

Keysford Barn

DESIGN AND ACCESS STATEMENT

Revision A - May 2025

Introduction

SITE SUMMARY

- Keysford Barn falls within the curtilage of the listed house Keysford.
- The original listing from 1957 refers to Old Keysford, which in plan refers to the L shaped house to the southwest of the barn and outbuildings. However the property was divided into two dwellings called Keysford and Old Keysford Hall.
- Old Keysford Hall is a separately owned property and does not form part of this application.
- The application property falls within Mid Sussex District Council.
- The application property is located within Flood Zone 1.

INTRODUCTION

Keysford Barn is ancillary outbuilding that sits within the grounds of Keysford. It can be accessed via a shared drive to the west of Treemans Road, south of Horsted Keynes centre.

The barn is timber framed barn with weather board external cladding that sits on red brick plinth. More detail of the heritage and archaeology can be found within the accompanying report.

The following pages highlight the current state of the existing site and the buildings within it. The upgraded proposals address the initial pre application feedback as well as taking on board the historic information found in the accompanying archaeology documents by AS Lewes.

USE

The main barn we wish to convert is currently used for storage. We hope the new conversion will allow the barn to become ancillary space to serve the main house.

The adjacent 20th century addition to the south of the barn serves the pool, as a pool outbuilding.

The stables to the north of the main barn is currently used for storage only.

AMOUNT

Main Barn

The proposal is to renovate and restore the existing barn back into ancillary space for the main house, it will accommodate an entry lobby, living space and two bedrooms one with an en-suite and a family bathroom. The proposal includes the following:

- +Remove later addition external cladding and re-clad all walls with existing or improved feather edged weather board cladding to include insulation enabling internal time frame to remain exposed.
- + Allow to remove and improve the existing barn roof to accommodate proper insulation to enable decorative timber structure to remain in tact.
- + Allowance to create ground floor and first floor bedroom.
- + Allowance for a new stair leading from middle section of barn into mezzanine level.
- + Allowance for a new external door on southern elevation.
- + Allowance for one fixed window to infill existing barn door opening.
- + Allowance for a glazed casement door to access living area from external patio, landscaped area.

LAYOUT

The layout of the existing barn and southern outbuilding can be viewed on the accompanying survey drawings. The proposed scheme can be found on the accompanying As Proposed drawings.

SCALE

In order to retain the exposed timbers internally, there must be a slight increase to the ridge level of the barn to allow for the build up of new insulation.

LANDSCAPING

Minimal hard landscaping is proposed to the western elevation / courtyard area. Only a few steps will be added to allow users to safely navigate in and out of the new barn. See the proposed site plan for more details.

APPEARANCE

The barn will retain its natural feather edge cladding with red brick base. New insertions of glazing and its framing will form a natural oiled finish.

The external door leading to the entrance lobby will be a solid timber door, finished in a natural oiled finish.

The conservation roof-lights will be finished in a black metal frame.

ACCESS

The proposal aims to retain the existing vehicle entrance from Treemans Road.

HERITAGE STATEMENT

See accompanying heritage statement for this project.

SUSTAINABILITY

Sustainability is at the heart of this project and it will be sustainably retrofit using natural breathable insulation and other materials to sensitively upgrade the barn whilst retaining some of its historic charm.

All new lighting will be of low energy type and baffled to prevent light pollution.

Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers and low flush cisterns.

