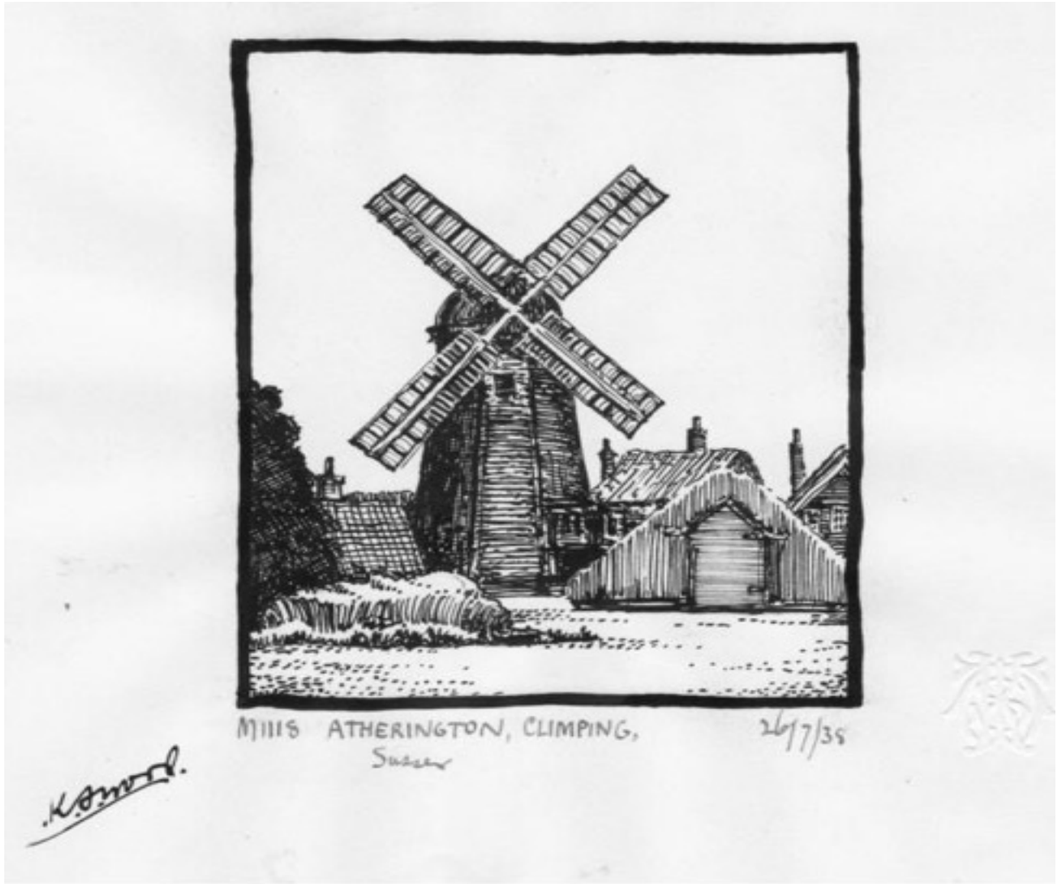
Clymping Mill

Off Clymping Street

Clymping

BN 175RN



Converted Tower of once Black Smock-mill with Fantail

Climping or Clymping mill, as I think it should traditionally be spelt, was originally part of the Ballifscourt Estate and should not be confused with the tower-mill which at one time stood three-quarters-of-a-mile away on the east quay at Littlehampton.

This smock-mill is believed to have been built to replace an earlier mill in 1799,[1] which was to be found at one time carved on the beam inside, and stopped work around 1900.[2] It had a bin, stone, and spout floors mounted on a single-storey base built of knapped flints, brick and stone (Plate 121). A black beehive cap was winded by a fantail and carried spring sweeps, the whole working two pairs of stones. Tenant millers included the Barnard family from the early 1800s[2] till 1878, followed by Robert Coote until 1890, and Reuben Smart in 1895.[3]

ARUN DISTRICT COUNCIL CM/34/17/L

Existing Site

A collection of Grade 2 listed buildings are hidden behind the 11th hole of Littlehampton Golf Club club, at the end of an unnamed private road that runs parallel to the SSSI dunes of Clymping beach.

