to work in around 1900. Contrary to the details of the listing entry, which states the mill was converted to a house in 1954, historic photographs indicate the conversion took place during the 1920s, with additional accommodation added at this time. Map regression evidence indicates that the mill had been adjoined to the house by the 1896 OS edition, although not in the same configuration as the later conversion. However, the West Sussex Gazette edition of 18 September 1958 reported on the conversion of the house by Lord Moyne, owner of the Bailiffs Court Estate.

From 1959 onwards, the mill and adjacent buildings were used as a school, known as 'West Down Tutors', run by the Rev. K.C. Oliver. During this period, the mill body was reduced to two storeys in height despite the building having been listed in 1958. The Evening Standard edition of 17 January 1963 reported that Lord Normanby had been forced to partially dismantle the mill due to dry rot. Photographs from 1963 shows timbers being removed during dismantling.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

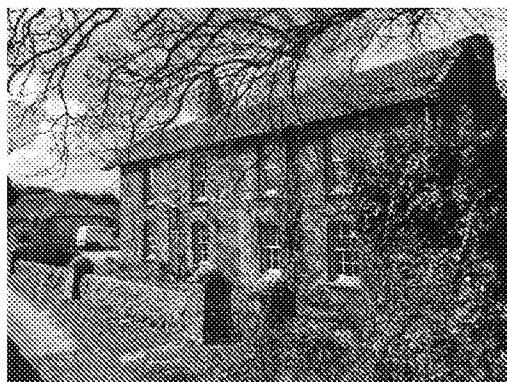
On behalf of Mr G. Love



In July 1969, an application was made by the Marchioness of Normandy for the demolition of the mill and the reversion of the land to agricultural use. This was resisted by the Sussex Industrial Archaeology Society and the application was refused. The campaign to save the mill attracted local and national attention, featuring in the Daily Telegraph and the West Sussex Gazette.

Present Buildings

Mill and Mill House



The mill house is oriented on a nominally north-south axis, parallel to the track which serves Climping Mill. The road facing (east) elevation is typical of the West Sussex vernacular, presenting a broadly early 19th century symmetrical façade of unknapped coursed flint with brick quoins, window dressings and flush string course beneath a plain clay-tiled roof. There is a small, central area of dentillation beneath the eaves which does not run the length of the elevation. The east façade incorporates eight sash windows, four to each floor, but no doorway. The south end of the elevation terminates in a two-storey brick bay with sash windows, which appears to be a later, Victorian phase. There is an extant brick chimney towards the southern end of the range, whilst the axial stack to the north has been capped.



Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

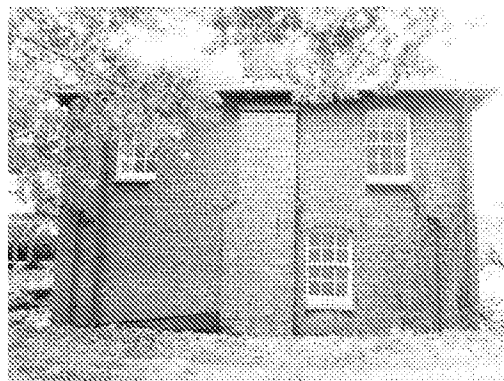
The south elevation incorporates both the former mill house and the mill, now amalgamated into the residential conversion of the site. It is characterised by the contrasting composition of the multiple phases of its morphology. The removal of the upper storeys of the mill has severely compromised its relationship with the adjacent buildings, truncating its form and proportions. It is now approximately the same height as the ridge of the mill house and no longer commands the visual and contextual dominance of the site that can be appreciated in the historic photographs.

The original function of the mill can be interpreted but it has been overwhelmed by the domestic additions. This is accentuated by the insertion of domestic fenestration with extensive glazing, which has further eroded the utilitarian character. The first floor gallery linking the mill house and mill has further compromised the form and independence of the mill structure. Whilst the link is clearly an addition, it creates a marked visual intrusion and underlines the domestic nature of the conversion. However, the link is evidently of its time and now has some, though minimal, architectural interest.