Aerial View



BING MAPS AERIAL VIEW

Existing | Site Conditions



Rear (West Facing) Elevation



Front (East Facing) Elevation



Side (South Facing) Elevation



Rear (West Facing) Elevation



Side (South Facing) Elevation



Rear (West Facing) Elevation



Side (South Facing) Elevation

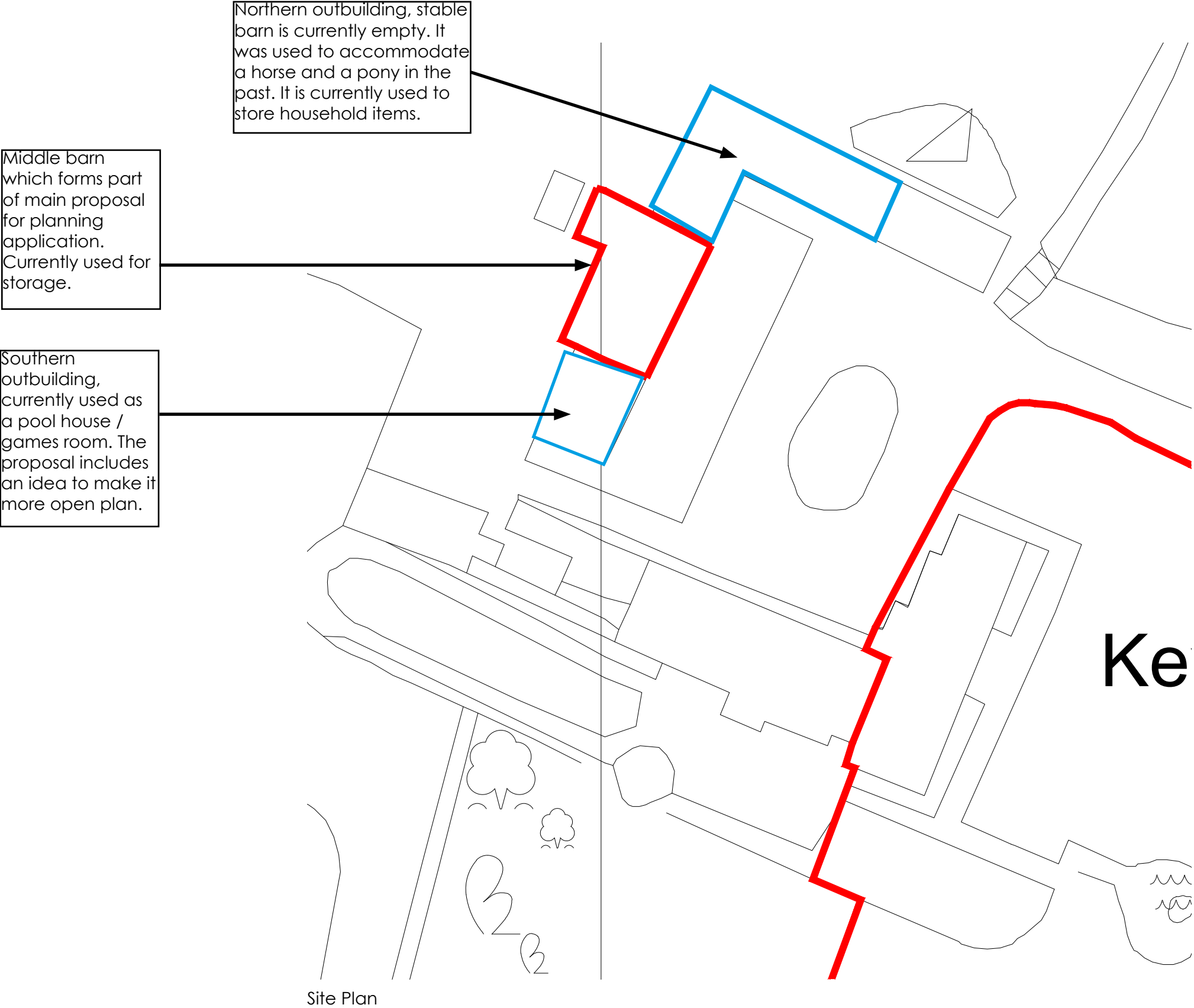