The property is accessed via a cattle gate at the end of Clymping Street and the un-named road is the only way in and out of the site; therefore needing constant care and attention from beach pebbles that emanate through the damaged Concrete blocks placed at the back of the beach by the Ministry of Defence during the 2nd World War.

The site has had many incarnations in the last 100 years; not least a hospital for 1st world war veterans, then Christ's Hospital's school for boys, then a language College, then latterly multiple rented accommodations.

The buildings have been sorely mistreated and neglected over the years with layers upon layers of poor construction methods and coverings that have allowed the buildings to suffocate becoming sodden with varying forms of damp and death watch beetle.

In the last few years the properties have been inhabited by irregular Assured Short-hold Tenants that have not paid rent, rates or utilities, some being sought by the local authorities for alleged theft in and around the Clymping area, a sad indictment of this buildings history and potential future.

Word has it the whole area of Clymping was a favourite haunt with smugglers from the birth of the practice in 12 & 1300's following the advent of trade tariffs – the site away from the prying eyes is equidistant from Bognor & Littlehampton and for many years had very scant access, other than an old dirt track.

Though eventually romanticised and initially welcome due to lower priced goods, in later centuries smuggling became more prolific and violent, turning the local population against the gangs. Right: The track to the mill circa 1935

A windmill has sat on this land (so they say) since 1378 "*Mariners would use the high sails of the Mill to navigate their way into safe harbour, during high storms*" at that time it was called Atherington Mill after Atherington Manor, then circa 1485 it became known locally as the Totsham grain Mill then circa 1780's it was mostly referred as Clymping Mill, off Bread Lane. The present octagonal, weather-boarded Mill rebuilt in 1799 is an early example of a Smock Mill.

Smock mills are a well-proven design both along the south coast and across the country.

In the 19thth century the Barnard family owned the Mill for many years when the internal machinery was replaced with a steam engine to supplement wind power; at this point Clymping Mill was one of only 2 steam Mills in the world…one assumes it wasn't too successful as a steam Mill…*'by 1895 it had ceased working forever'*.

The mill in 1910, disused following its closure over a decade earlier

By 1914 it had become cottages, and in the 1920s it was converted into a single dwelling by a Lord Richard Garton with the addition of dummy sails.

The site in 1930, showing the upgraded windows on the mill tower for interior living spaces

In 1957 the complete internal workings of the Mill were taken out and destroyed all apart from wind-shaft (axel), now allegedly stored at the British Museum.

Circa 1960 the top 2 storey's of the Mill were completely removed; it had become '*devastatingly'* infested with Death-watch Beetle, therefore torn down and transformed into ancillary accommodation.

Original Features

First floor mill; showing possible date of a later construction of the Mill.

Ground floor room at base of mill; showing decorative timber fireplace surround partially decayed by wet rot and very vulnerable to further decay due to continuing problems of chronic water penetration.

Roof structure of original mill: showing general view of a timber joist, located between main roof beams. Note section reduction to the secondary beam due to historic decay and beetle attack

The Site Today

Chronic water penetration to structures beneath, providing conditions for damp and decay from roof to ground level. (see H&R report).

North end of east elevation; eaves gutter and rainwater downpipe replaced with narrow plastic rainwater goods, indicating failure of original rainwater goods.

Erosion to pointing due to chronic water penetration. Structurally significant.

East elevation; ground levels above internal floor levels with ground and surface drainage encouraging water penetration to the base of walls and foundations, providing conditions for damp and decay. Also supplementary vents at the base of walls, presumably intended to serve sub-floor voids in the past and drainage gullies, blockage and overcharging.

Chronic water penetration providing conditions for dry rot (*Serpula lacrymans*) infection and decay. Lintel over door of mill found to be structurally decayed.

