

Kent's Farmhouse, Brookpit Lane, Climping BN17 5QU

Heritage Statement

November 2020

The Property is described as:

“Period farmhouse, largely Georgian in character, but has earlier origins; the stone built gable end just to the north of the main Georgian house, being the original timber framed yeoman’s farmhouse dating from the 17th Century. The Georgian parts of the house have all the elegance and proportions associated with the period with high corniced ceilings, large window bays with panelling, shutters and impressive fireplaces. The Victorians also added to the house creating a breathtaking music room of over 24ft in length and having a 14ft high corniced ceiling and full height sash windows making an ideal space for parties and entertaining. In addition to the main reception rooms, is a beamed sitting room and farmhouse style kitchen/breakfast room.

The accommodation on the first floor is reached by way of two staircases and provides five bedrooms including a guest or principle suite with shower room, together with additional well-appointed shower room and family bathroom to serve the remaining four bedrooms. Four further rooms, two with beams and exposed timber frame, can be found on the second floor.”

The Historic England description of this Grade 2, farmhouse in the Arun District of West Sussex is:-

“C18. Two storeys. Four windows. Faced with flint cobbles with red brick quoins, stringcourse and modillion eaves cornice. Tiled roof. Glazing bars intact. One curved bay window on ground floor. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels. Older gabled portion of one window-bay to the north.”

Listing NGR: TQ0075001772

After some local research on the building’s evolution and history of occupants and ownership, the archives revealed the following statement of changes over the last 300 years:-

“At the centre of Kent’s Farmhouse, south-west of Brookpits, is a long late 17th Century range of flint rubble with brick dressings; it has a large

chimney stack at its north-western end, and possibly faced south-east. Additions were made to north-west and south-east in the 18th Century, possibly replacing an earlier wing, and in 1731 Edward Kent's farmhouse, evidently the same building, had a hall, parlour, chambers, garrets and offices (fn.121) In the early 19th Century the south-eastern extension was rebuilt to provide a new main front of four bays facing north-east, and circa 1880 a large one-storeyed room was added on the north side by the tenant George Constable. At that period the building was let as a gentleman's house, (fn.122) ornamental gardens being laid out by the 1870's. (fn.123) Kent's Dairy Cottage nearby was originally a timber-framed building, the rear wall of which survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards in the 17th Century. A barn to the south was brought to its present site by Lord Moyne. (Fn.124)"

Little has changed during the last century with the exception of a garden room/sun lounge to the south west recess of the building facing the terrace and gardens ongoing.

The most recent planning history relates to the removal of two horizontal flat roofed dormer facing south west on the second floor of the Georgian building. This took place in 2015 and was settled by the collapsed dormers not being reinstated and their openings roofed over with framed supports being installed internally to bolster up the roof structure (see Photographs of dormers that are now missing and the framing internally).

Our Proposals in relationship to the external appearance of the building only refers to the two most recent changes i.e.:-

- 1) Removing and reforming the ground floor garden extension, but with a lead roof and lantern behind a parapet. All recent new brick columns added the building are to be removed and replaced by a wider steel framework.
- 2) Dormer windows reinstated as an exact copy of the original windows constructed in oak and with a lead flat roof over (see photographs of the original elevation).