



HB Archaeology & Conservation Ltd

MINOR INTERIOR ALTERATIONS TO BARLANDS, THE STREET,
WARNINGLID, WEST SUSSEX, RH17 5SZ

(NGR: TQ 24636 25554)

HERITAGE STATEMENT & IMPACT ASSESSMENT



COMMISSIONED BY
MR. & MRS. HILLARY

REPORT NO. 2024582/2
August 2025

Prepared by Maggie Henderson

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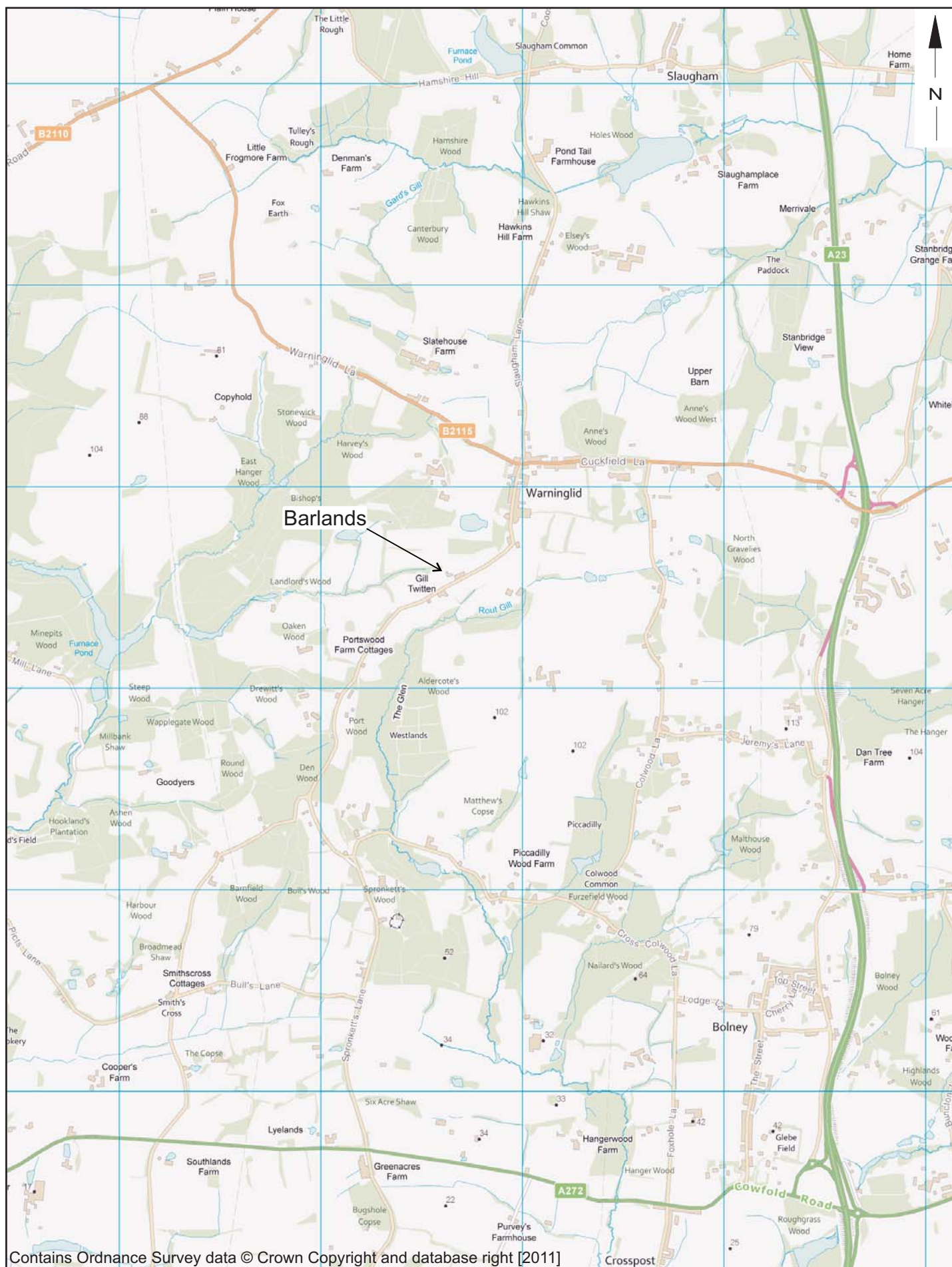
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Appendix 1:	List Entry Description
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© HB Archaeology & Conservation Ltd		Barlands, The Street, Warninglid, West Sussex, RH17 5SZ	Figure 1
Project Ref: 2024582	November 2024	Property Location (NGR TQ 24636 25554)	
Drawn by: mh			
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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Mr and Mrs Hillary to prepare a heritage statement and impact assessment to accompany an application focusing upon two minor alterations to the ground floor layout of Barlands following on from queries raised in a pre-application response from Mid Sussex District Council.