Rear (West Facing) Elevation



Internal View

Existing | Site Plan / Building Uses



Existing | Plans

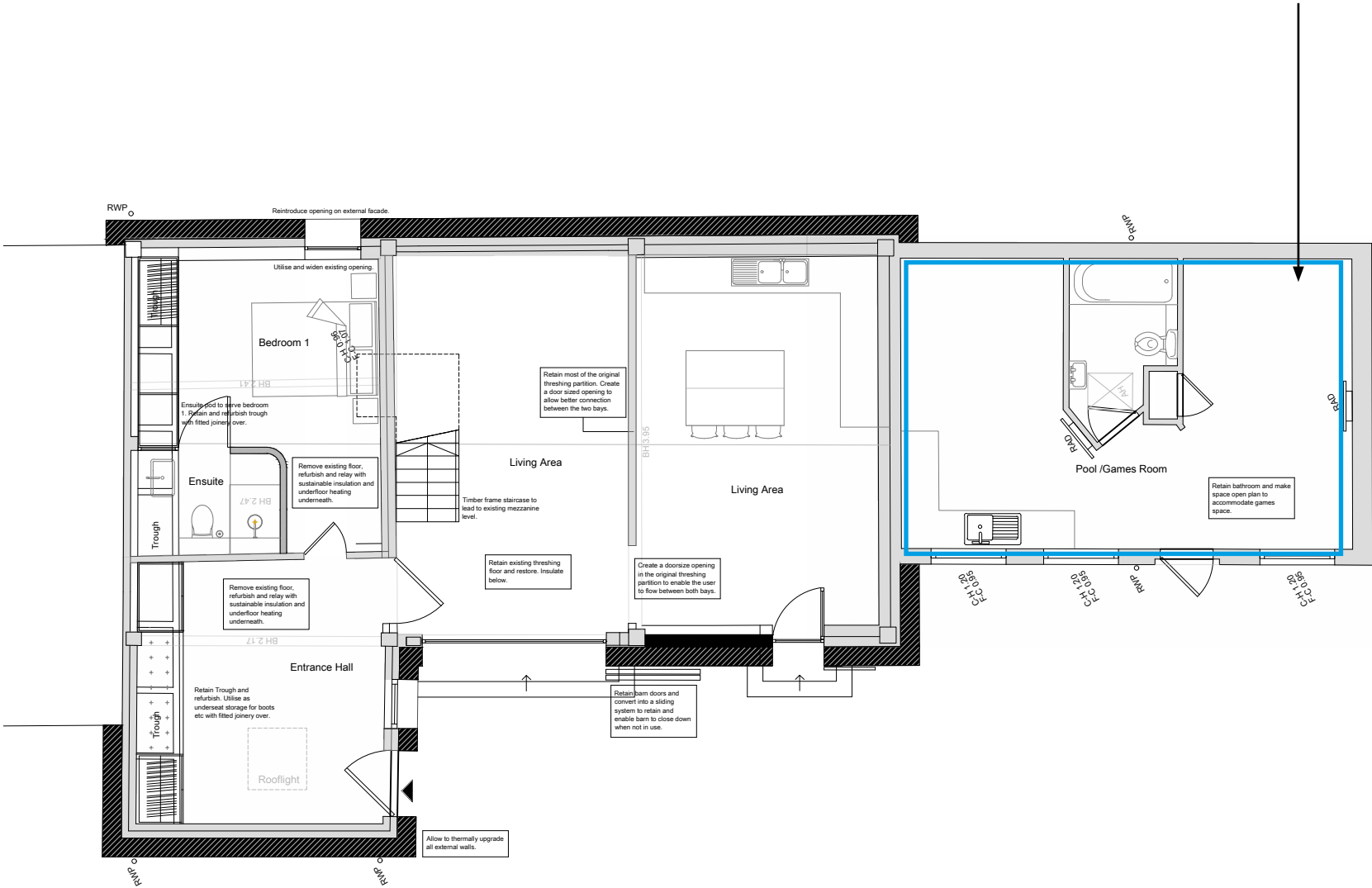


Proposed | Plans

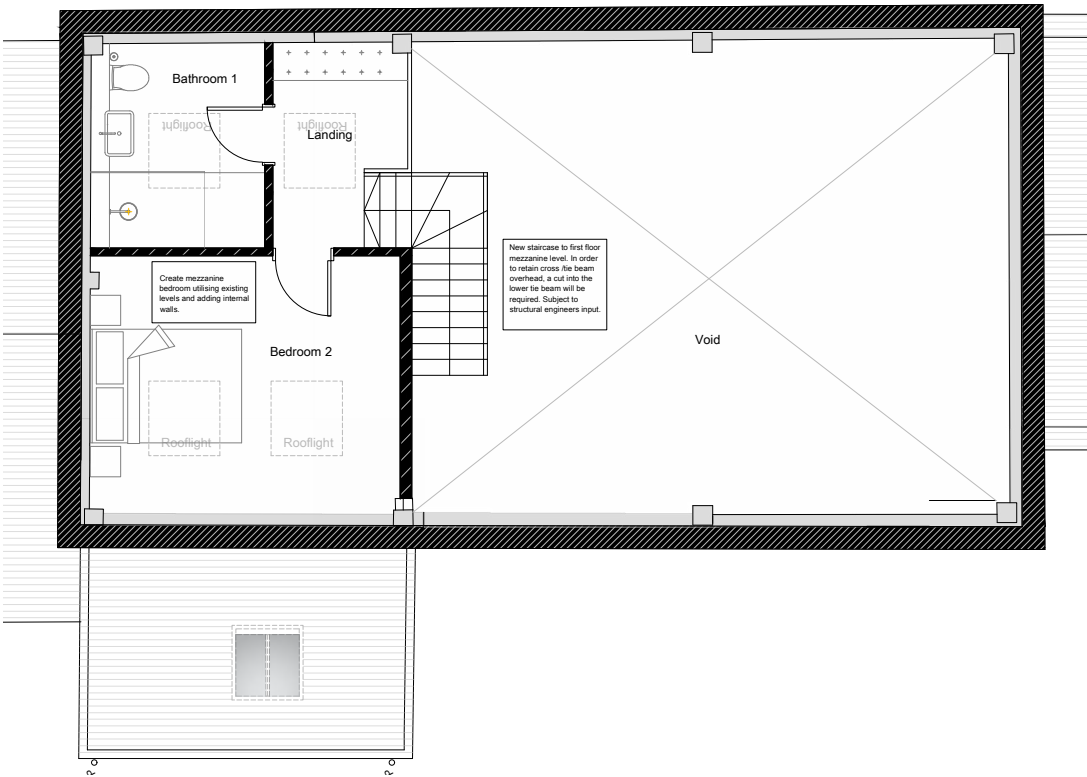
The proposal intends to retain as much of the barn layout as possible. The new additions / partitions are as follows:

