

ARCHEOLOGICAL INTERPRETATIVE REPORT

Property Address: Bramblehill Farmhouse,

Client: Ms Martha Gibson

Inspection Date: 15th October 2025

Report Date: 13th May 2026

Prepared by Richard Pocock MSc MRICS

PREAMBLE

Please refer to the terms and conditions upon which this survey is prepared and that are attached as an Appendix to this report. The intended purpose of this archaeological interpretative survey is to give a broad overview of the sequence of construction and development of the building, its principal architectural features and also to date phases. Any conclusions drawn should not be regarded as a detailed archaeological record, nor should be considered definitive. No dendrochronology was carried out, nor any other scientific, or invasive investigation. Future invasive investigations and further research, particularly that undertaken during building and renovation works, are likely to refine and extend the record.

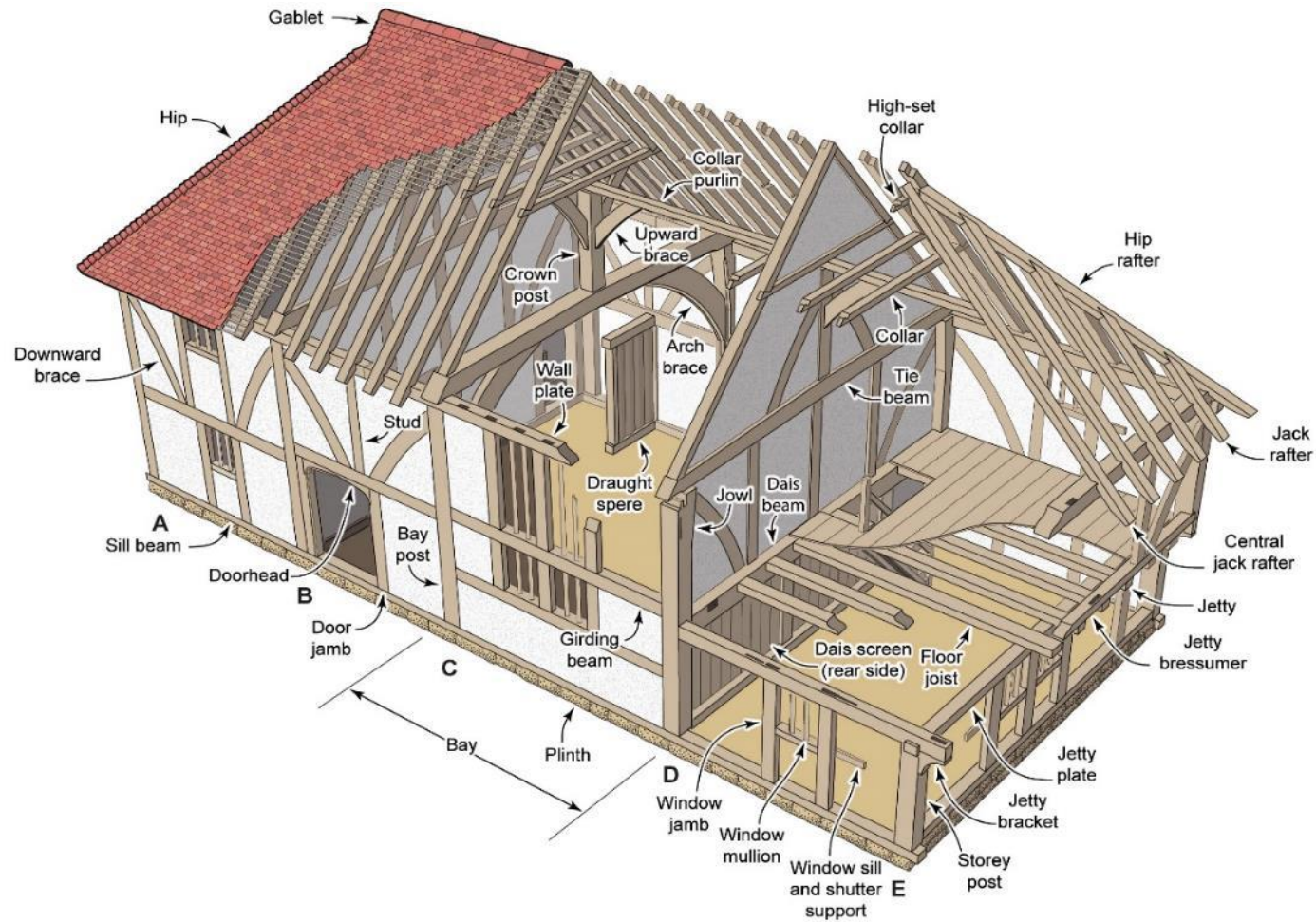
The inspection involved a visual inspection of the fabric, both internally and externally, including any accessible roof voids. Intrusive, invasive and destructive techniques were not used. The interpretation of the fabric and fittings, therefore, relies principally upon the inspection of visible evidence only. As part of the interpretative procedure, a general outline survey of the property was undertaken to allow for interpretative drawings to be provided to assist with phasing and understanding of change.

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1. GLOSSARY OF TERMS

This diagram illustrates some of the terminology that is used within this report.



2. BUILDING LOCATION AND SITE INFORMATION

The property is situated down a long driveway to the west of Selsfield Road south of Turner's Hill.

Bramblehill Farmhouse, also referred to in this document as 'the building', or 'the property', is located at national grid reference – TQ34294 34523

The building is on a broadly north/south alignment.