South elevation; showing base of timber posts, partially decayed by wet rot. They bore onto padstones or pillars beneath. Note previous repairs with concrete. These were very vulnerable to further decay and may no longer be structurally adequate. Also showing original composite mill stones forming paving at base

Clymping: Flood Defences

Extracts from British Museum archives: The western part of the ancient parish, including the settlements of Clymping, Ilsham, and Atherington lies on brickearth, of which Clymping windmill occupies an outlier further east.

In the north-eastern part of the parish reclamation from the estuary was apparently going on by the 13th century, when the rectory estate included land east of the village (*villa*) of Clymping bounded on three sides by ditches and bunds. By the mid 16th century there were defences in that area against the river. Early in the 16th century Atherington manor, where a defensive wall, presumably meaning an earth bank, was mentioned in 1511; may have followed the line of the surviving track running north-east from Clymping Mill which existed in 1606. By 1540 there were at least 110 a. of demesne marshland pasture at Atherington. The river defences continued to be kept up in the early 18th century; by 1731 Christ's Hospital (sometime owners of Clymping Mill) as landowner had constructed Groynes alongside its lands in the north-east, though because of the hindrance to navigation the Littlehampton harbour commissioners ordered them to be abandoned in 1761. Land between the various defences and the river was saltmarsh pasture, known as slipes, which in 1792 were flooded at every spring tide.

The port which existed there in the 13th and 14th centuries has not been located, but in the 16th century the estuary was said to have two 'havens', Littlehampton and Cudlow, the second of which may have lain in the putative former channel of the river west of Clymping Mill.

By the 1360s the lord's income from agistment in the Cudlow demesne brooks had been reduced by flooding, which together with erosion continued later to such a degree as to render the living by 1511 a sinecure. By the late 15th century Atherington manor was suffering a decrease in rent income through the incursions of the sea and in the early 17th strips in the common fields along the coast there were being gradually eaten away. Erosion continued at Atherington in the 18th century.

In 1606 '*the sea was daily making fresh encroachments*' *c*. 1790 the cost of maintaining the defences was greater than the income from the land.

Erosion continued in the 19th century. There were Groynes on the coast at five places in the western and central parts of the parish in 1843. The defences themselves were badly damaged in a gale in 1875, and *c*. 1897 Christ's Hospital acquired the south-west corner of the parish as the only way of protecting its adjacent lands. In 1901 the hospital took a 21-year lease from the Crown of the foreshore of that part of the parish, the sewers commissioners being responsible in 1914 for the rest. New Groynes were constructed *c*. 1906. Sea defence at that period was said to be a heavy expense on owners of neighbouring land. In 1991, however, the coast in the centre of the parish was protected by a concrete wall.

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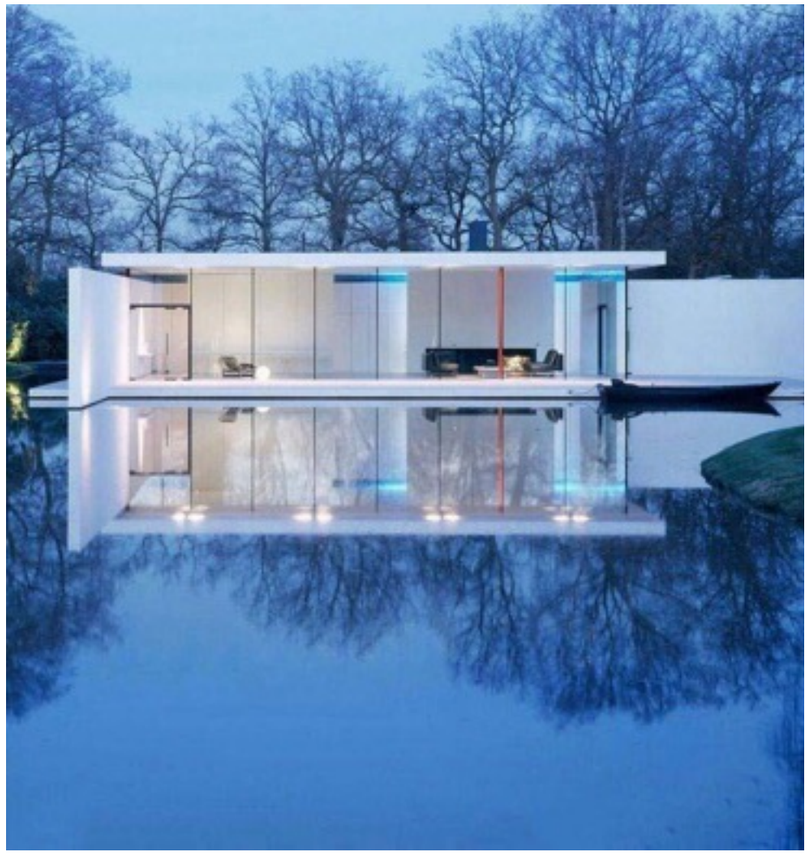
Ponds

