

A HERITAGE IMPACT STATEMENT FOR KEYSFORD BARN,
TREEMANS ROAD, HORSTED KEYNES, RH17 7EA.

Archaeology Services Lewes

Project number: ASL 354-25



Old Keysford Hall next to the Barn situated within the former farmyard with the Barn on the right.

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SUMMARY

This Heritage Statement, comprising a Desk-Based Assessment and walk over survey, has been prepared for the owners by Archaeology Services Lewes (ASL), for their curtilage Listed property known as Keysford Barn, Treemans Lane, Horsted Keynes, West Sussex, RH17 7EA . A full planning application is being submitted for the conversion of the Barn to ancillary domestic accommodation. The proposed works include the creation of a new set of stairs leading to the first floor rooms in one bay only; the installation of heated ground floors and the creation of two new bathrooms, two bedrooms and a kitchen plus other minor internal alterations.

The assessment has concluded that the highest significance lies in the historic character, appearance and fabric of the farmhouse and is focussed on the survival of the late 16th/early 17th century structure. It is visually cohesive, built mainly with a timber-frame at its core but with some later brick and stonework added. It started off life as a traditional farm house, and has remained as such, although with some significant alterations but this adds to the significance of its survival.

The Barn sits in the historic core of the farmstead, detached but is related in form and function to other historic buildings, some now since demolished. It is likely to be the same age as the Farmhouse and, as such, is afforded a more modest level of significance as it has been subjected to more intrusive alterations over the years. Nonetheless it has modest evidential, communal and aesthetic values with perhaps a higher historic value, as does the wider farmstead within which it sits.

The proposed development is not visible from any public viewpoint, with no properties looking directly over the Site. The proposals avoid any interruption of the simple character or treatment of the main building and will be essentially tucked away behind the building with minimal alterations to the front elevation as it stands currently, apart from the opening up of an existing window with two roof-lights added. Consequently the proposals will not draw the eye, particularly when entering the farmstead through the main access gate which will not impede the important 'sense of arrival' and will maintain the agricultural character. However, there will be some impacts to the rear elevation which are discussed more fully in the report.

As any impacts will be restricted to the rear of the building and there will be minimal impact to the Principal views of the Historic Farmstead, when tested against the structured approach in the National Planning Policy Framework, it is found to represent less than substantial harm to the wider setting.

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1.0 INTRODUCTION

- 1.1 Archaeology Services Lewes (ASL) has been commissioned by Gould Baxter (The Agents) on behalf of the Clients, Mr and Mrs Wade, to prepare a Heritage Impact Statement for proposed development at Keysford Barn, Treemans Road, Horsted Keynes, West Sussex, RH17 7EA (Fig. 1; herein referred to as the Site). The Site is centred on TQ 38002 27364 and is currently empty with some minimal use limited to the storage of logs. It should be noted that this report forms the basis of an impartial analysis of significance and the contribution of setting. The level of proposed impact to any heritage assets is considered to be modest.



Fig. 1. Site location (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2020). OS licence No.: 100055392.

- 1.2 Listed Building Consent and full planning applications are being submitted to Mid-Sussex Council for a series of alterations to the Barn in order to convert it for residential ancillary accommodation. There has been previous approval for conversion to a dwelling but this has since lapsed.
- 1.3 This report follows Historic England guidance, *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, 2019. In addition, the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Desk- Based Assessments* (CIfA 2014; updated 2017) as well as the 'Sussex Archaeological Standards 2019' have been adhered to.
- 1.4 The property is situated within the Farmstead associated with a Grade II Listed property, Old Keysford Hall, which was first listed by Historic England (List entry Number: 1025656) on 28th October 1957 and is recorded as follows:

“L-shaped timber-framed house, dated 1701, but enlarged in 1923. Some of the timbering is exposed with plaster infilling but the ground floor has been rebuilt in red brick on a stone base and the first floor of the east front is hung with fish-scale tiles. Horsham slab roof. The west wing, which has been lengthened, is of lower elevation than the remainder and has a tiled roof. Casement windows. Two storeys and attic. Five windows.”

Whilst the Barn is not a designated Listed Building in its own right, it is considered to be within the curtilage. It should be noted for the record that there is evidence to suggest the Farmhouse pre-dates 1701 as mentioned in the List Description. It is likely this specific date was when alterations were made to the house and whilst the interior was not inspected, it is suggested that both the Barn and the Farmhouse date to the late 16th/early 17th century.