- New ensuite to ground floor bedroom.
- New stair leading to existing mezzanine.
- New bathroom and bedroom at first floor enclosed.

In addition to the main barn we would like to propose to remove some internal walls to the later addition extension in order to allow for a more flexible pool / gym room space.



Ground Floor Plan As Proposed

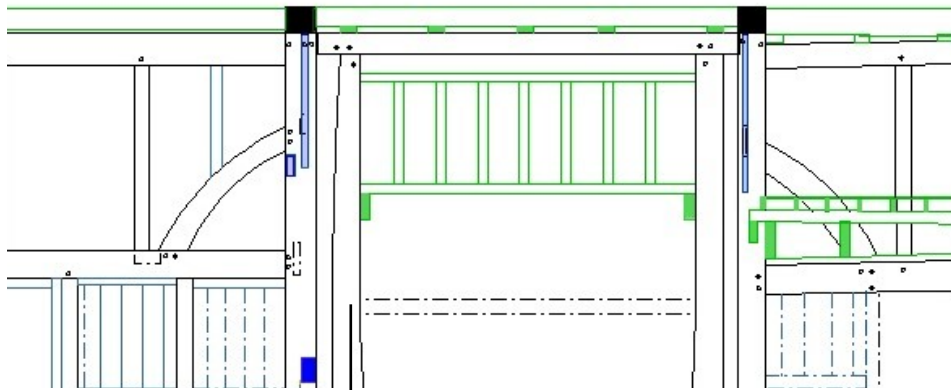


First Floor Plan As Proposed

Details | To be retained



Internal east facing elevation



Retain timber mullions above barn door. We would like to propose a fixed glazed window to over-sail the historic mullions to allow more light into the space.



Retain timber slides to help retain historic narrative. As the external wall will become thicker during its thermal upgrade we hope the window frame will sit in front of this detail and to enable it to remain internal.



Retain 'makeshift mullion window' to and ovolo moulding to retain the expose the character and evolution of the building. Allow for a timber framed casement window to sit in front of the existing timber framing to allow for ventilation into the new space.



All roof timbers and structure to remain in fact.



Create an opening within the threshing partition but retain raking shores that are mortised into historic post.

Planning Refusal 2024 | Case Officers Comments

Summary of main points from Case Officer.

The proposed internal and external alterations would result in a significant level of harm to the special interest of the curtilage listed barn and the positive contribution which it currently makes to the setting of Keysford/Old Keysford Hall and there are no public benefits that would outweigh this harm. Therefore the proposal is found to be contrary to District Plan Policy DP34 and the relevant NPPF guidance.

[Noted.](#)

Planning Policy

DP34 Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

[Noted. We believe by engaging with Archaeology Services Lewes \(ASL\) we have gained a detailed understanding of the curtilage listed Keysford Barn and as such have developed a proposal that retains the historic charm of the barn whilst making the necessary upgrades needed to preserve and extend the life of this beautiful building.](#)

[We have also made careful considerations in the materials we intend to use and how we intend to thermally upgrade the barn.](#)

Summary of main points from Conservation Office following recent pre application.

We do not have before us as part of the current proposal a historic building assessment which would establish the date of construction and subsequent sequence of alterations to the barn, allowing an informed assessment of its level of interest and the significance of its features. This is unfortunate as the current pre application proposal, which is for conversion of the barn to form ancillary accommodation to the house at Keysford, follows on from refusal of planning and listed building consent for a similar proposal. During the course of these applications, the lack of a suitable evidence base was highlighted as an issue, but this has yet to be addressed.