The rear (west) of the property also displays a number of phases of development. The flint and brick of the 19th century mill house can be seen on the right of the photograph above, but the character of the rear elevation is dominated by the late-19th and 20th century hipped-roof additions to the left of the picture, as well as the single-storey 20th century service room with its substantial chimney.

Although evidently domestic in scale and form, this elevation presents a generally utilitarian character which is slightly at odds with the gentility and scale of the sash windows to the later additions. It is bounded by a high flint wall, which can be seen to the left of the photograph above.

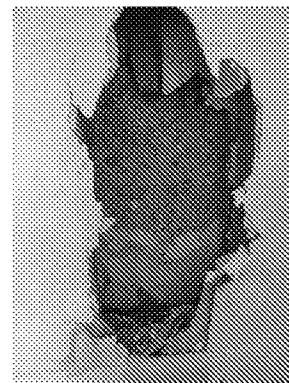
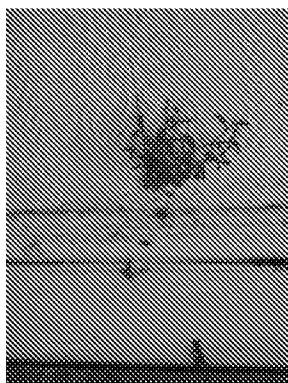


The north elevation is largely concealed from long views by mature tree cover. It dates from the late 19th or early 20th century and presents a hipped roof with axial stack above three sash windows.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Interior



It was not possible to access the interior of the mill due to asbestos containment.

The interior of the accommodation at the mill house is dilapidated and requires considerable repair and consolidation. A visual dilapidations assessment and report has been prepared by Hutton and Rostron Environmental Investigations Limited which identifies the principle defects such as damp penetration, dry rot and other related building defects as well as providing a brief analogy of works required. This has been further informed by an Assessment of Significance and Schedule of impact for the repair of the heritage assets, prepared by DGC Historic Buildings Consultants which accompanies the application. The report identifies room-by-room elements of significance, features and works which detract from the character and fabric of the building as well as the proposed development associated with the heritage assets and the perceived impact those works will have upon the significance of each of the heritage assets. A separate document has been prepared which considers the proposal for new development upon the site and its impact upon the setting of those heritage assets in accordance with Historic England's 5-step approach identified within the published guidance GPA Note 3

Overall Significance

The Sussex Industrial Archaeology Society Newsletter of October 1969 noted "*windmills on the immediate coastline of Sussex were once a most characteristic feature. To quote just a few: there were several at Worthing, one at Rustington, two at Littlehampton, and three at Bognor. They have all been destroyed, sometimes quite wantonly as was the case when the last survivor of these was pulled down at Littlehampton to make way for a funfair. There are now but two of these coastline windmills, one at Selsey and this example at Climping. That we should be in danger of losing one of these is serious to all who are sensitive to the slow, but insidious destruction of what is historically valuable*".

This early acknowledgement of Climping Mill's significance underlines its importance as a surviving example of a once common feature of the West Sussex coastline. Although the significance of the mill has been undermined by the loss of its milling gear and upper storeys, its aesthetic and historical importance remains, as well as its contextual relationship with the historic landscape and the Manor of Atherington. These all contribute to the overall value of the mill and its wider significance.