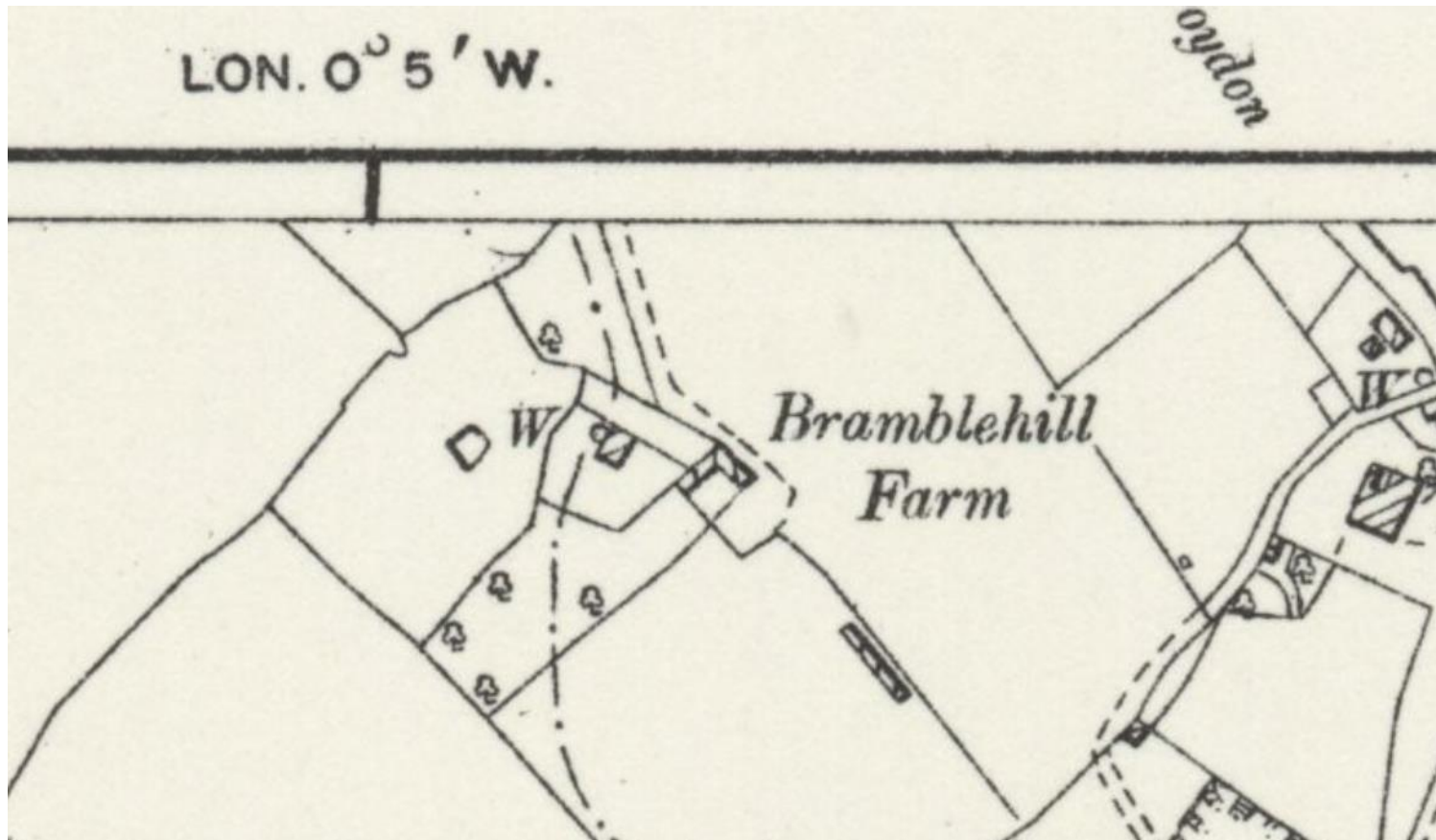
The building lies within an area designated and controlled by Mid Sussex District Council.

The property is to be seen in context on various OS (or other) maps below:



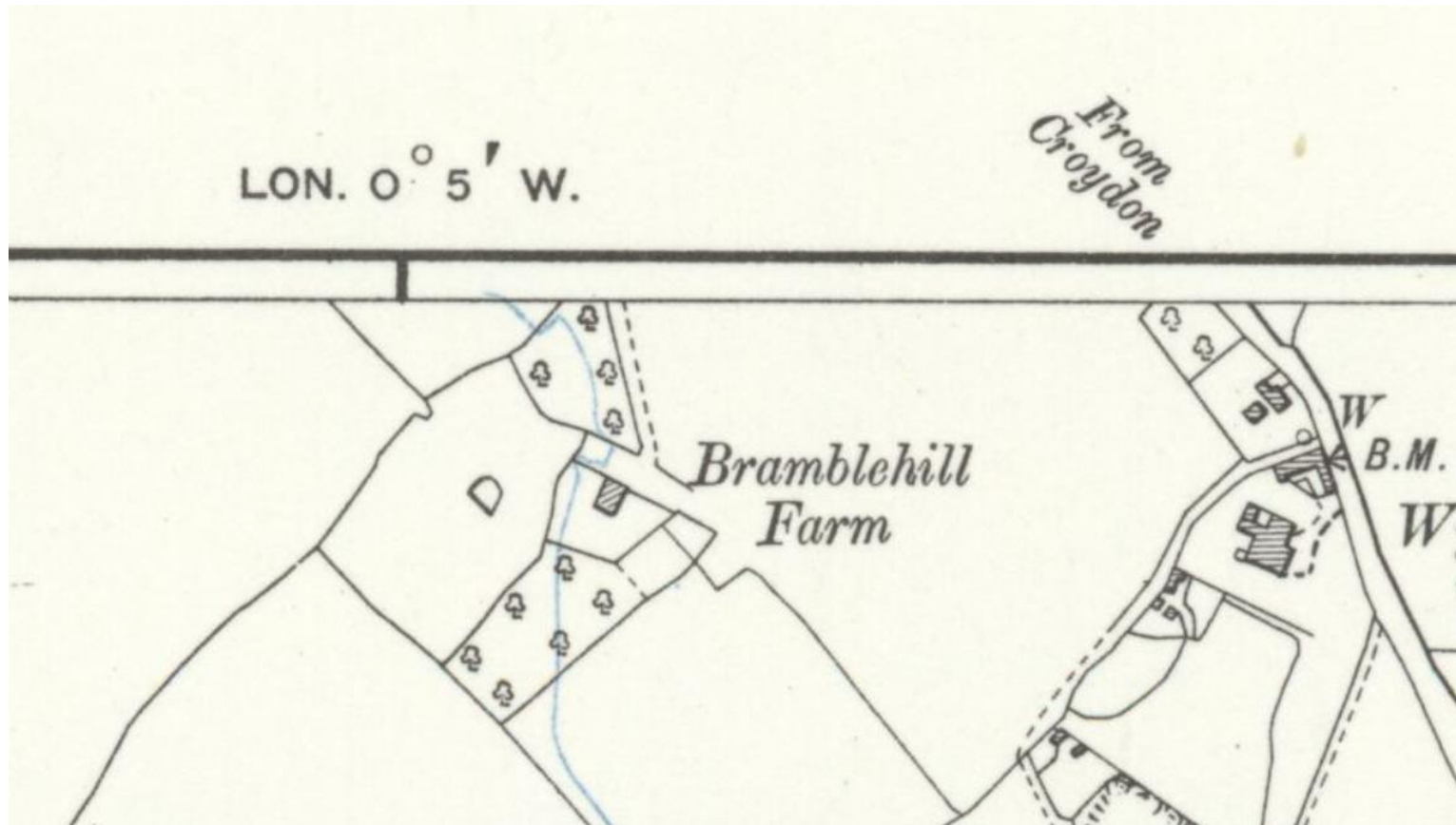
1874

The main house is shown in its unextended state, with a marked well to the rear. Outbuildings at this date comprise the former farmyard lying to the immediate east of the house where the modern car parking area is now.