- 1.5 A fully detailed Archaeological Interpretive Survey (AIS) has already been undertaken for the property¹ so this should be read in conjunction with this Impact Statement.
- 1.6 The objective of this report is to provide an assessment of the likely impact of the proposals on the historic fabric of the building, should permission be granted by the Local Planning Authority (LPA). In noting this, the significance of the historic fabric, both individually and as a group, can be assessed. Additionally, the significance will be weighed against the benefits of the proposals, with recommendations given.
- 1.7 A brief historic overview is presented below but for the full discussion, refer to the AIS report. The Ordnance Survey (OS) Old Series preparatory drawing of 1792 (Fig. 2) shows an enclosed plot, with the house coloured red and the barn immediately besides it to the west. These appear to be the only buildings within the Farmstead at this point in time unless the other buildings to the south and north within separate enclosed plots also form part of the wider, dispersed Farmstead. They are also the oldest buildings to remain extant. The Yeakell and Gardner drawn a few years later in 1795 shows further buildings occupying the Farmstead but is a less reliable map.



Fig. 2. 1792 Ordnance Survey Old Series preparatory drawing for Maresfield (OSD 95) available from the British Library digital collections.

¹ Fisher, J. L. (2025). An Archaeological Interpretive Survey for Keysford Barn, Treemans Road, Horsted Keynes, West Sussex, RH17 7EA. Unpublished grey literature report, project number 354-25.

The Tithe Map drawn c.1839 (Fig. 3) depicts the Site with more confidence, now called *Allens Farm*, which consists of a rectangular barn with a rear outshot forming the L-shaped footprint we see today. There are four other agricultural buildings in the Farmstead and a large pond so the farm is evolving.

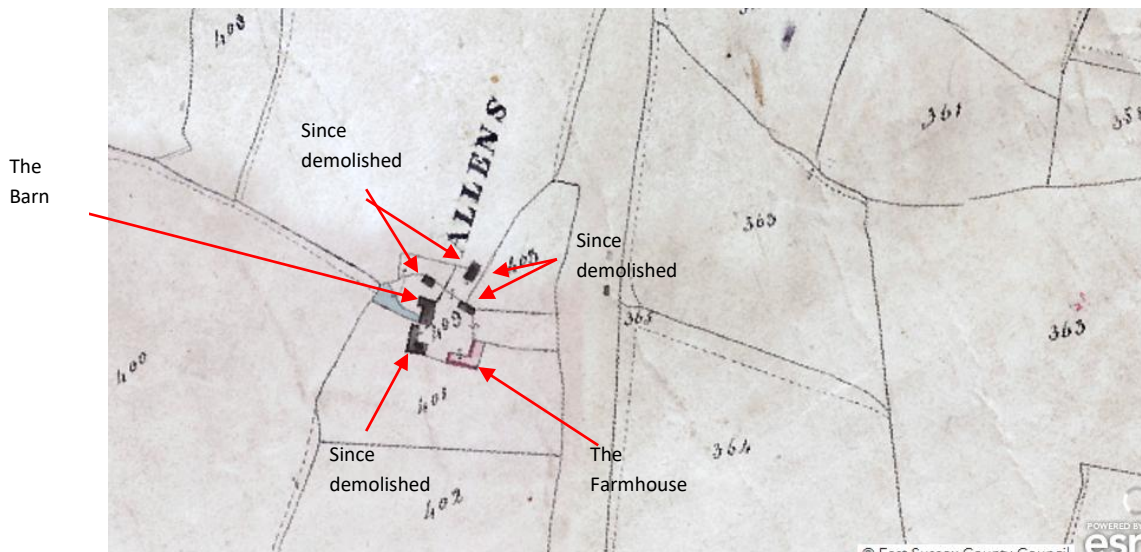


Fig. 3. The tithe map for c.1839 ESRO reference: TD/E30.

By 1896, a new L-shaped building is constructed against the north-east side of the Barn which is still *in-situ*. The Site is called Keysford for the first time in 1938 when a new outbuilding was built against the immediate south-west end of the Barn which remains extant today and has since been converted into domestic, ancillary use.