A feature of the parish in the mid 19th century was its ponds: between four and six at each of the centres of settlement, besides others in the fields. Stakers pond mentioned in 1606 was one of the ponds at Atherington hamlet, the land beside which was registered as common land in 1979. The flat, open landscape was felt in the 1930s to retain 'a stillness that reminds one of the Emilian plains near Ravenna'. Clymping's coastline then remained largely undeveloped and was subject to National Trust covenants; the beach was a popular goal for summer day visitors from London and elsewhere.

The parish seems generally to have had little woodland, and the woods on the two estates called Clymping which supported *40 swine in 1086* may have been in the Weald. The wood at Atherington on the boundary with Middleton mentioned *c*. 1310 was probably the same as Southwood depicted in 1606, but in 1378 there was only enough wood on Atherington manor for fencing. Southwood and two other areas beside Bailiffscourt park were described in 1606 as thorny pasture. There were 16 a. of woods in Clymping and the detached portion of Littlehampton at Bailiffscourt in the 1840s. The amount was greatly increased in the 1920s and 30s by Lord Moyne, of Bailiffscourt, who planted belts of fully grown trees all over the southern half of the parish, including a wide one along the Middleton boundary. Many of the trees were destroyed in the great storm of 1987.



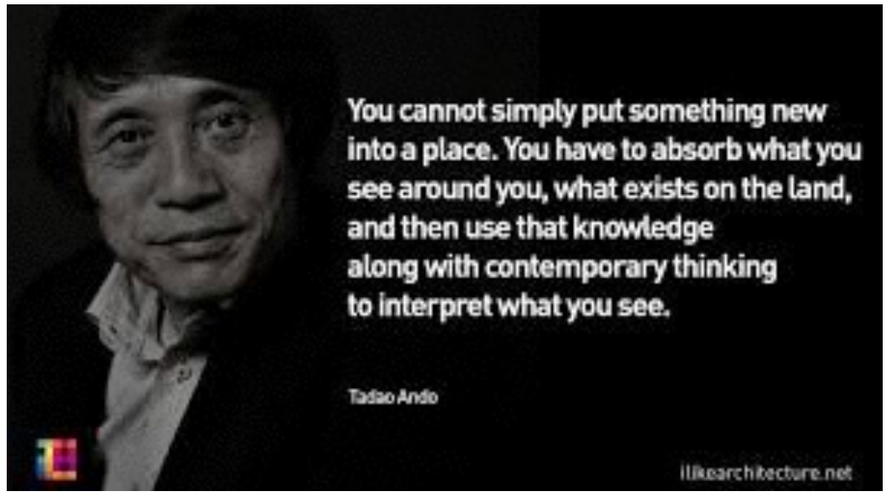
Why the ‘Pond House’?

We think a new ‘Clymping’ pond for local biodiversity is an excellent excuse….Also to build a floating house on that Island of land is potentially ground--breaking for future living along coastal regions.

Clymping has seen two very serious floods over the last 2 decades; the lack of protected Groynes along the Clymping and serious climate change (see GTA report) all suggest houses that move and float with the prevailing weathers is smart … so whilst we’re unable to do too much by way of safeguarding the beautiful listed buildings, we can future proof a home on this land for our family for centuries to come.