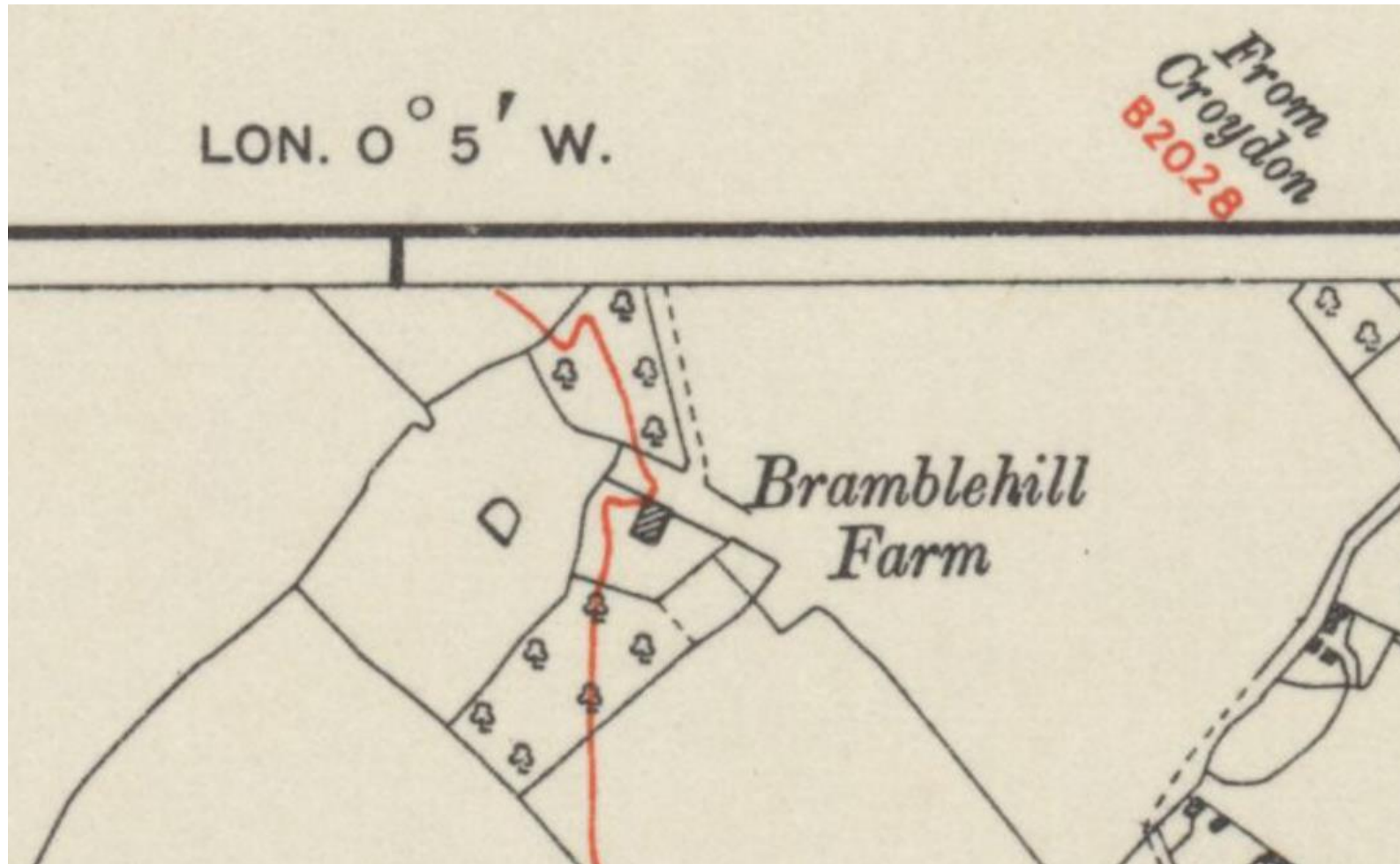
1897

By 1897, the property would appear to remain unextended. Certainly, the shape of the house has not appreciably changed. The farmyard area has become smaller and with fewer buildings. The farm pond is noted on the map, but is not shown with the usual water body hatching, suggesting that the pond has dried up by this point.



1909

By 1909, the property is slightly altered in shape and this may well give indication as to the date range for the south extension. By this point, the outbuildings forming the farmyard are gone.



1938

By 1938, the view is little changed.

It is notable that none of the surveys suggest that the property was split formally into two dwellings, despite the extension having been built and, therefore, the owning estate seems likely to have administered any tenancies in a somewhat loose manner. However, the south extension would seem to have been carried out with the express purpose of splitting the property due to the introduction of adjoining front doors to the lobby entry.

2.1 LISTED BUILDING DESCRIPTION

2.1.1 The building has been designated a Grade II Listed Building by Historic England and as such forms one of the core of listed buildings in England recognised for its national importance and special interest.

2.1.2 List entry No 1354924 **Designation** Grade II

Date Listed 11th May 1983

2.1.3 Description

C17 or earlier timber-framed building, completely refaced externally in the C19 with red brick on ground floor and tile-hanging above, with brick modillions between. Half-hipped tiled roof. Small gable. Casement windows. Red brick chimneybreast. Two storeys. Four windows.

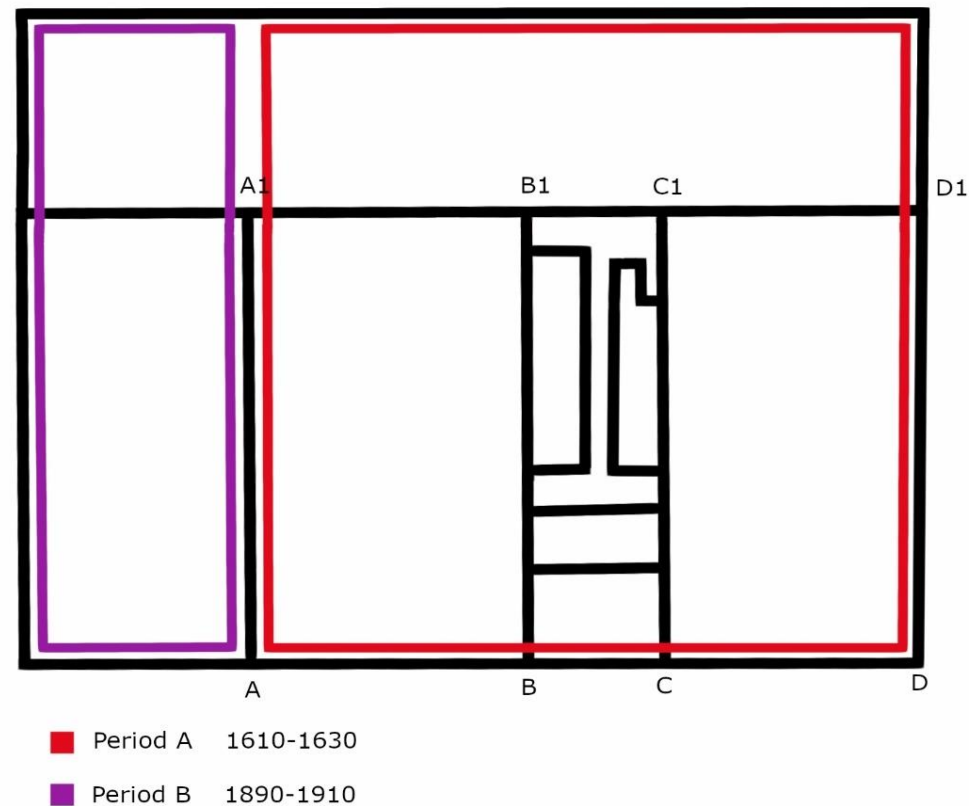
2.1.4 Comment

The description in the list entry is purely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which pre-dates 1st July 1948.

3. SUMMARY OF DEVELOPMENT

The house was built on a broadly north/south axis and facing east between around 1610 and 1630 as a purpose-built residential farmhouse. There was no evident house on the site previously and no sign that a previous structure was adapted to provide the accommodation seen today, nor is there evidence of substantial re-use of material to give rise to an indication of a previous house being demolished to make way for the present structure.

Fig. 1 Below summarises the basic layout



The property was constructed in 'bays', being the structures in between the main large posts forming the primary vertical structures of the house frame. These have been assigned letters to indicate the position within the house and to aid in interpretation and understanding. For instance, the report will refer to a bay as Bay 'AB', as it spans between bay posts A and B respectively.

The development of the house is broadly split into 'Periods' and indicative dating will be assigned to these periods to aid with clarifying how the house has developed and how it would have been arranged when it was constructed (in as far as this can be determined).