The aesthetic contribution of the mill could be much enhanced by the reinstatement of the upper storeys and sails. This would restore its original proportions in relation to the mill house and would ensure it returns to being the dominant feature of the site, both visually and contextually. Photographic evidence survives of the mill prior to its dismantlement, including the original sweeps before their removal in around 1900, before the dummy sweeps were fitted. The upper storeys and sweeps can be clearly perceived and may be accurately recreated from the available evidence.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Mill Thatch



The curtilage listed thatched barn to the south of the mill and mill house can be seen on the 1875 OS edition. It is a modest, single-storey utilitarian structure with inserted fenestration, including casement windows and a full height glazed door to the north elevation. The barn has been converted to ancillary accommodation. Its agricultural character has been undermined by the alterations made during the conversion but has not been entirely eroded. The barn continues to make a valuable contribution to the aesthetic and contextual group value of the site. A detailed schedule of elements of significance within the Mill Thatch has been submitted to accompany this Assessment of Significance.

Mill Cottage



Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

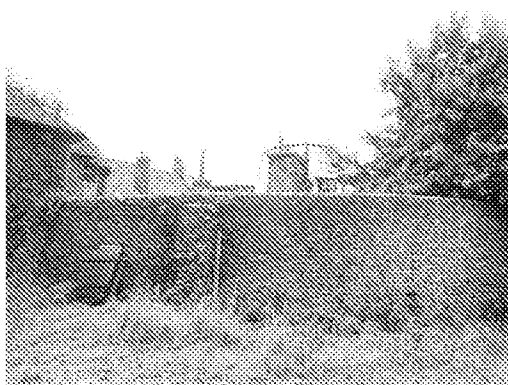
On behalf of Mr G. Love



Curtilage listed Mill Cottage first appears in its current form on the 1932 OS edition, however the 1875 edition of the Ordnance Survey map shows a building of the same depth but of a smaller footprint in a similar location. This would appear to accord to the extent of brick and flint detailing that is apparent to the west of the flint wall. This suggests the building is contemporaneous to the Mill House and was subsequently extended both to the west and the south. The extensions appear to be of two dates, the lower sections of brickwork constructed in Flemish garden wall bond, also known as Sussex bond, whilst the upper section is in modern stretcher bond. To the north, it is abutted by the flint boundary wall. To the south, a 20th century single-storey brick reconstruction on an earlier brick plinth is clearly read as an addition. The east gable end is clad with dark weatherboard above the flint wall.

Mill Cottage, as with the rest of the site, has suffered from loss of character through the insertion of domestic features, including uPVC windows. The reconstructed brick range does not afford the same charm and appeal as the earlier range and the expanse of brick, whilst a vernacular material does not provide the same pleasing palette of the earlier form. However cumulatively, it retains sufficient architectural character and appearance to contribute positively to the aesthetic and contextual significance of the site. A detailed schedule of elements of significance within Mill Cottage has been submitted to accompany this Assessment of Significance.

Flint Wall



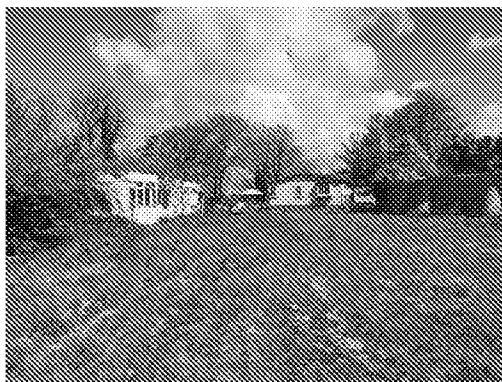
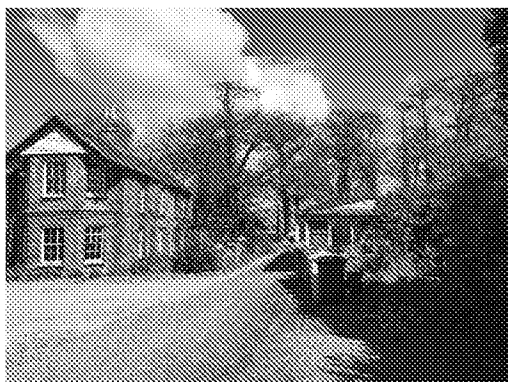
A fine curtilage listed flint wall surrounds the north-western side of the site. It dates from the 19th century or earlier and is a handsome example of local vernacular boundary treatment. It enhances the setting of the listed buildings and contributes to the understanding of the original scale and context of the site, which was expanded to form a garden area following the conversion of the mill and house to residential use. Other flint walls are present within the site however these do not portray the prominence of the substantial wall to the north-western side of the site. Generally, the walls are lower without any evidence of buttressing, finished with a flaunched