[Noted. It is important to note that the barn application was granted planning approval in both 2007 and 2011, with all necessary heritage information provided at the time. The issue of heritage was only raised upon resubmission of the application in 2024. We trust that the accompanying heritage report by AS Lewes now offers a comprehensive Archaeology Assessment to meet the required standards.](#)

Notwithstanding this, during the course of a recent site meeting, a number of issues with the scheme as submitted were identified, including the scope of the proposal, which was for two bedrooms, whereas it was suggested that one bedroom would be more achievable, the resulting excessive level of proposed interventions to the plan form and internal volume of the building, which included introduction of a second mezzanine, the need to consider the impact of the proposals on features of interest including the surviving threshing floor, and the unacceptable impact on the fabric and appearance of the building from proposed new or altered openings.

[Noted. We have worked with ASL Lewes to establish the archaeological time-line and the additions we are making will affect 20th century later additions only. The revised proposals include retaining and refurbishing the existing threshing floor and threshing partition. We will utilise existing openings only.](#)

Subsequent to this meeting, we have received revised plans which attempt to address these issues. In general, the amendments which have been made

appear positive. However, some issues do remain which should be addressed by a formal application:

- Externally, the number and size of roof-lights especially to the western roof slope may be of concern. Roof-lights should be set between rafters, without loss of fabric, and should not be of such number or scale as to clutter the characteristic uninterrupted sweeping roof slopes of the building. All roof-lights should be flush fitting, metal framed conservation style roof-lights.

[Noted. We now know through ASL's report that a mezzanine level did exist within the southern barn, however the revised proposal is to utilise the existing mezzanine only. The number of conservation roof-lights has reduced to 4. The historic report explains that the roof has undergone multiple changes and thus the current roof timbers are non original. Therefore we are proposing to make cuts within the timbers to accommodate the proposed roof-lights.](#)

- Detail of the proposed glazing to the existing openings should be provided with a formal application. How does this relate to the existing fabric around the openings concerned? How does it relate to features of interest around these openings such as latches, or the grooved timbers adjacent to the barn doors which originally held boards to contain grain on the threshing floor? How are the retained solid timber doors to relate to the internal glazing? All of this should form part of a more detailed proposal, based also on the findings of the above mentioned historic building assessment.

[Noted and if approved we would anticipate this level of detailing forming part of the conditions as part of the planning decision.](#)

- The proposal shows the enlargement of an existing opening to the eastern elevation, which is currently only visible internally as it is boarded over. While I would not object to the reopening and glazing of this aperture, its enlargement may prove contentious, particularly if original fabric is affected. It is difficult to see this opening clearly on its internal side at the moment, due to shelving in front of it, but any features relating to the previous use of the building such as metal bars should be retained.

[Noted. In order to ensure the room is usable we will require an opening that will allow ample ventilation](#)

Pre Application | Case Officers Comments

into the space and make it a usable room. There are currently no glazing bars within the aperture.

- The proposal also shows the enlargement of the opening next to the door to the southern side of the western out-shot to the building. This opening appears to have been fitted around a reused leaded casement- this 'make do and mend' approach, reusing materials from elsewhere, is typical of alterations to traditional agricultural buildings and in my opinion adds to the character of the barn. I would recommend that this existing window is retained and re-used- possibly in conjunction with secondary glazing- rather than replaced. The enlarged opening also, in my opinion, has a domestic character which detracts from the special interest of the building.

Noted. Although a later addition we are proposing to retain the window and install secondary glazing behind it.

- The existing door to this elevation, which it is proposed to replace, is also of some character with its long strap hinges. Subject to the findings of the HBA I would also recommend that this door is retained, repaired and reused rather than replaced. A similar approach should be taken generally with existing doors where they are of character or interest.

Noted. ASL Lewes has determined this door to be of 20th century origin or later. We are proposing to reuse the door as part of bedroom 1 as it is of historic interest and we will replace it with a more robust external door finished in a natural oiled timber to match the feather edge weatherboarding.

- Internally, although the proposed new mezzanine to the southern end of the building has been omitted, a second bedroom and a bathroom above the existing mezzanine floor remain part of the proposal. This entails enclosing this space, which will impact adversely on the internal volume of the main space within the barn, and on the current appreciation of the building's original form and dimensions. This aspect of the proposal should be omitted, and the space above the mezzanine retained as open onto the main volume of the barn- I would have no objection subject to detail to the introduction of stairs and a rail of an appropriate design which would allow the use of this raised area as part of the proposed living space. If further

enclosed space is required, the applicant could perhaps consider incorporating the existing adjacent annexe accommodation to the south of the barn, currently as I understand proposed as changing space for a swimming pool, into the scheme. Sectional drawings illustrating any works to the mezzanine area should be provided.