The primary fabric elements (Period A) comprised the bays that have been assigned letters A through D. The rear projecting outshot appears of a contemporary date due to the very distinct lack of weathering to the rear framing and also the way in which it is attached to the back of the house.

The entire south end extension is much more modern and the building looks to have undergone considerable alteration and extension in one phase at the very end of the 19th century to the beginning of the 20th century.

The property has no evidence of developmental sequencing in respect of smoke control. The property was always built with a chimney stack and fireplaces on the ground floor at the outset. Certainly, there is no evidence whatsoever that this was either open to the roof in any manner (which would have been unusual in any case for a moderately good status farmhouse of the date), nor is there any physical evidence of any transitional structures such as a smoke bay arrangement. The smaller, restricted bay between B and C can give rise to an indication of a smoke bay arrangement. However, review of the mortise jointing into the bay posts and also inspection of surviving studding and infill panelling accessible shows no sign of soot staining, or soot crystalline encrustation expected to be found within a smoke bay arrangement.

The position of the original stairs looks to have been on the east side of the fireplace, with an enclosed entry on the south face on the ground floor. The stairs rose adjacent to the stack on the east side of the house backing onto the lobby entry.

There is also no evident suggestion that the dropped tie trusses either side of the present stack in the loft have been fully enclosed, and the inner facing behind the stack is not accessible to view. The stairs rise continually in this area and it appears that access to the garret rooms on the second floor has always been via the present rise and turn of the stairs, albeit with the structure of the stairs having been replaced in later phasing.

Otherwise, the property ranges over three floors, with no evidence of a cellar arrangement.

The property looks to have been split into two dwellings during the considerable rebuild and modernisation at the end of the 19th century into the early 20th century. Whether the property may have been formerly split into two residences at some point earlier in the past is conjectural. The only evidence of splitting the house remains this later mentioned round of modernisation.

3.1 Period A (around 1610-30)

It should be noted that reconstructive drawings of the primary elevations of the building below take account of visible framing only and some assumptions have been made where appropriate, based upon other visible cues both internally and externally.

The lack of sight of some framing elements now hidden under the tile hanging leads to further assumption about the position of windows and other features that removal of the tile hanging at a later date might allow for at least some re-interpretation.