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

capping. Whilst more simply detailed they do provide a sense of enclosure to the historic core of the site. To the east of the Mill House, the low level flint wall is interspersed with brick piers inlaid with flint cobbles and finished with a rounded flint capping which is particularly distinctive and complements the palette of materials which adorn the eastern façade.

20th Century Portacabins



The non-designated 20th century portacabins are associated with the school use of the site. They are dilapidated, have no historic or architectural merit and detract from the setting of the listed and curtilage listed buildings. Their removal would enhance the site and the wider landscape setting. Provision is made within the proposal to remove the largest two structures which are visible to the west of the Mill, the third sited to the east of the Mill House is to be retained but renovated to improve its aesthetic appearance and will provide valuable storage facilities which will be necessary for the upkeep of the associated land.

The removal of these buildings will positively impact upon the sense of place and the immediate and far reaching views and vistas into and out of the site.

Condition

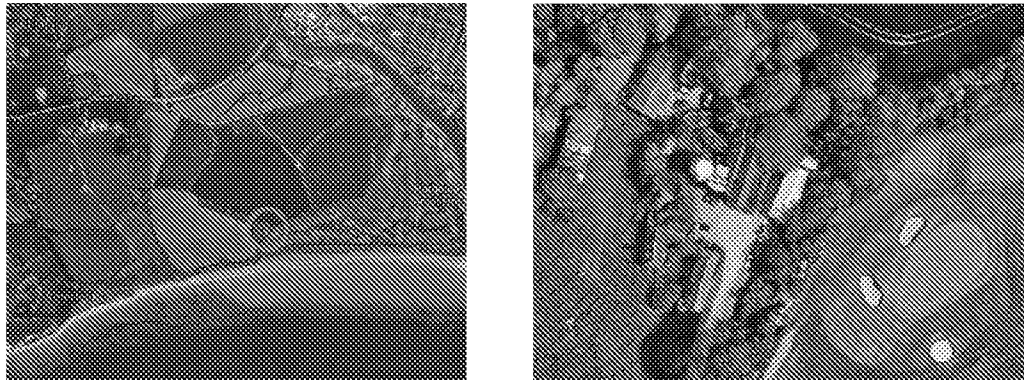
All the designated buildings at the site require extensive repair and conservation both internally and externally. Defects surveys prepared by Hutton and Rostron Environmental Investigations Ltd have been prepared to inform the present condition of the site which have been supplemented by a Schedule of significance and impact for repairs and renovation to the heritage assets. The works proposed have been determined by sound conservation principles which will not only enhance the character and appearance of the buildings and the group setting but ensure that the buildings have a sustainable and future use thereby assuring their ongoing maintenance and weathertightness.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Map Regression

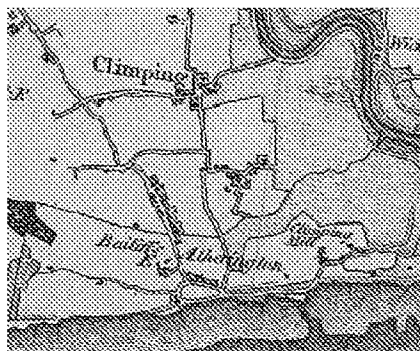
Current Google Earth aerial mapping of Climping Mill (2017).