- 1.7 It should be noted that this survey is non-intrusive and that the report is an appraisal, rather than a definitive statement. Therefore, any comments on the standing building have been informed by the accompanying AIS and that further research, particularly that undertaken during building works, is likely to refine and extend the understanding of the building and could modify the dates and phasing suggested.

2.0 STATEMENT OF SIGNIFICANCE

- 2.1 Historic England (formerly English Heritage) provides guidance on establishing the significance of heritage assets and on defining the settings of Listed Buildings. These are the Good Practice Advice Notes in Planning Note 2 (GPAN2) – *Managing Significance in Decision-Taking* and *Good Practice Advice Notes in Planning Note 3* (GPAN3) - The Setting of Heritage Assets.

GPAN2 stresses that understanding the significance is important to achieve conservation of the asset. This is further explored in *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. An understanding of the extent of the significance will lead to an understanding of how adaptable the building is. The level of significance helps to determine how policies should be applied.

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or streetscape. At least four sets of values can be ascribed to a place:

- Evidential value: the potential of a place to yield evidence about past human activity;
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value and the ways in which people draw sensory stimulation from a place. These are interests in construction, craftsmanship and decoration of buildings and structures of all types and overall, the general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved;
- Communal value and the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Heritage assets provide a material record of our nation's history and meaning for communities and can symbolise wider values such as faith and cultural identity.

In this case, the highest significance lies in the historic character, appearance and fabric of the Farmhouse and is focussed on the survival of the late 16th/early 17th century structure. It is visually cohesive, built mainly with a timber-frame at its core but with some later brick and stonework added. It started off life as a traditional farm house, and has remained as such, although with some significant alterations but this adds to the significance of its survival.

The Barn sits in the historic core of the farmstead, detached but related in form and function to other historic buildings, some now since demolished. It is likely to be the same age as the Farmhouse and, as such, is afforded a more modest level of significance as it has been subjected to more intrusive alterations over the years. Nonetheless it has modest evidential, communal and aesthetic values with perhaps a higher historic value, with the same values applying to the farmstead as a whole.

3.0 SETTINGS EXERCISE

Historic England guide GPAN3 provides a structured approach to defining and assessing the setting of an historic asset. This discusses the importance of the character of an area, the context and views. Whilst the setting itself is not a heritage asset, it may have some significance in its own right. Setting is not fixed and is not restricted to lands within the same ownership of the applicants. Any change will affect how the setting of a heritage asset is experienced, be that from the public or private domain

The Historic Farmstead should be considered within its wider setting, as the Barn is an integral part of the whole rural landscape setting here. It forms part of a small but harmonious grouping, despite some older agricultural buildings being since demolished and replaced by more modern structures. Despite this, it is in a fairly pristine, rural and historic environment with intact historic settings, views and curtilage so it is important to preserve the wider setting.

The proposed development is not visible from any public viewpoint, with no properties looking directly over the Site. The proposals avoid any interruption of the simple character or treatment of the main building and will be essentially tucked away behind the building with minimal alterations to the front elevation as it stands currently which are limited to the opening up of an existing window and the insertion of two roof-lights. Consequently the proposals will not draw the eye, particularly when entering the farmstead through the main access gate which will not impede the important 'sense of arrival' and will maintain the agricultural character. Having said that, there will be some impacts to the rear elevation which are discussed more fully in Section 4 below.

As any impacts will be restricted to the rear of the building and there will be minimal impact to the Principal views of the Historic Farmstead, when tested against the structured approach in the National Planning Policy Framework, it is found to represent less than substantial harm to the wider setting.

doorway is not significant and was inserted at a later date. The new glazed door will be removable and it is good that the existing door will be retained and fixed into position, although this is not of historic significance so the proposals will not hugely impact historic fabric.

- One of the existing Period B windows in the west elevation (currently boarded over) will be repaired and re-glazed. These two windows were later insertions, most likely during Period B. Most of the mullions are missing but a few remain. It would be good to repair and replicate these in hardwood where missing and introduce plain glazing in the aperture.