Fig 2. Ground Floor Layout

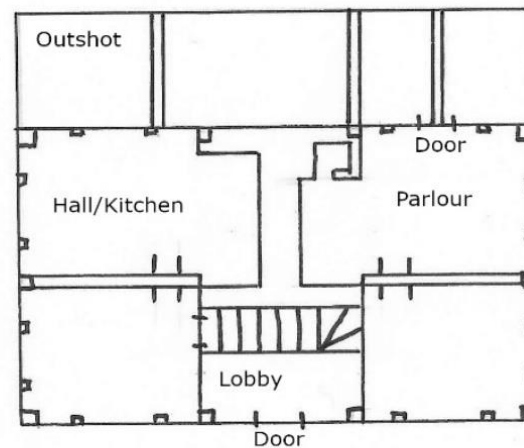


Fig 3. First Floor Layout

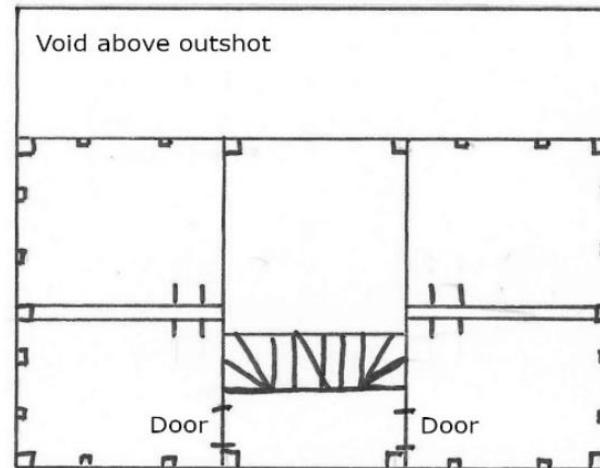


Fig 4. Second Floor Layout

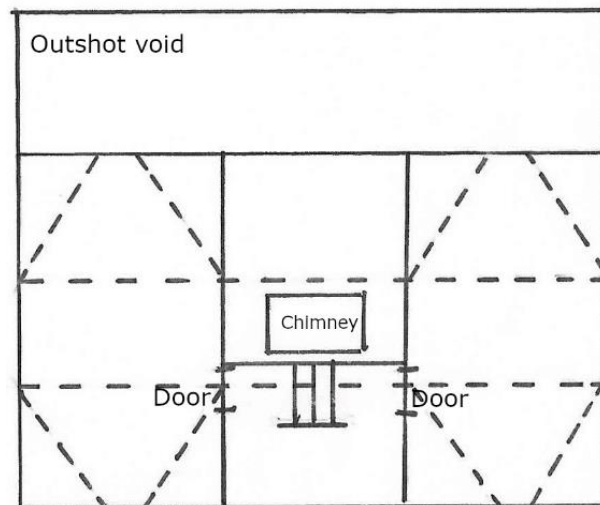


Fig 5. Front Elevation with presumed window positions

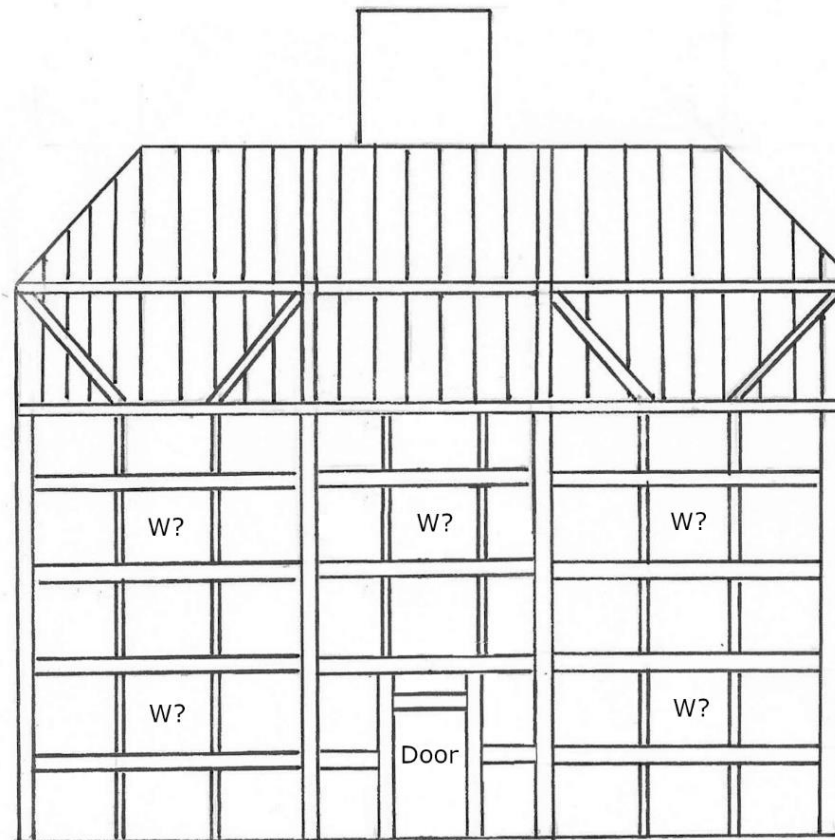
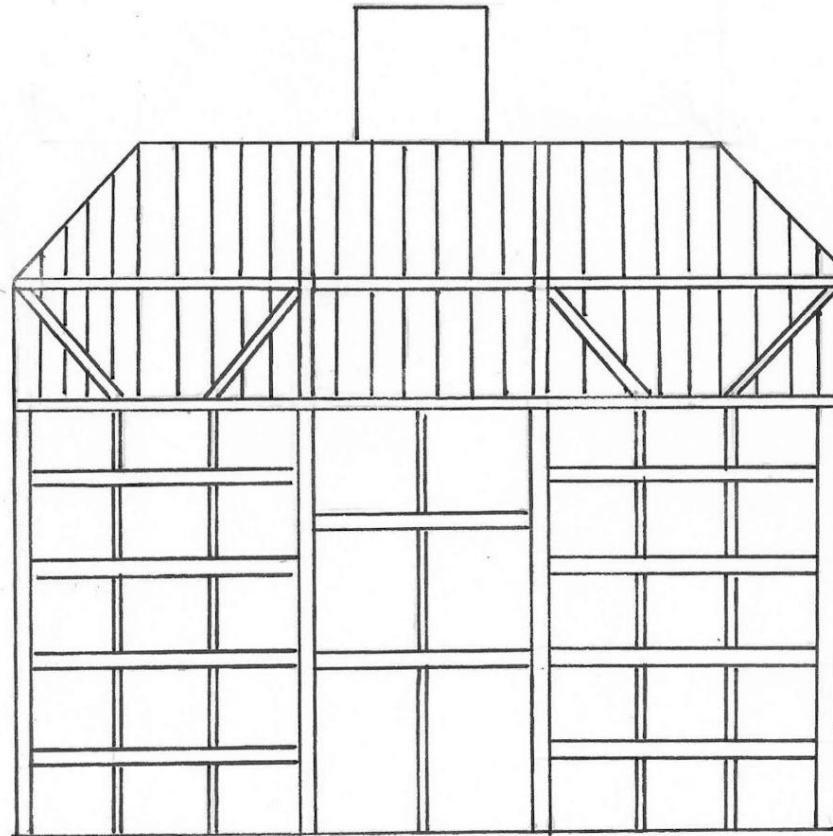


Fig 6. Rear Elevation (Rear framing without the outshot)



3.2 Period A Summary

An un-jettied residential farmhouse in two and half storeys, three bays and outshot, comprising a single range. The layout is fairly standard for the period. Smoke control was via a purpose-built chimney. The house is of a lobby entry type, which is a variety of vernacular farmhouse layout common to the south of England from the mid to later part of the 16th century and which came to fruition during the period of time that centrally placed brick fireplaces started to be found within vernacular buildings. Both fireplaces and smoke bays provided means for the placement of stairs and also front doors to serve what were essentially the design remnants of floored over open halls (the closure of such allowed for provision of first floor accommodation). This building was built too late for there to have been an open hall for this house, but the designs and layouts of lobby entry houses still closely resembled those of open halls, especially the larger four bay variants. Indeed, a look at the Glossary diagram at the start of this report shows how similar a medieval open hall layout was, in broad terms, as compared to the subject property. Accommodation laid out similarly, with delineation of both high and low ends of the building. The difference that developed was that the central portion of the house was always floored and had a centrally placed back to back fireplace and the bays are of distinctly uneven spacing in the centre to allow for the fireplace to be within its own distinct bay structure.

In respect of layout on the ground floor, the property was split into three main areas, with a heated parlour (A-B), the fireplace bay, inclusive of the stair access (B-C) and a kitchen bay (C-D). These were reached via a small east lobby with doors either side leading to the two primary rooms.

The ground floor is solid and was likely originally either stone slab, or rammed earth. The first floor structure comprises spine beams, with rib joists. The spine beams are chamfered and with stops that are a transition between lamb's tongue and curved step.



The joists are also chamfered, with run out stops.



On the first floor, the room layout is similar to that of the ground floor. One original landing doorway remains in situ, but there was a further example opposite that has been infilled and for which there is now no sign. The original surviving landing doorway, shown below, is a pegged jointed oak insert, with run out stops visible that compliment those of the floor joists and can reasonably be considered contemporary.



The south bedroom has a partition at the west end.



This is modern and crosses the joists and is clearly not of this phase. This was once one large room.

First floor boarding visible in the south bedroom comprises rebated tongue and groove wide plank oak boarding typical of the early to mid-17th century. Whether this extends to the north bedroom is not possible to ascertain without removing floor coverings.



There is a rear facing doorway to the upper part of the outshot partially visible within the north first floor bedroom within the cupboard adjacent to the fire breast. The door would be in the position shown below, marked out in blue.



The evidence for a doorway is fragmentary at best and comprises a rebate carved into the main bay post visible against more modern lining.





There is no sign of an opening on the reverse side in the loft space of the outshot and the wattle and daub (whilst damaged by more modern service runs) does not appear to suggest that there was ever a void space opening into that upper area. The reason for the rebate carved into the bay post would indicate a door position, but it is probably a superseded attempt to latterly provide higher level access to the space at the top of the outshot rather than something provided at the outset. There is a mortised rail across this part of the frame, which would have also limited access. The date of the 'doorway' remains unknown.

Stairs

The original stair position is typical of the era, winding up against the fireplace. However, later alterations have led to the stairs being reversed on the ground floor when the building was converted to two dwellings. The former stair entry was in the larger of the two dwellings against the fireplace where the stair access door is still retained (albeit a later door with older strap hinges) and the area of the stair entry is now a cupboard.



The present ground floor stair entrance is wholly reversed from the original and the doorway opening to the stair treads is a modern opening expected to date from the same time as the south extension due to the design of the upper parts of the stairs from the first floor up.



From the first floor upwards, the stairs follow the original wind and direction of rise, but have been replaced around the same time as the south extension, as the newel design is the same as the general decorative scheme of that extension.



Windows

Window positions within the original period house are somewhat conjectural. No mullion sockets are to be seen and there are no notable shutter grooves, or any other usual indicators of window positions. However, front northeast windows appear in their original positions, albeit with later fenestration inserted. Those to the southeast on the frontage are larger and have probably been altered in size at a later date.

The removal of the tile hanging to the outer walls would give rise to a potential for better indication and understanding of window positions, but this is clearly something for the future.

Roof

The roof is a dropped tie fully trussed roof fabricated in oak.



Dropped Tie Truss

The dropped tie is a variation of a trussed queen strut, side purlin roof, but its design allowed, by virtue of the dropped tie arrangement, for there to be a usable loft floor along with wider roof spans to be accommodated so that the house could be just that little bit wider than a standard farmhouse of the period. The fully trussed nature of the framing structure allowed load from the roof to be triangulated and distributed through the main ties and also the main bay posts of the house to the ground and also, by the nature of the main trusses, allowed for the roof rafter structure to be comparatively thin compared to older un-trussed roofing systems. The dropped tie arrangement allowed load to be distributed across the ties but left considerable lateral shear load being focussed upon the mortise joints of the secondary ties where they connect to the queen posts (below). This is typical of the design, as it was a compromise in respect of framing strength over span/use of the area which was not adequately resolved until butt purlin roofing was more common after the mid-17th century.



The roof frame has straight wind bracing to the two outer bays.