Noted. Following the report from AS Lewes, we now understand that the partition and floor to the mezzanine area is a later addition from the 20th century. With this in mind, we would like to retain the enclosed first floor bedroom and bathroom to accommodate more sleeping arrangements.

- Internally the proposal to work more with the existing plan of the building, and to retain key features such as the threshing floor, the floor finishes to the areas under the mezzanine and within the western out-shot, and the feeding troughs within these spaces, is welcomed. Further detail of these aspects of the proposal should be submitted with any formal application, and in general the retention and reuse of internal features of interest should be guided by the findings of the HBA, which may identify other areas of concern. For example, at present the removal of the existing part height partition between the central threshing floor bay of the barn and the southern bay is proposed. However, subject to the HBA I consider it likely that this partition will be regarded as being of some interest in terms of the narrative of the building and its evolving use, and should be retained at least in part.

Noted. The archaeological interpretive survey, confirms that the threshing partition is a later addition that has two phases. Therefore we propose to retain the majority of this partition as part of the revised scheme.

- Any formal application should include typical detail of the manner in which it is proposed to introduce insulation to walls, roof and floor of the building. This should be detailed with a view to retaining fabric and features of interest- for example the timber framing to the walls and roof of the building should remain exposed to view, as this is such a key component of the character of the building. Likewise the introduction of insulation beneath existing historic flooring will require careful consideration. Given the importance of this to the practicality of the scheme and its acceptability in listed building terms I would expect to see this detail as part of an application, rather than by condition.

Noted. We will have provided some ideas as how we would approach the upgrading of the floors, walls and roof and have indicated a thickness of 300mm to the external walls and as well as a raised ridge. With the hope of retaining the exposed timber frame internally.