This is why we want to build a modern architectural masterpiece in Clymping.

‘A new building needs a reason’…. the master of contemporary Architecture Todao Ando, whose buildings throughout the world win awards and enlighten all who visit.



Client statement

After finding the Mill Buildings, but definitely before we bought it, my film producing partner who runs the brilliant award winning charity www.greenshoot.com an environmental and sustainability consultancy for the creative industries, screamed '*what about coastal erosion*?' Enter the civil engineering company GTA Civils in Sussex; John Packenham informed us that we were just about to buy an 'Island" an Island that sits 2 or 3 feet above the surrounding lands….but at some point with Arun's coastal policy….our house will/would/could flood! That was also confirmed by the Registrar and Captain of the Gold club!

But when we discovered that Clymping was well known for its 'Ponds'; a floating house seemed the answer….then a 'Pond House in Clymping' became our dream.

Living in California one cannot be aware of silicone tech and all the environmental issues that encompasses which is why we have our friend and ex Cern & M.I.T. scientist Kyle Flannagan of Prime Lightworks Inc designing our renewable energy systems. Kyle designs the power panels and storage facilities for Elon Musks tech giant SpaceX and Tesla which is why we have brought him and Blew Burton (UK - M&E carbon neutral) together to help provide us with the best UK system that we can afford in 'off grid' living.

As a Film & TV Director I had to move to Hollywood, California to work (poor me) but because I had to go for a significant amount of time (3 years) I wanted to take my family. My Wife was studying to be a therapist- (great place for her to study) son 18 and daughter 11where to live? There was no way we were going to live in Hollywood; full of its overcrowded hills, intense heat and gratuitous wealth …We chose Venice Beach & Santa Monica…That's where we fell in love with the Ocean!

After doing our time we came back to London but soon realised the same overcrowded nature of it was never going to suffice our appetite for the open spaces so we headed to the seaside to look for new home!

After searching in West Wittering with all its trendy surf shops we found the ancient town of Climping or "Clymping" as we prefer to spell it (it seems so much more in-keeping with the village) and then low and behold a grade 2 listed Windmill that was so poorly treated by its previous owners, literally left to rot, no-one wanted it….except the Loves.

In 2006 we bought (off the Crown Estate) the first building ever to be built in Regents Park the 'York & Albany' (Y&A) built by the brilliant, idealist and great friend of the Duke of Albany (who owned 'this desperately ugly Park' at the time) Sir John Nash designed it as an 'Inn with rooms, for gentle folk and their horsemen'. (For more info visit http://bit.ly/2hOPdYH)

Much like Clymping the Y&A had been left in dire disrepair by the Crown for over 27 years…when we bought it it was on the 'buildings at risk' register, and was in such a sorry state that the local residents all chipped in to save the building by getting planning permission obtained to keep it as a pub….so with some 3,000 dead Pigeons on the many decrepit floors, that were all left open to the elements, we went about renovating the entire buildings and stables saving rare cobbled floors and reinstating some incredible artefacts like staircases and Billiard table skylights edc etc.

Adding an extra 4,000sq ft) to the old "inns' basement so our own chefs (we had 4 other Restaurant business's at the time) California so now we're proud to say that its a beautiful commercial kitchen and private dining rooms for the Michelin starred Angela Hartnett to cook in within the Gordon Ramsay empire. (For more info visit http://bit.ly/2zAf5Tv)

We 'nearly' won the London Historic Design award for the Y&A's refurbishment only to be pipped at the post by the exquisite renovations of St Pancras Hotel & Train station.

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Dear Gary Love

Camden Design Awards 2008 – 11 June 2008

A couple of months ago you nominated, or you were nominated for, a Camden Design Award and your scheme, York and Albany, was subsequently shortlisted for an award.

I would like to take this opportunity to thank you for your participation in the Awards. We received 38 nominations and were delighted that so many projects of such a very high quality were submitted. This number reflects the continuing high profile of good, innovative design in Camden and the range of projects, in both the public and private sectors, which have positively contributed to the streets and public spaces within the borough of Camden.