4.4 Proposals for the Central Bay are also restricted to the ground floor as follows:

- It is proposed that the threshing floor in the central bay is to be lifted, insulated and replaced as it will likely cause considerable draught and loss of heat within the unfloored central bay. This will need consideration as despite the actual boards being a later replacement of the earlier boards, they are firmly fixed into position with square pegs in round holes. This was done to ensure a tight fit so the pegs will need to be drilled out to remove the boards. New pegs could be hand cut and stained to match so the loss of the pegs may be an acceptable compromise as long as the boards are retained as these have high significance. It would be difficult to insulate without removing the boards and it is important to retain a though draft for breathability. It may be appropriate to condition this on any permission granted, if the CO thought this to be the appropriate way to allow time to consider the correct approach on this issue.
- Create an access space through the threshold partition boards but retain raking shores. These are all later insertions which possibly replaced a Period A threshold partition during Period B. As such, they have more moderate significance but they hold historic value and should be retained, at least in part. A recommendation is given in Section 5 below.
- The Midstrey door to the rear will be fitted with a fixed glass panel (Fig. 5). The doors (non-historic) will be repaired and fixed onto a sliding rail. There are no concerns regarding this proposal as these will be removable and will not hugely impact historic fabric and by introducing light in this elevation, will preserve the Principal elevation thereby retaining the setting of the important side of the building, so is supported. A sliding rail will ensure the doors can still be retained, although they are modern in date and not historic.
- A fixed glazed panel is proposed above the Wagon way on the west side. This panel is a more modern introduction, likely built when the doors were replaced so the proposals will not impact historic fabric.

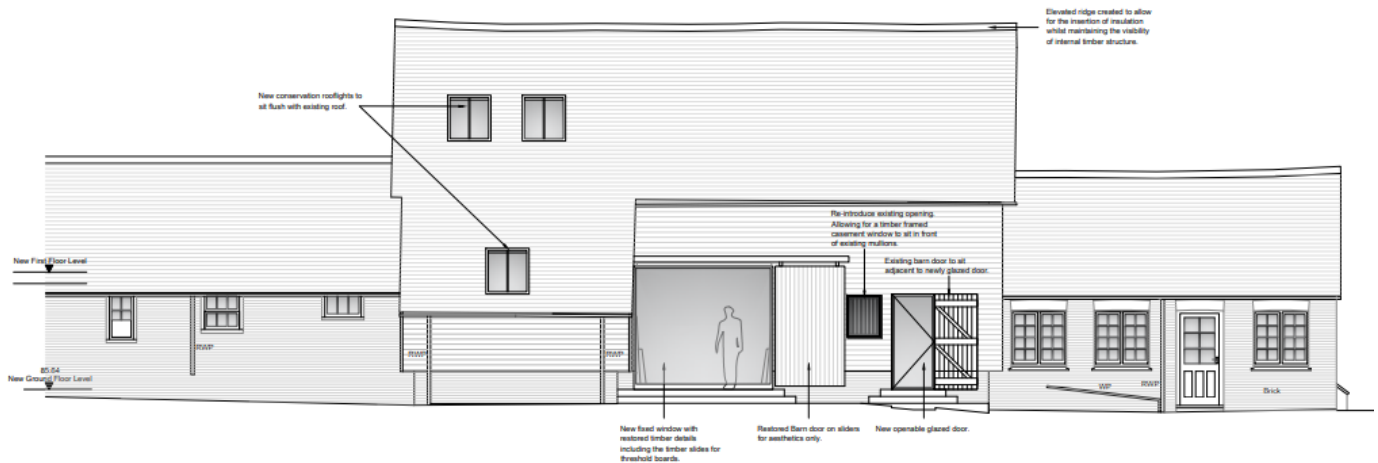


Fig. 5. Proposed west elevation drawing ©Gould Baxter drawing number GH841-PL.10 updated 1/5/25.

4.5 Proposals for the North Bay cover both floors as follows:

- A staircase will be built to access the mezzanine floor from the central bay (Fig. 6). This would require a small truncation of the existing mid-tiebeam in this location in order provide access for the stairs. This mid-tiebeam is part of a 20th century addition to the bay so is not considered historic or significant and so is supported. The partition wall below the mid-tiebeam is also modern, as is the whole of the floor in this bay so any impacts to this fabric are of little concern. However, fixing to the threshing boards at the base will need to be minimal and preferably avoid any cutting of the fabric here.

