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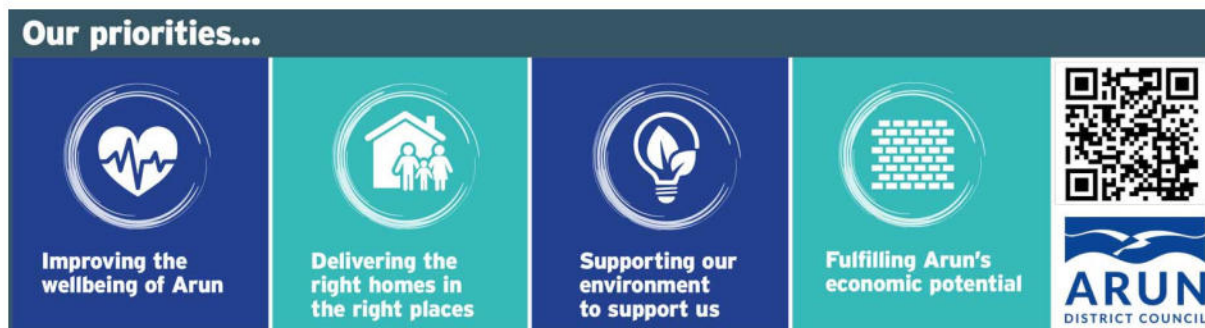
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 23 December 2025 16:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: CM/42/25/L

CM/42/25/L

Bailiffscourt Hotel, Gate House Climping Street Climping BN17 5RW

Listed building consent for the general conservation led repair works to include repair of timber frame and infill panels, repair and relay roof and replacement of rainwater goods.

A map-based assessment has identified that there are a number of designated heritage assets on the site. This asset group consists of nine listed buildings. Three are grade II* listed and include:

Chapel at Bailiffscourt Hotel, Bailiffscourt Hotel and Country Club and Guest House to Bailiffscourt Hotel and Country Club. The six grade II listed buildings consist of outbuildings, for example, stables, a cottage, a gatehouse, and a dovecote.

The site is now used as a hotel complex with an adjacent spa complex which is modern, dating from the 21st Century. The hotel building was formerly a large country house which was built between 1931 and 1935 by Amyas Phillips an 'antiquarian' rather than architect for Lord and Lady Moyne. It was built in late Medieval Cotswold style entirely out of salvaged materials from old buildings in many different parts of the country. Walls of Somerset limestone with Horsham stone slate roof and stone chimneystacks. Of interest is the fact that the list entry for the main house considers that it is the foremost illustration of the inter-war craze of constructing new houses out of old materials.

Of relevance to this particular application is the Bailiffscourt Hotel Gate House, which is a 17th-century or earlier timber-framed building, relocated from another site and re-erected. The structure is L-shaped, featuring a carriage archway through the ground floor of the east wing. Red brick infill panels complement the timber frame. Curved braces are present on the first floor. The roof is covered with Horsham stone slabs. Windows are casements with diamond-shaped leaded panes.

The assets derive their significance from their architectural and historic interests. Architecturally, similar construction materials and styles form strong, cohesive, bonds between the buildings. High-quality building materials and special features also contribute towards the architectural interests of the assets. Their immediate settings consists of the neighbouring buildings along with the landscaped gardens and grounds

The Proposal

Listed building consent for the general conservation led repair works to the exterior of the Gatehouse and comprise what are identified by the applicant as being conservation-led repair and replacement works to secure the ongoing sustainability, maintenance, and use of the building.

In summary, the proposals include:

- Localised refacing or replacement of timbers
- Localised patch repairs to timbers
- Replacement of rainwater goods with like-for-like materials, plus provision of additional downpipes and hoppers
- Lifting and relaying the Horsham stone roof using salvaged (where possible) or reclaimed Horsham stone
- Resecuring loose infill panels and repointing as required
- General mortar repointing across the building as required

Timber Repairs

It is proposed to reface timbers or carry out patch repairs where deterioration has been identified. It is positive to note that an assessment was undertaken to inform the timbers and level of intervention proposed, with the aim of maximising the retention of historic fabric. Further, it is welcomed that where replacement of historic timber is necessary, this is limited to elements identified as beyond repair. Replacement oak timbers will match the existing in form, size, and appearance, ensuring an appropriate and consistent material. The proposed repairs would be evident as part of an ongoing process of repair and maintenance.

Rainwater Goods

There is currently no evidence to confirm that the existing lead rainwater goods are beyond repair. While the proposed replacement on a like-for-like basis seeks to reduce the risk of water ingress

and associated harm to sensitive historic fabric, I would want reassurance that any existing fabric is beyond repair before full replacement is undertaken. I would also like clarification on whether the proposed dimensions replicate the existing or are increased to address higher rainfall demands. The additional downpipes and hopper, designed to match the existing in material and profile, would further enhance performance while remaining sympathetic to the building's character and significance.

Roof Works

The works to the roof appear logical and acceptable in this instance. However, it would be helpful to maintain an ongoing dialogue with the agent and applicant during implementation to ensure that no issues arise in carrying out this element of the scheme.

Other

The other areas appear acceptable. However, it would be helpful to understand what the proposed repointing will look like, particularly as the extent of work is unclear. This would allow a better assessment of its potential impact.

I note from the heritage statement that reference is made to the removal of windows to facilitate repair works, with the windows stated as being "replaced" upon completion. It is not clear why they would be replaced rather than reinstated. Please can this be checked and clarified, as reinstatement of the original windows would be the preferred approach to retain historic fabric.

Conclusion

Further information has been requested to ensure that the full impact of the proposals can be properly assessed. At this stage, most elements of the scheme appear suitable, subject to clarification on the extent and appearance of repointing, confirmation regarding the approach to rainwater goods (including dimensions and repair feasibility), and assurance that any temporary removal of windows will result in reinstatement rather than replacement. Ongoing dialogue during roof works is also recommended to avoid implementation issues.

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