Yeakell and Gardner's 1778-1783 map of Sussex shows Climping Mill as an isolated structure. A study by the University of Sussex of the mouth of the River Arun at Littlehampton noted this map "*shows wetlands on the estuary banks, primarily on the west shore, with rivulets draining a poorly drained tract of marsh land. The old river course is still visible on this map as a track with a windmill situated on what would have been the east bank, at Climping Mill*" (<http://www.sussex.ac.uk/geography/researchprojects/coastview/Estuaries/arun-slides.htm>, accessed 18/08/2017).



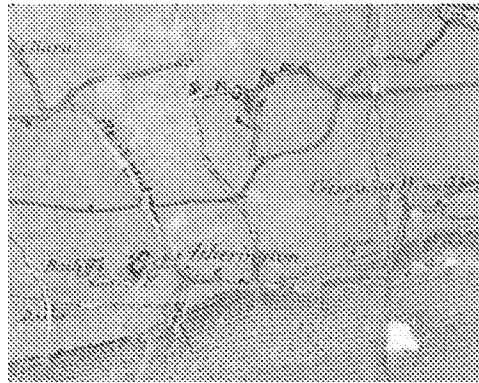
The 1805 OS edition also shows the mill as an isolated structure. Despite being labelled 'Climping Mill', it is linked by a track to Atherington rather than Climping, indicating its historic relationship with Atherington Manor.



The 1815 OS edition shows a barn to the south-west of the mill and a scattered grouping to the east. Both are some distance from the mill.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love



The mill house is first shown on the 1875 OS edition, together with the barn immediately to the south of the mill. The mill house is rectangular in plan form. The small buildings to the east of the mill, on the bend in the track, remain. The mill is identified as a flour mill.



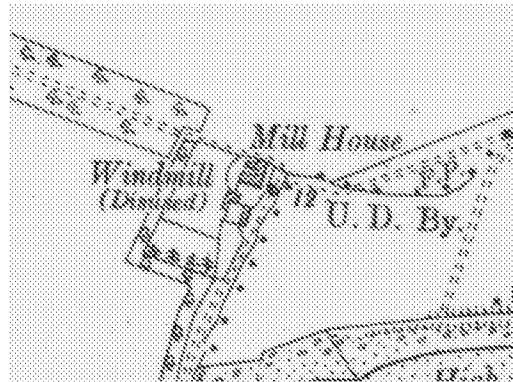
By the 1896 OS edition, it appears that the mill house has been extended and attached to the mill. A modest extension has been added to the south-west corner of the barn to the south and a small outbuilding has been constructed to the north-east of the mill.



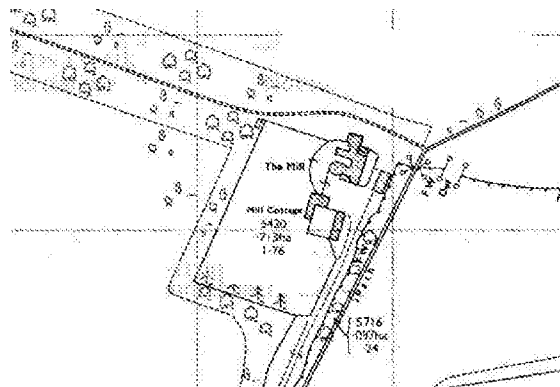
The windmill is noted as having fallen into disuse by the 1932 OS edition. The mill house now appears as a distinct building of broadly U-plan form, incorporating the mill, with a minor projection to the north. Trees are now shown to the south and west of the site and a garden area has been formalised to the west.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love



The 1972 OS edition clearly shows the plan form of the mill house, with the old mill readily identifiable. A further extension to the mill house has been added to the north. A new outbuilding has also been constructed to the east of the house.



Proposed Development

The significance of The Mill has been substantially harmed by the truncation of its original form. The proposal is to restore the Mill to its original height and form, adding a further two and a half storeys, reinstating fully functional sales, faithfully creating its lost form by way of historic records and photographs whilst adding aesthetic touches that reflect modern and contemporary finishes.