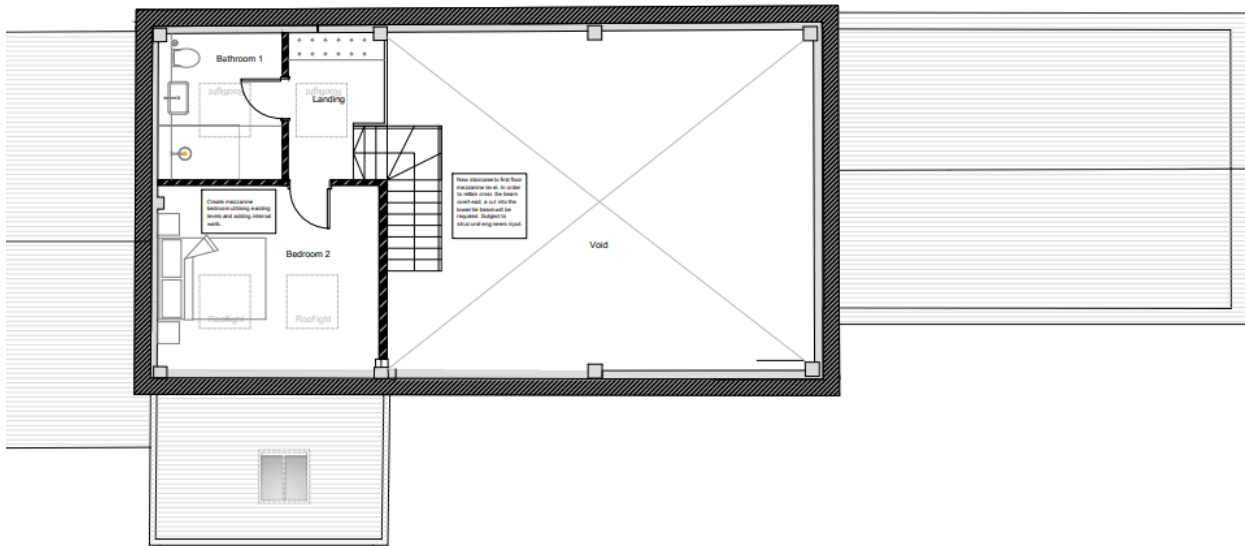


Fig. 6. Proposed first floor plan ©Gould Baxter drawing number GH841-PL.10 updated 1/5/25.

- Two bedrooms will be created with new partition walls built as appropriate. There are no concerns regarding these proposals as these will be removable and will not impact historic fabric.
- Two conservation roof-lights will be inserted into the rear pitch of the roof with an additional two to the front to light the new first floor rooms. These are a necessary addition as there are currently no windows lighting the proposed room spaces here. The insertion of two small roof-lights could be fixed in-between the rafters, which are mostly machined rafters at this end of the roof. If, however, two slim windows could not be fixed, it would be good to inspect the rafters and choose modern ones if they need to be cut to fix the roof-lights in place. That way would avoid impact to historic rafters.
- A new first floor bathroom and ground floor en-suite are proposed. There are no concerns regarding these proposals as this can be considered removable and will not hugely impact historic fabric if the fixings and routes for the services are restricted to the modern flooring on the first floor and restricted to the concrete troughs on the ground floor. There remains the possibility that the brick flooring may be impacted but it is difficult to say if this remains *in-situ* below the concrete troughs. It is not anticipated that there would be substantial impacts to significant fabric here but fixings should remain respectful of any historic timbers.
- The existing ground floor window in the east elevation is currently blocked by modern weatherboarding so it is proposed that this is to be opened up and lengthened slightly with a timber clad, external shutter provided (Fig. 7). This wall was infilled in-between the historic studs (three in total) with 20th century brick and cementitious mortar so there are no concerns regarding the removal of this material as it is of low significance. However, the window sits between two historic Period A studs so impact to these should be minimised where possible. Lengthening the window by fixing a cill to the face rather than setting it into the studs by cutting would be the preferred route.