After 1600, it was increasingly uncommon to have wind bracing installed, with the straight brace design always that much later. The fabrication methodology suggests a date after 1600 and encompassing the first quarter of that century.

Fireplaces

The primary kitchen fireplace is usually the larger example. In this case, notwithstanding the layout of the house, the kitchen can be identified as being within the southerly part of the property.



However, it is noted that this fireplace does not appear to have access to the bread oven, which is a feature only accessible to the parlour fireplace.

The present inglenook in the southern part of the house has multiple evidence of spitjack bolt positions, together with racking and other cooking ironwork that certainly suggests that this was the primary food preparation room and that the adjacent room (forming the more northerly living room area) was a parlour room.



The parlour inglenook is much smaller and less deep and is typical in size and scale to parlour rooms.



However as noted above, the bread oven lies in this area and not accessible from the primary kitchen side. The bread oven once extended towards the outshot and its bricked-up opening can be seen below.



It seems highly likely that, given the oven's position set back from the line of the rear wall, its structure will probably remain mostly intact behind the brick infilling to the mouth of the opening. The soldier course of the oven floor bricks can clearly be seen.

The first-floor fireplaces look to have been added later in the building's life. Indeed, whilst the interior flue brickwork cannot be assessed, it is possible that these might well have been added during the main phase of early modern works, for instance, an 18th or early 19th century addition (as is often the case).

Opening the enclosure of the flue at some point in the future would reveal the interior flue buildup and study of the bricks and how the upper floor fireplaces have been added to the main flue run will allow further consideration of phasing that is not possible at present.



Outshot

A timber framed outshot was added to the rear. Often these are slightly later than the house frame, but there is no evidence of a substantial time passing between the house being built and the outshot being added. This is evidenced by the complete lack of appreciable weathering to the rear face of the building inside the outshot roofline. Had there been even 50 years, signs of weathering would be obvious. Whilst the

mortise attachments to the outshot are small and shallow, this does not detract from the fact that it would appear that the structure must be contemporary with the main house frame. Pegs are unworn, timberwork shows both unweathered carpenter's assembly marks and also the saw marks where the lumber was shaped. This all shows that the outshot structure must be contemporary with the main house build.



The wattle and daub panelling is also in place for much of the rear where hidden within the roof void of the outshot and this is further indication that the structure will be contemporary.

The outshot is split into four uneven trussed bays and was likely for open, semi-dry storage and sometimes animal penning. It will not originally have been part of the body/main accommodation of the house until much later.

Interestingly, the outshot is one of the only parts of the building where there is evidence of re-use of previously cut material. Whilst the main house is primarily virgin timber, the outshot has a number of re-used pieces, some of which are identifiable as from a previous domestic setting.



Above, the lower rail is clearly a wall plate, with the typical birdsmouth seats for rafters noted. The fact that much of the outshot is re-used timber is not to be considered evidence for re-building, alteration, or a comment on soundness/importance. It is merely a nod to the need to economise where possible.

The original builders of the house probably made decisions much as we do today in relation to where to spend their money. The main house had to be prioritised and, as such, it is not a surprise to see that less was spent on the storage and animal penning lean-to at the back – it was essentially an attached shed to begin with and did not necessarily warrant the level of material investment that the main house framing clearly did.

3.3 Period B. Late 19th to early 20th Centuries

This property is remarkable, as there is little to no evidence that it was ever formally split into multiple residential units until very late. Despite estate use, the farm looks to have remained as a single unit until the latter part of the 19th century, when a single phase of significant alteration was carried out.

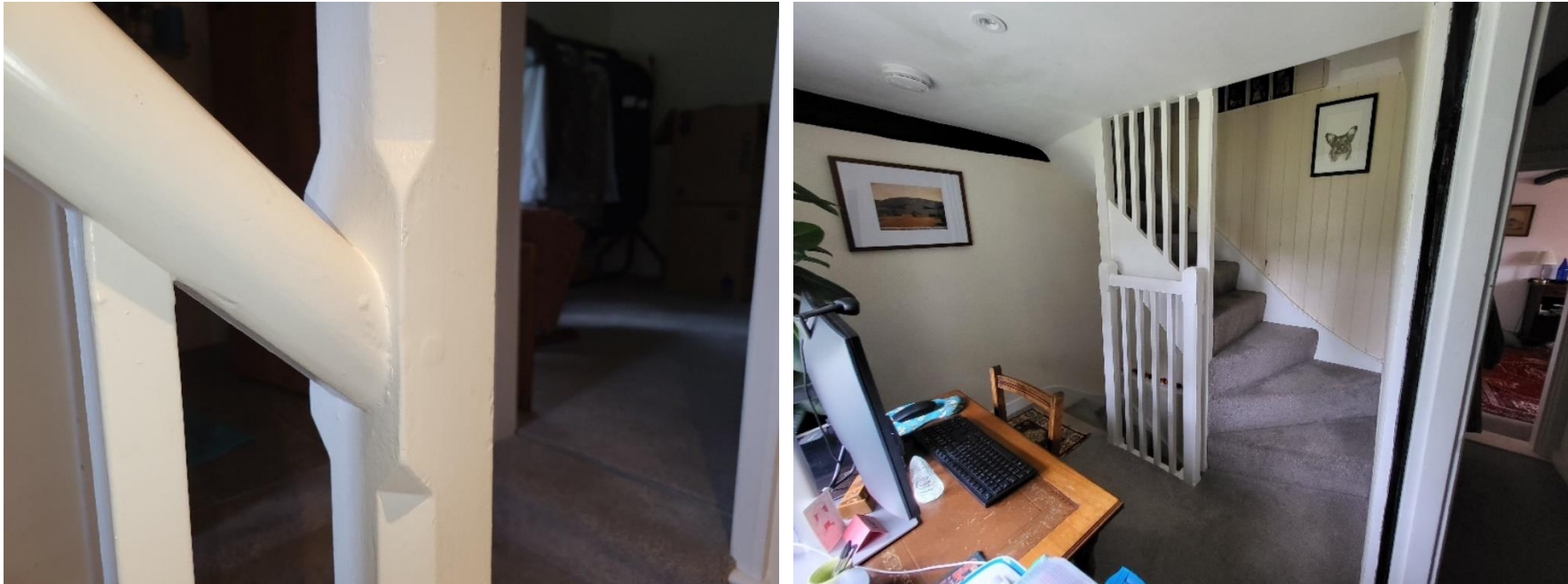
The primary changes to the property during this single phase of developmental change involve the following:

1. Splitting the property into two unevenly sized residential units.
2. Construction of the southwest extension.
3. Reversing the stairs and forming the cupboard out of the former stair entry on the ground floor.
4. Adding the two front doors in place of the original single door.
5. Adding the outside timber underbuilding/masonry facings.
6. Extending the outshot.
7. Adding the tile hanging.
8. The addition of the front facing gable.
9. Addition of the present windows.
10. Rebuilding the stairs up through the original part of the building.
11. Adding early modern claddings and room partitioning (first floor).

The timber frame behind the brick facings is mostly complete, apart from some localised infilling, underbuilt element and also the addition of fenestration, which has obscured the nature and position of earlier joinery – though some positions are able to be reasonably assumed, as has been noted above.

The various changes seem entirely consistent with one phase of development. This can reasonably be evidenced not only by the map regression which suggests that the extension was added as a single phase, but also in terms of the decorative schemes used throughout the more modern elements.