Thermal Upgrades

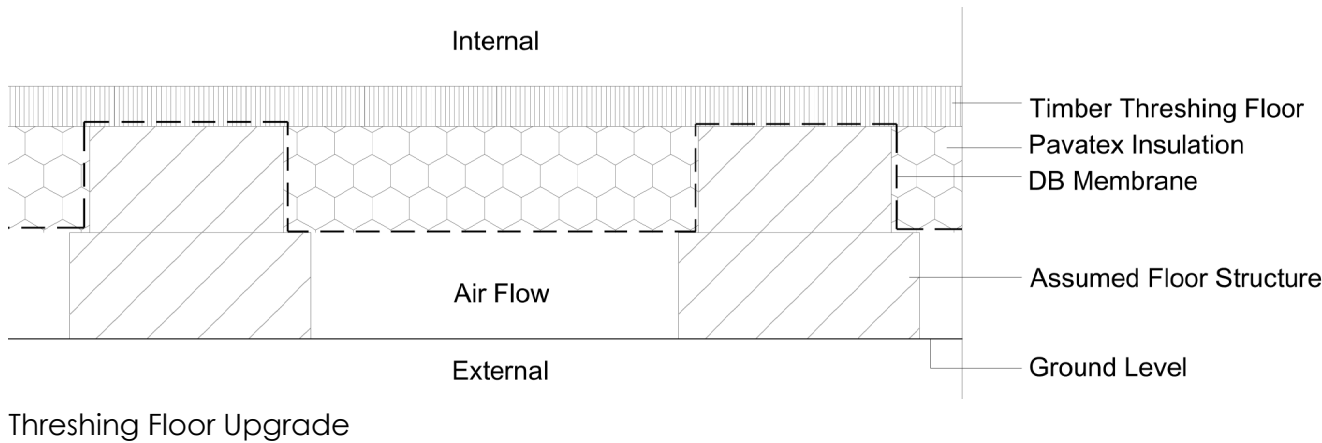
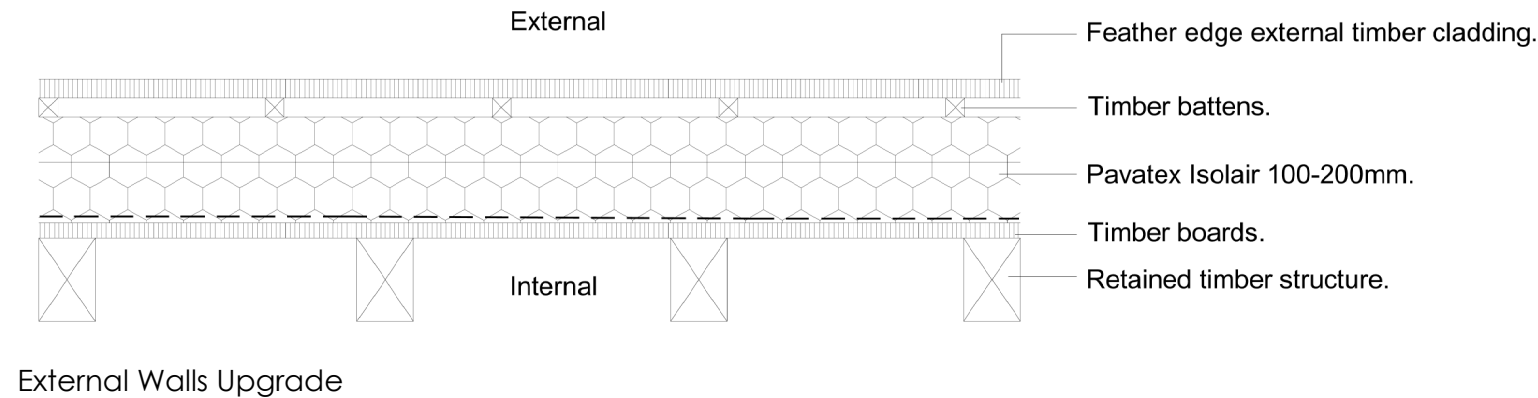
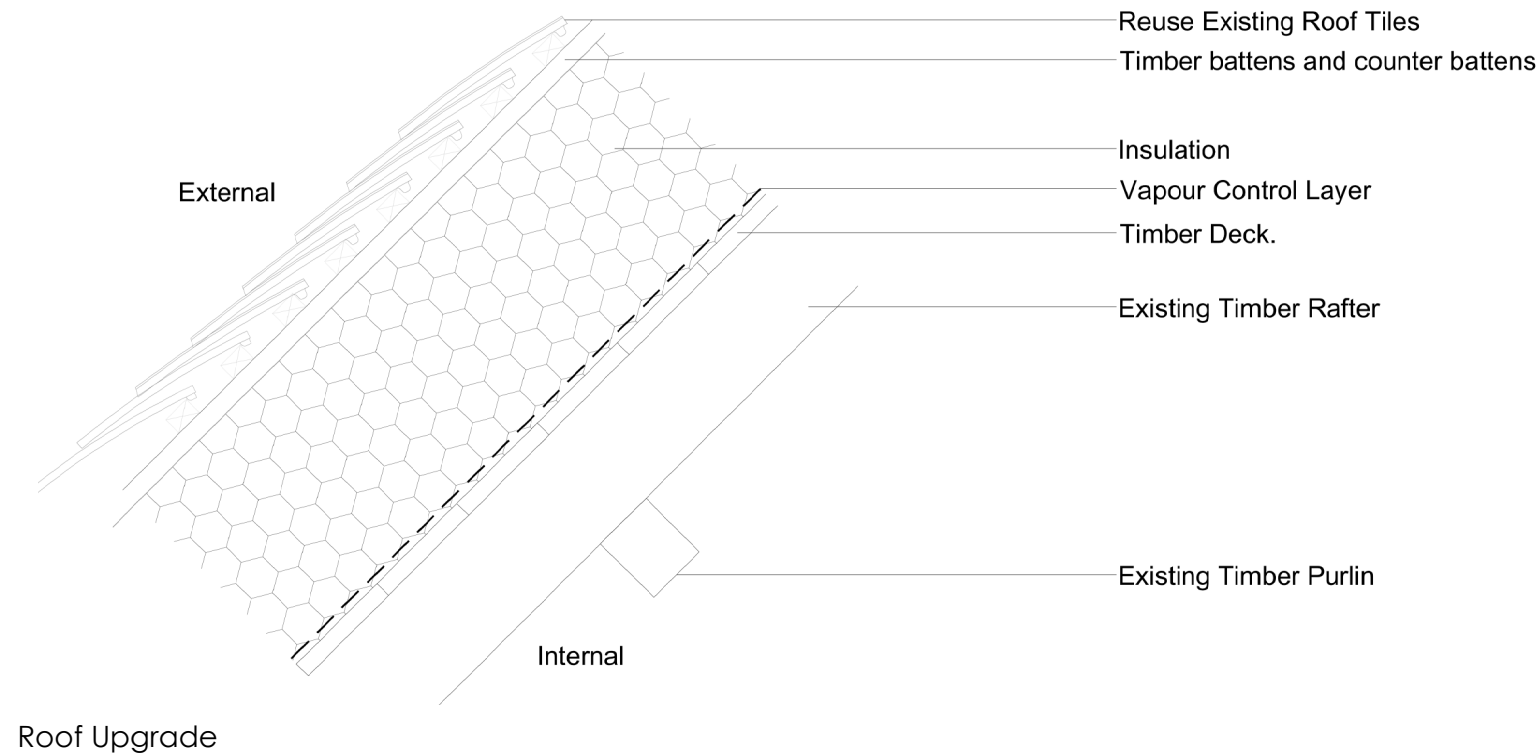
THERMAL UPGRADES

In order to retain and expose the internal timber frame we must insulate the roof and walls externally. This will involve a deeper wall build up and a raised ridge. See details opposite and the proposed planning drawings for more detail.