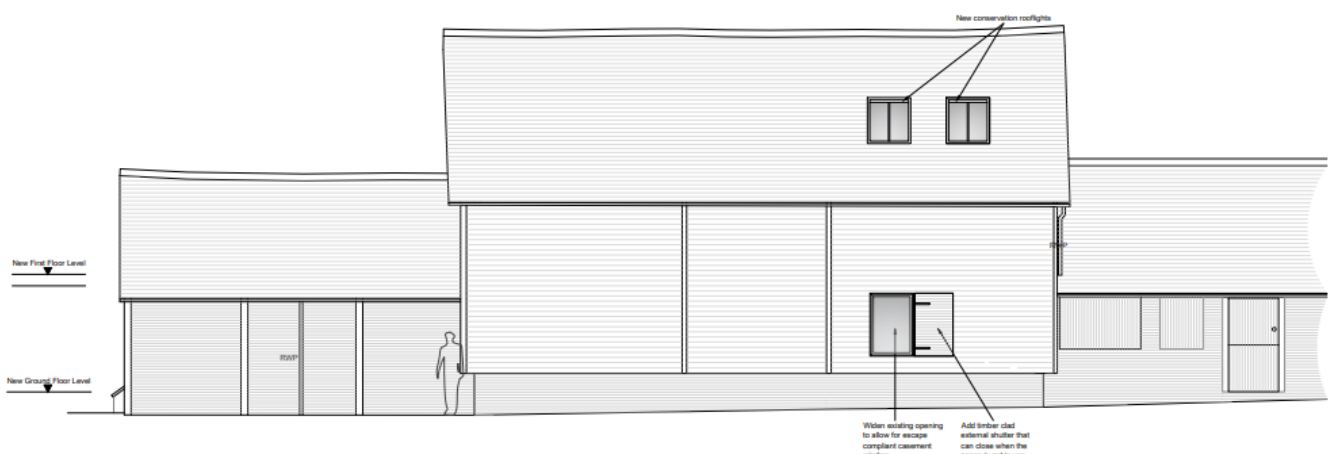


Fig. 7. Proposed east elevation drawing ©Gould Baxter drawing number GH841-PL.10 updated 1/5/25.

4.6 Turning to the proposals for the outshot now, these are discussed in turn below:

- It is proposed that the concrete feeding troughs will be retained. Although they are of modern date they do have legibility regarding the function of the internal spaces so they have evidential values so this is to be commended.
- It is proposed that the brick flooring will be lifted in order to create a level base with below floor heating, with the bricks then re-laid. These bricks are not from Period A and were likely added during Period B so have moderate significance. The creation of under floor heating with a breathable, limecrete insulated sub-floor is of positive benefit to the building and the bricks will be retained. Recommendations are provided in Section 5 below.
- A new roof-light will be inserted into the rear pitch. There is a very small window lighting this space in the south wall which is a later insertion and will be retained but may not be sufficient to provide adequate lighting. It is likely that one roof-light will be considered acceptable; if a central position is chosen, it may be possible to insert the window in-between the rafters where the space is wider in the middle than at the sides. That will avoid cutting a rafter so would be supported.
- The existing window to the south was originally proposed to be extended in size and replaced by a slightly larger window. This will now be retained and repaired, although the window is not of high historic significance. It may be considered acceptable to replace the existing window with a plainer window which is more thermally efficient; a diamond leaded window is domestic in nature and does not necessarily fit into the wider setting.
- The existing doorway to the south will be replaced by a new doorway and door (Fig. 8). The door does need upgrading but it may be possible to repair the existing door but this would need to be confirmed by a carpenter. The door is not original to either Period A or B *in its present location* but it is of historic significance (it may have originally belonged to the house). It might be appropriate to perhaps fix the door elsewhere internally, if considered appropriate by the CO.

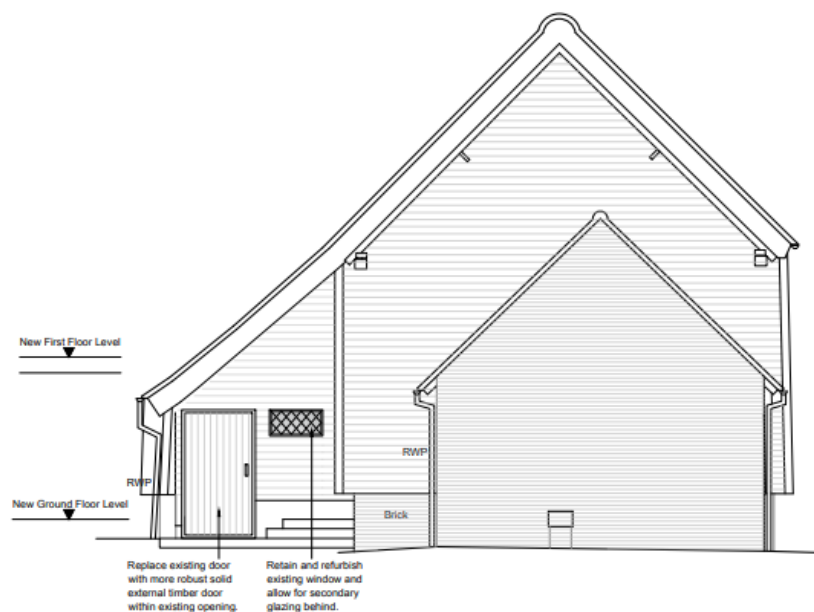


Fig. 8. Proposed south elevation drawing ©Gould Baxter drawing number GH841-PL.10 updated 1/5/25.