The proposed works to reinstate the original form of The Mill is thought to be of considerable importance and will add great weight to the significance of the designated heritage asset. These works are therefore consistent with the requirements of local and national policy to preserve or enhance the significance of the designated heritage asset.

The existing mill building will be restored, extended and converted to form 5no. residential apartments that have been carefully considered to work within the existing phased development of the building and thus ensuring minimal disruption to the historic fabric and readability of morphology and context.

The residential apartments will comprise:

1 bed apartment - The Mill

4 Bedroomed Apartment in the historic footprint of Mill House

1 bed apartment to 20th century kitchen extension

Two 2 bed apartments, one on each floor, within the 20th century addition

The historic outbuildings will provide Plant room and bin store for the residential apartments.

The conversion proposed, works within the confines of the phased development of the building and as such confirms ledgibility of the historic form and its development through time. This also ensures very little

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

disruption or loss of historic fabric and as such these proposals are considered to accord with local and national policy. Where elements are proposed for removal to facilitate the conversion, these are generally associated with works carried out in the 1950's and 1970's and as such will not constitute loss of historic fabric.

The proposed conversion looks to incorporate a first floor extension onto the 20th century kitchen range. It is proposed that the form will visually contrast with the existing vernacular thereby adding a further layer to the morphology of the building and ensuring that the extant form remains visually prominent.

To further express the readability of the phased development it is proposed to clad the later additions in tarred weatherboarding, providing a visual contrast to the windmill plinth and Mill House, including the historic outbuildings. The cladding will also attain provision to thermally upgrade the building where it will not adversely affect the architectural appearance, thus facilitating the building's sustainability as residential dwellings.

It is also proposed to refurbish both Mill Thatch and Mill Cottage to provide 2 separate residential dwellings. Modern internal stud partitions within the historic core will be removed to facilitate re-ordering of the internal space. Again these works are considered to accord with local and national policy to preserve the significance of the heritage assets

Within the extended and later addition to Mill Cottage, more substantial alteration is proposed, however this will not affect the original and historic core and thus will not constitute loss of historic fabric. These works are therefore considered to preserve the context and readability of the building and thus accord with policy.

A consistent approach has been taken to define the historic envelope of the building, cladding the later extension to Mill Cottage with tarred weatherboard to provide a visual contrast to the phased development. The proposal will also enable upgrading of the thermal efficiency of the building, insulating between the studs upon which the weatherboard is fixed.

Externally within the curtilage of the historic buildings, it is proposed to consolidate the existing flint walls and in addition, to remove the 2nd no. prefabricated former classroom buildings within the immediate setting of the historic building group, thus, reinstating the context of the group within the open landscape that surrounds the historic built form. The removal of these structures will better reveal the designated heritage assets, informing upon their historic use and association with the land. As such the proposals are considered to enhance the significance of the designated heritage assets.

There is a further modern building on the site which has been identified for retention, its use being ancillary to the historic group, providing garden store and workshop area. The condition of the building is such that whilst of no architectural or historic merit, it is sufficiently robust to be functional. It does impact negatively upon the historic group however its modern form and appearance ensures that it is not read within the historic context and as it is an extant building, in accordance to local and national policy its retention will preserve the significance of the designated heritage assets.

The proposed access serving the eco-house, considered in a separate document 'Assessing Impact on Setting', has been deliberately sited to follow the periphery of the plot, contained within an avenue of trees and reinforced planting, thereby protecting both the views and vistas across the central open landscape, the approaching views and vistas of the historic building group and those from the public footpaths that circumnavigate around the site. These works are considered to preserve the significance of the designated heritage assets.