For instance, the stop design to the stairs within the south side of the building is identical to that of the rebuilt stairs in the northerly part.



This, in turn is also identical to the door frame detailing of the modern double front door position.



The brick cladding around the building and also the hung tile is also consistent in size and style and show no signs of being phased over a long period. These elements were all carried out in a single push.

The outshot was lengthened when the extension was added to the house. The structure was extended in brick masonry which is to be seen within the void above the outshot.



Rafters were infilled in softwood and are quite distinct from the older examples adjacent.

There is a consistency in design to the various changes at the end of the 19th into the 20th century that very much suggest that a considerable monetary investment was made to the house to make it into two distinct modernised estate cottages over a short period.

The present tile hanging then covers the remainder and obscures what is still surviving underneath, other than what can be seen internally.

4. PROPOSAL OVERVIEW

4.1 The proposals are with reference to Stephen Langer Architects drawing suite (Revision 2).

4.2 The section below will consider the proposals with reference to Historic England values and considerations. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

Reversibility: Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

Mitigation: Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation-based benefits resulting from the proposals.

Outcome: Evaluation of the anticipated outcome of the proposals given the information available.

5. CRITICAL ANALYSIS OF PROPOSALS

Ground Floor Internal Changes

NORTH COTTAGE KITCHEN

Drawing 24005-PL-12

Strip out existing kitchen and adjacent bathroom with associated services but retain services where new fittings are proposed.

Remove partitions dividing this area.

Install new stud and plasterboard partitions and doors.

Install new sanitary ware in proposed cloakroom/WC.

Install new sink and fitted units in utility room.

The impact is actually very minimal. Removal of modern units and partition elements are not of great concern. Services have been in place since at least the mid-20th century and reduction and rationalisation should not cause issue in heritage terms.

Decisions have been made relating to the existing provision of roof lights piercing the main roof of the barn. The majority are being kept as they are and no additional rooflights are being proposed. There is a proposal to increase the area of a single bedroom rooflight.

Reversibility: The changes do not preclude other options, nor returning the property to the previous arrangement in the future.

Mitigation: N/A

Compensation: N/A

Outcome: These changes are not controversial.

SOUTH COTTAGE DINING ROOM

Drawing 24005-PL-12

Remove partition between existing dining room and study in South Cottage. Make good where removed.

Impact: The partition is likely later 19th century in date and stems from the later 19th century extension works carried out to the house. Opening this wall removes some fabric, but the loss is not considered significant and there is no loss in respect of understanding the room, or previous layouts.

Reversibility: The wall could be reinstated.

Mitigation: N/A

Compensation: N/A

Outcome: The change is not controversial.

SOUTH COTTAGE KITCHEN

Drawing 24005-PL-12

Strip out kitchen to South Cottage to include services. This will form a new boot room.

Impact: The proposal would remove the mid-20th century units and service runs within this space. This, if carefully achieved, will help reveal the outshot walls better. There is minimal impact on the structure, with some making good required where units are removed, for instance.

Reversibility: The area could be returned to being a kitchen, in theory, but these changes are designed to return the outshot to being an open space for storage and other domestic use, as originally designed.

Mitigation: N/A

Compensation: N/A

Outcome: These changes are not controversial.

SOUTH UTILITY ROOM

Drawing 24005-PL-12

Strip out existing modern units and services.

Impact: The works are not likely to be impactful upon existing structures (this consideration excludes the opening for the new southern extension, which is addressed later in this report).

Reversibility: The area will be altered to a thoroughfare and so there is no evident plan to consider returning the area to a utility.

Mitigation: N/A

Compensation: N/A

Outcome: The removal of the units themselves is not considered controversial.

ENTRANCE LOBBY

Drawing 24005-PL-12

Remove modern partition to revert to single open lobby area.

Retain right hand front door in situ and encapsulate internally.

Impact: The partition is later 19th century in date, installed when the property was split into two cottages.

Reversibility: The partition could be reinstated, if required.

Mitigation: N/A

Compensation: N/A

Outcome: The removal of the partition in this position is not controversial.

FIRST FLOOR INTERNAL CHANGES

Drawing 24005-PL-12

Bedroom 2 – Strip out present stud central partitions. Build new enclosure walls and install shower en-suite. Encapsulate fireplace.

Impact: The works are not likely to be impactful upon existing structures (this consideration excludes the opening for the new southern extension, which is addressed later in this report).

Reversibility: The area will be altered to a thoroughfare and so there is no evident plan to consider returning the area to a utility.

Mitigation: N/A

Compensation: N/A

Outcome: The removal of the units themselves is not considered controversial.

PROPOSED SOUTH EXTENSION

Drawings 24005-PL-12, 24005-PL-14, 24005-PL-15

Impact: The primary element of impact will be the demolition of a small double privy outbuilding to the south of the house.



This outbuilding is fairly similar in style to the alterations within the main house and seem likely to relate to the conversion of the property, with one WC for one cottage and one for the other. These will have been the only sanitary facilities. The building has been a garden store/potting shed for a while. However, a single WC remains in situ, albeit replaced with a 1980s pan and cistern. It remains functional.

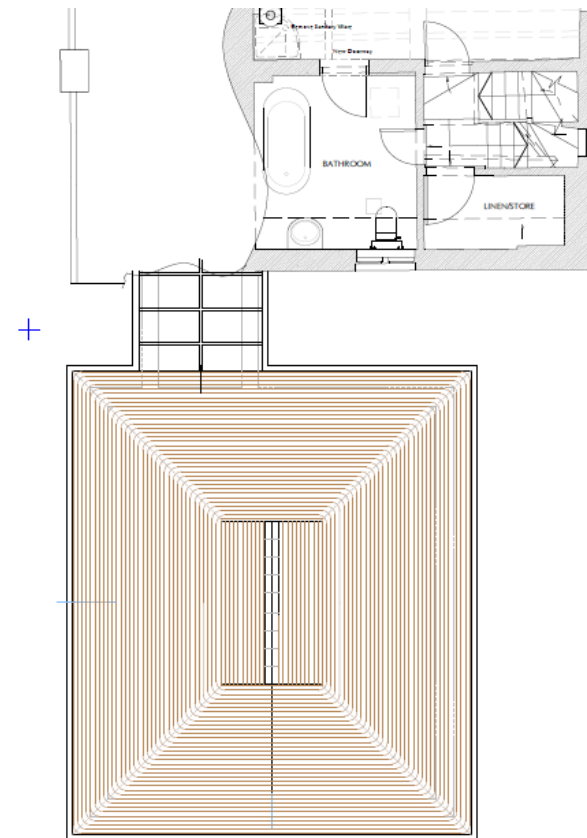
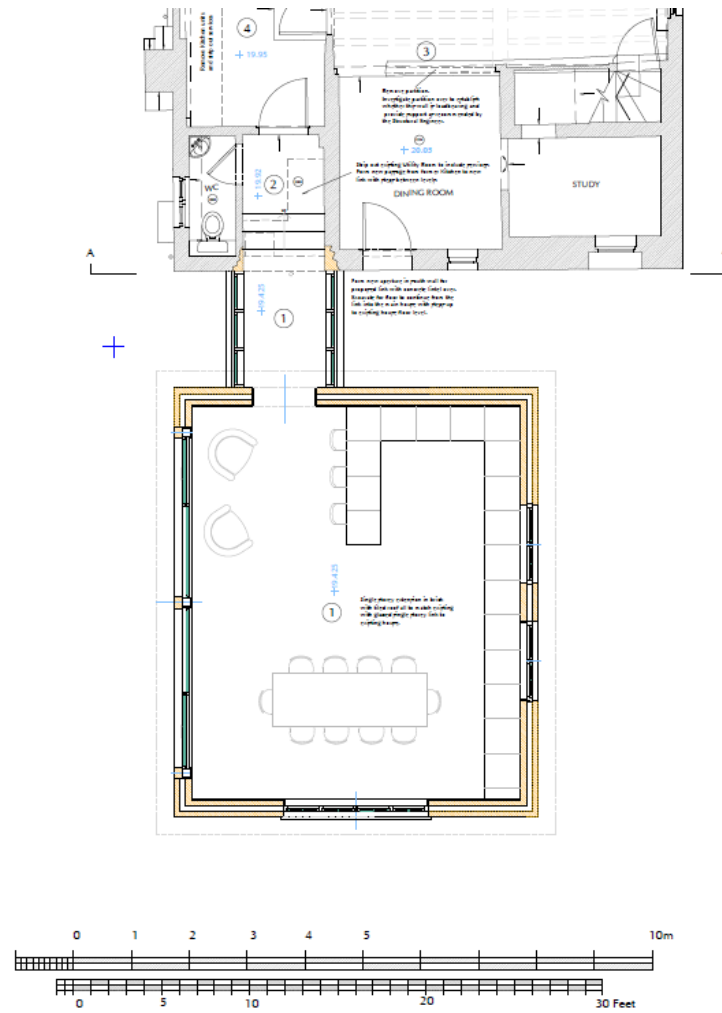