- 4.7 In general, it is considered that the proposals are fairly light touch and respect the historic fabric. The Southern and Central bays will remain open to the roof which will retain legibility of the historic features therein. It is our understanding that the threshing partition and raking shores will also remain, which are important features so this is to be commended although there may be room for a compromise to allow for circulation within the ground floor to give access between the south bay and the central bay.
- 4.8 The existing curtilage building, as it stands, does hold some modest values and significance as seen above but is not afforded the *greatest* significance. The public benefit of the proposal is concerned with the benefits of preserving the viability and integrity of the building for the future as well as providing additional housing needs in a sustainable manner. The design responds in a positive manner to the concerns of the CO, and the only interventions within the Principal facade would be the re-opening of an existing window (albeit from Period C) and the addition of two small roof-lights at the north end. The positive attributes of the scheme can be considered to outweigh any small loss of historic fabric or to the wider setting. It represents inward investment.

Therefore it is considered that the proposals here do not give great cause for concern but a sympathetic approach with conservation ideals would be advised with regards to the means by which the systems for the new heating, plumbing and electrics will enter the building.

Finally to re-iterate, as the proposals do not involve the complete loss of any of the original features, the public benefit of the proposal is ultimately the re-instatement of the structure as a useable space, which are considered to outweigh any small impacts to the setting and significance. The best way to preserve a building is to bring it back into use and keep it warm. In its current state neither of these actions are taking place so with some further discussions and adapting with the CO, we believe the development will breathe life back into the building in an appropriate manner, so we fully support the proposals.

5.0 RECOMMENDATIONS

- 5.1 As noted in section 1.8 above, it necessary to bear in mind that desk based appraisals do not provide a *definitive* statement and that the report on the standing building should not be regarded as a detailed archaeological record This is based entirely on this non-intrusive report utilizing the observations made during the walk over survey as well as available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques, such as a watching brief with further recording of any historic fabric that might be exposed through such activities.
- 5.2 Historic England advise in HEAN 12; *avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF and to look for opportunities to better reveal or enhance significance* . These two stages are addressed by the assessment of impact assessment above. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible. We believe that this has been demonstrated in the accompanying Design and Access Statement provided by the Agent. The majority of the proposals will cause little or no impact to significant historic fabric.
- 5.3 As the works to the buildings will be very limited, and the overall form of the structures will not be greatly compromised, further building recording is not considered to be necessary.
- 5.4 Specific recommendations are given as follows:
- The lifting of the brick floor in the outshot would benefit from a breathable sub-floor base such as Limecrete or hempcrete. It is suggested that as the bricks have been covered with cementitious slurry, to remove this may prove destructive to the original brick surfaces. It may be possible to turn the bricks 180° and re-lay them, if they do not have frogs on the surface. This would retain the original brick fire skin and patina.
 - The insulation of the threshing boards is more problematic and needs careful consideration. It would benefit the boards if they were insulated with breathable insulation, such as sheep's wool which would reduce levels of damp so would be advantageous.
 - It is advised that if the walls are insulated and boarded with wood fibre boards, then this may be left exposed but if it is considered that a smoother plaster is necessary, then this should be a lime plaster. It may be appropriate to condition this as an option if permission is granted.
- 5.5 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Conservation officers for West Sussex County Council.

6.0 ACKNOWLEDGEMENTS

- 6.1 Thanks are due to Mr and Mrs Wade for commissioning ASL to undertake the necessary surveys and for their help and co-operation on the day of the survey.
- 6.2 Thanks are also due to Gould Baxter, in particular to Alison Essex for providing drawings and further information regarding the project.
- 6.3 Finally, thanks are due to Jeremy Clarke for his knowledge and help during the survey.

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