Conclusion

This Statement has considered the significance of Climping Mill, its curtilage listed structures, setting, context and landscape character. It has found that despite the removal of the upper part of the mill, it remains of great significance both as a rare survival of a coastal mill and in its wider historical context as

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

the property of the Manor of Atherington. The proposal to faithfully restore and reinstate the former proportions of the Mill by the reconstruction of the lost two storeys will substantially enhance the designated heritage asset both in terms of historical context and legibility. The proposed development will look to reinstate the sweeps, to their original proportions if uninterrupted by the later first floor circular addition which links the Mill and Mill House thereby ensuring the future survival of this rare Smock mill. Its reinstatement would substantially enhance the significance and appearance of the site, as well as restoring the visual and contextual hierarchy of the buildings. In addition, it would be beneficial to the wider landscape setting.

The mill and its associated buildings have been subject to unsympathetic alterations during conversion but these have not entirely eroded the aesthetic appeal or utilitarian context of the site and group value. Whilst the proposal looks to retain the current domestic use, repair and restoration will be carried out using sound conservation principles which will enhance the appearance of each building. Where unsympathetic alterations have occurred, such as replacement Upvc windows, these will be removed and replaced with simply detailed timber casement windows, replicating an earlier form (without the use of toplights) with a simply horizontal through glazing bar which will lessen their impact within the elevation. And in the wider context of the building group, its setting and the landscape characterisation.

Where not fit for purpose or indeed having no sustainable function the modern buildings will be removed from the site and therefore the landscape. These will be replaced by the new development of an eco-house to the west of the historic group and is the subject of a separate Impact assessment.

All the historic buildings at Climping Mill require considerable investment for the extensive conservation repairs that are necessary to provide accommodation fit for habitation that will ensure their future survival. Renovation of these buildings and the associated curtilage listed flint walls will enhance the appearance of the site and reinstate the sense of place which has been diluted by inappropriate modern intervention and the general degradation of the site that has ensued for a considerable period of time.

The overall significance of the site and its individual structures remains high despite the encroachment of urban features such as the golf course and distant views of Littlehampton. The site presents a number of opportunities for further enhancement, which would be beneficial to the mill, its setting, the curtilage listed structures and the wider landscape context, in accordance with local and national planning policy and guidance.

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love

Appendix One

Historic Photographs of Climping Mill



c.1880 fitted with patent sweeps



c.1910 approximately ten years after the mill ceased to work. The sweeps have been removed



c.1929

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

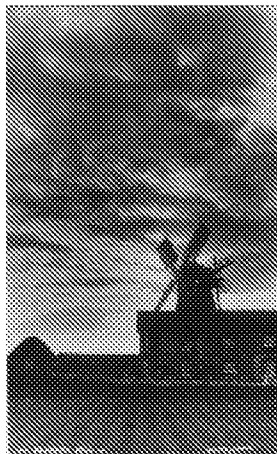
On behalf of Mr G. Love



c.1930



c.1930 the dummy sweeps have been reinstated



c.1939 or earlier (1939 postmark)