The removal of this outbuilding is not considered controversial in context. The unit is within the curtilage of the listed asset and will be subject to curtilage listing restrictions accordingly. However, its import in respect of the overall site is limited and its loss is not considered to affect the historicity of the asset adjacent.

The extension of the property is designed to be subservient and 'link detached' to allow for differentiation and understanding. The arrangement is clear in respect of the original building, its shape and form etc. as this may be compared with the extension itself. In massing and dominance, the extension is distinctly smaller and not obtrusive.

The position is on the far side of the building in relation to the approach lane, other buildings, and general views.

To achieve the connection, a new opening will need to be made in the flank wall of the later outshot (image below) to allow for passage to the new extension.



This will result in the loss of the brickwork to the door opening itself, the area of which is depicted in the image below.



The extension will have no further effect upon the structure of the main house and is situated at a distance that the foundation design will also not affect that of the main house.

In appearance, fenestration and other detailing will be directly complementary to that of the main house, providing visual uniformity.



The glazing to the rear is more substantial, but allows reading of the modern elements and reduces possible issues of overbearance.

Roofing is plain tiled and the shape of the roof is designed to partially reflect that of the main house.

Reversibility: The design of the extension is notable in that its removal would have little effect upon the main building and just bricking up the doorway provision to the flank of the outshot would be sufficient to remove trace in the future, if ever required.

Mitigation: N/A

Compensation: N/A

Outcome: The extension has been designed in a manner which distinctly minimises the physical and visual effect upon the listed asset. Its visual aesthetic is complementary and in form and dominance it is suitably subservient. Architectural detailing is appropriate. Whilst some loss of fabric is to be expected, the loss is proportionate and reasonable, especially in light of the overall design and facilitation for reversability.

9. ASSESSMENT OF HERITAGE SETTING

A further assessment of the impact of the proposals on the setting of THE heritage asset has been carried with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'.

These alterations relate only to the proposed south extension. There are already outbuildings on this site, though smaller and though 'precedent' cannot be cited in relation to units on the site, the addition of the kitchen extension in this position does not overly dominate, or supersede the primary asset and neither does it affect the reading of the asset in its setting.

The volumetric massing is proportionate and not disruptive to the visual experience and keeping the roofline shape complimentary to the primary asset softens any visual impact.

The property is at the end of a long trackway, well away from the road and well away from overlooking property, reducing the impact of the addition. The south end of the building is also the opposite side from the entry trackway and other possible footpaths and tracks where the property could potentially be viewed.

In general, the proposals neither distract from the impact of the heritage assets nor detract from their level of interest in respect of the measurement of enhancement under the national planning policy framework.

10. POLICY ANALYSIS

The National Planning Policy Framework was updated in December 2023 and, reflecting this, assessment of policy is as follows.

Section 16, paragraph 200

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

This document outlines the historic significance of the curtilage listed asset, as may be required. The assessment of the proposals is proportionately detailed and appropriate for the nature of the two buildings and the works outlined.

Section 16, paragraph 201

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

The above document should be considered in light of the above.

Section 16, paragraph 208

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Proposals involving alteration of a heritage asset inevitably lead to some degree of loss or change that must be proportionately measured and assessed.

11. CONCLUSION

This is intended to demonstrate that there is sufficient information, subject to detail, to comprehensively understand the impact of the works on the character of Bramblehill Farmhouse, and that the consequence of the proposals has been considered against numerous indicators.

11.1 Bramblehill Farmhouse is an example of a modestly important listed building. The building, despite conversion in the late 19th century, still warrants investment in its infrastructure, but with the need to balance the need to carry out works with the need to consider conservation, preservation, and the legality of design and execution.

11.2 The proposals result in very minor effect upon fabric from the later 19th century extension elements and moderate change to outward appearance. However, the impact on the setting of the building is not considered to be in danger.

11.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the historic evolution of the building in forthcoming years. This, however, is acknowledged as being subjective.

This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

11.4 The proposals are consistent with the objectives set out in the National Planning Policy Framework stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – the property remains in use as a residential house and given the design and execution of the proposals, this will be able to continue with no great effect to the asset.

11.5 The proposals retain the historic character, significant features and heritage values attributed to the listed buildings.

11.6 Following a site visit, applicant, and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation in terms of minimum intervention, reversibility and impact.

11.7 In summary, it can be considered that the proposals and works carried out to date present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

- a. There is sufficient information comprehensively to understand the impacts of the proposal.
- b. The proposal would not materially harm the values of the asset.
- c. The proposals aspire to a quality of design and execution which may be valued now and, in the future.
- d. The long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.

11.8 It is therefore recommended that the proposals are permitted subject to any conditions materially applicable.



Richard Pocock MSc MRICS
Desbruslais Chartered Surveyors
07430 771756
richard@desbruslais.co.uk

Appendix I

TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected.

2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

4. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

Appendix II

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1354924**

Date first listed: **11-May-1983**

List Entry Name: **Bramblehill Farmhouse**

Statutory Address 1: **BRAMBLEHILL FARMHOUSE, SELSFIELD ROAD**

Location

Statutory Address: **BRAMBLEHILL FARMHOUSE, SELSFIELD ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **West Hoathly**

National Grid Reference: **TQ 34294 34523**

Details

WEST HOATHLY SELSFIELD ROAD 1. 5405 Bramblehill Farmhouse TQ 33 SW 6/521 II

2. C17 or earlier timber-framed building, completely refaced externally in the C19 with red brick on ground floor and tile-hanging above, with brick modillions between. Half-hipped tiled roof. Small gable. Casement windows. Red brick chimney breast. Two storeys. Four windows.

Listing NGR: TQ3429434523

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **302856**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.