The nominations were assessed by an independent panel who had the very difficult task of selecting the Award Winners from so many excellent projects.

Unfortunately, on this occasion, your scheme has not been selected for an award but I do hope that you will be able to attend an event celebrating the Camden Design Awards 2008. Sir Michael Bichard the Chair of the Design Council will be the MC for the evening and there will be an exhibition showcasing the winning Schemes as well as an opportunity to meet those working in the area of Design in Camden.

The event is to be held on 11 June 2008 from 6.30pm – 9.00 pm take at The Gymnasium, Pancras Road, London NW1 (opposite St Pancras International entrance).

A brochure giving details of the nominated schemes will be available at the event. If you are not able to attend we can send a brochure to you after 11 June 2008 please contact bcss@camden.gov.uk for further information.

I hope to see you on 11 June 2008.

Yours sincerely

Rachel Stopard
Director of Culture and environment

Camden New Journal
Publications by New Journal Enterprises

Camden New Journal - by CHARLOTTE CHAMBERS
Published: 7 February 2008

The boarded-up York and Albany pub

Ramsay buys up York and Albany

HE is known as one of the food industry's white knights, riding into towns across the country to wade through bad book-keeping and chaotic kitchens in his one-man mission to sort out Britain's restaurants.
But now celebrity chef Gordon Ramsay, star of TV's Kitchen Nightmares, has swooped on a business closer to home.
The Michelin-starred chef's company Gordon Ramsay Holdings Limited has bought the York and Albany pub in Parkway, Camden Town, it was confirmed yesterday (Wednesday). It is thought it has cost him around £4 million.
One of his leading proteges, Angela Hartnett, formerly head chef at Mayfair hotel's The Connaught, will be at the helm. It will also be a hotel with 10 luxury rooms.
Ms Hartnett, who specialises in Italian food, will open the restaurant – to be known as York and Albany – in May.
"It's Angela Hartnett's project," said a spokeswoman for the project. "It's owned by Gordon Ramsay's group but it's very much Angela who's taking it under her wing."
The spokeswoman said the extensive bar in the building would be a "traditional London bar".
The Grade II-listed building has been boarded up for several years.
Previous owner actor Gary Love spent £2 million buying the York and Albany freehold from the Crown Estate in 2006 and a further £1.8 million renovating it.
Mr Love told the New Journal last year he had removed the carcasses of thousands of dead birds before shoring up the building, which he said was so damaged it was in danger of falling down.
The pub, which opened in 1827, was designed and built by Regent's Park architect John Nash and named after his friend the Duke of York and Albany.

Morning Advertiser.
Gordon Ramsay buys fourth pub

13/02/2008 10:14

Top chef Gordon Ramsay has bought his fourth pub - the York and Albany in Camden.

The chef is thought to have paid around £4m for the site.

The new pub will need a refurbishment and is expected
Ramsay's latest acquisition follows three years after his
Narrow in London's Limehouse.

The pub, which he holds on a lease from the Waterside Pub Partnership, a joint venture between British Waterways and Scottish & Newcastle Pub Enterprises, has seen turnover quadruple to £1.5m a year.

Ramsay's business partner and father-in-law Chris Hutchenson has stated: *"The Narrow, above, has been almost an embarrassing success. We couldn't believe that suddenly there were people 10 feet deep at the bar wanting to come to this tiny little pub by the Thames."*

Rasmay's others pubs are the Devonshire in Chiswick, an Enterprise lease, and the Warrington Hotel in Maida Vale, which he acquired for around £5m.

The new pub in Camden is rumoured to have been lined up for Ramsay protege Angela Hartnett to run.

Previous owner actor Gary Love spent £2 million buying the York and Albany freehold from the Crown Estate in 2006 and a further £1.8 million renovating it.

syte ARCHITECTS

We hope you can see we're not just building this home for us…we're building it future Clymping generations to enjoy…whether the sea comes in or not!! Believe who you will on that one!

We love Clymping and we love beautiful buildings.

Thanks for listening

Gary, Colette, Stanley & Ruby Love