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love



c.1939



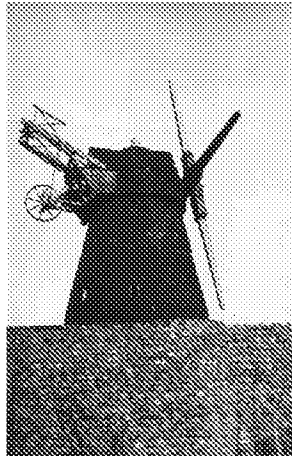
c.1940



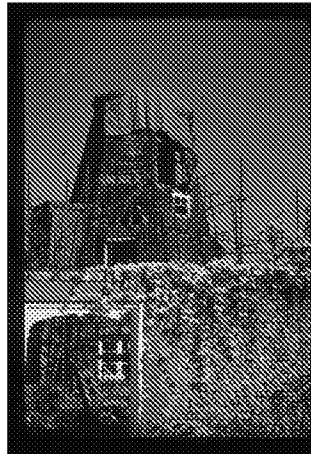
c.1952

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

On behalf of Mr G. Love



Unknown date prior to 1963



c.1963 during dismantling



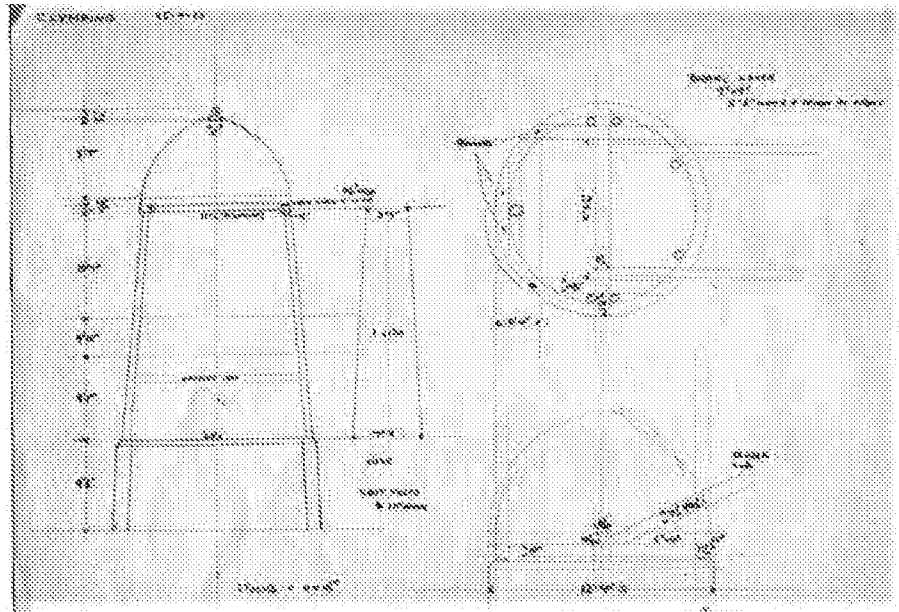
c.1989

Statement of Significance & Heritage Statement: Climping Mill, Climping Street, Climping, BN17 5RN

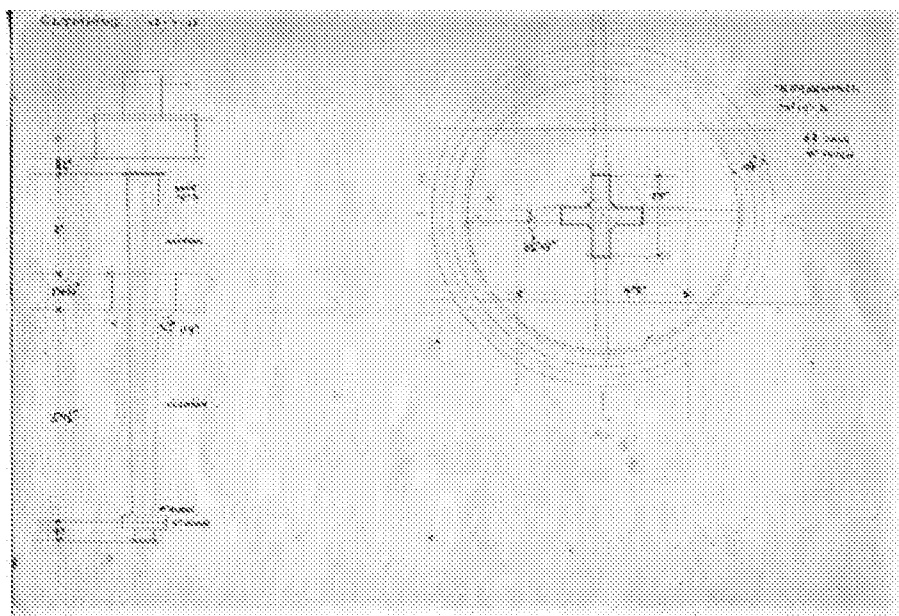
On behalf of Mr G. Love

Appendix Two

Sectional Details of Climping Mill by Frank W. Gregory



Sections and Plan



Windshaft and Brakewheel