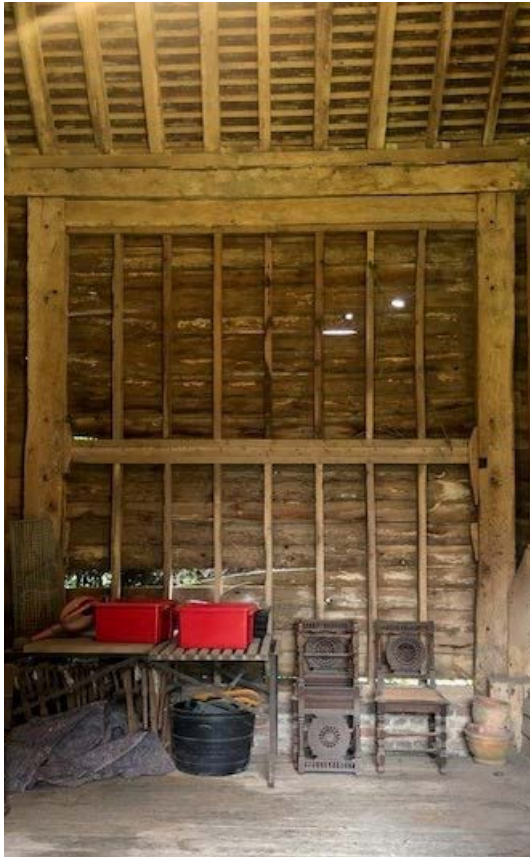
Where possible we aim to use breathable insulating materials such as Pavatex and inditherm.

Insulating the floor may prove trickier given the historic nature of the threshing floor. However in order to restore and make this barn usable it is important that we insulate the floor. We are proposing to carefully lift the threshing floor and insert a D3 membrane between the floor structure where the Pavatex insulation can sit and then relay the threshing floor on top.

Underfloor heating has not been investigated with this option.



Proposed Materials



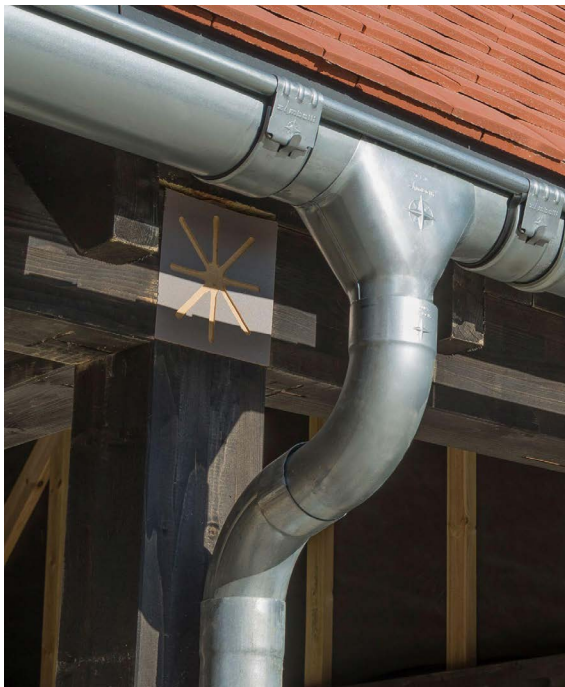
Retain internal exposed timber aesthetic and timber threshing floors.



Repair and make good any existing feather-edge timber cladding.



Black Conservation Roof-lights



Galvanised Rainwater Goods.



Pavatex Wall and Roof Insulation



Indietherm Floor Insulation

Conclusion

This planning statement provides a comprehensive explanation of the existing condition of Keysford Barn and outlines our carefully considered proposal to convert the structure into ancillary accommodation, comprising two bedrooms and an open-plan living area.

The proposals presented throughout this report have been developed with a strong emphasis on additional sensitive detailing and informed by in-depth historic research. These considerations have been instrumental in shaping a design that not only preserves the barn's character but also enhances its architectural integrity. We are confident that this approach will breathe new life into the currently dilapidated structure, securing its continued use and conservation for future generations.

In light of the thoughtful and respectful approach taken, we trust the application will be met with positive consideration.