2.0 SCOPE & METHODOLOGY

2.1 Previous Work – The Farmhouse

- 2.1.1 A heritage statement had been prepared by the author for the main house at Barlands in 2015 (HBAC Report No: 2015197). The following heritage statement is based on the 2015 report, revised to include an impact assessment for the current scheme, focussing upon two areas of alteration within the ground floor of the house

2.2 Keyhole Investigations

- 2.1.2 Keyhole investigations were carried out to reveal the fabric of the stub wall and partition wall within bay 5 at the west end of the house. Targeted investigations were also undertaken to the partition on the line of the T5 truss: this revealed brickwork behind the dry-lining system.

3.0 LOCATION

- 3.1.1 Barlands is situated to the southwest of the village of Warninglid (Figure 1). The property is bordered on its southern side by The Street, on its eastern side by the remains of the former associated farm group and on all other sides by fields. The setting is very much a rural one, the irregular pattern of enclosed fields interspersed with tracts of well established woodlands that are denser to the west and south of the property.
- 3.1.2 The house is set back from the road (The Street) behind gardens. Access is via a driveway situated to the west of the house, the drive sweeps round the gardens to an area of hard-standing/parking on the western side of the buildings. The current access leads to a raised paved courtyard between the rear (northern) elevation of the house and its historic (early 20th century) ancillary buildings, set parallel to it. A modern garage is situated to the north of the ancillary building on the eastern side of the parking area.
- 3.1.3 The house and ancillary building have an east - northeast by west - southwest orientation. For the purposes of the report the orientation of the buildings have been simplified to an east – west axis to ensure clarity within the text.

4.0 DESIGNATIONS

4.1 The Farmhouse

4.1.1 Barlands was first Listed as Grade II on the 11th of May 1983 (List entry number: 1181335). The building is described as 17th century or earlier in origin.

4.1.2 Historic England states the following in regard to List entries:

- This List entry helps identify the building designated at this address for its special architectural or historic interest
- Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building
- For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948

4.1.3 Further information can be found here: <https://historicengland.org.uk/listing/the-list/understanding-list-entries/>

4.2 The Ancillary Buildings

4.2.1 The ancillary buildings to the rear of the farmhouse are not listed in their own right, however, their relationship to the farmhouse and the fact that the buildings were constructed prior to 1948 indicate that they are curtilage listed and as such, afforded the same level of protection as the house itself.

4.3 Neighbouring Heritage Assets

4.3.1 Barlands lies beyond the confines of the Warninglid Conservation Area and is situated to the southwest of any other listed buildings in the settlement. The property does not sit within an Archaeological Notification Area and there are no Public Rights of Way that pass in close proximity to the property.

5.0 HISTORIC MAPS

5.1 Early Maps

- 5.1.1 The surveyor's draft Ordnance Survey map shows the property comprising an east - west oriented domestic range (shaded pink). A pair of probable ancillary building are shown flanking the house (shaded grey). The scale is insufficient to determine any further detail at this stage (Figure 2).



Figure 2: Ordnance Survey Surveyor's Draft c.1800

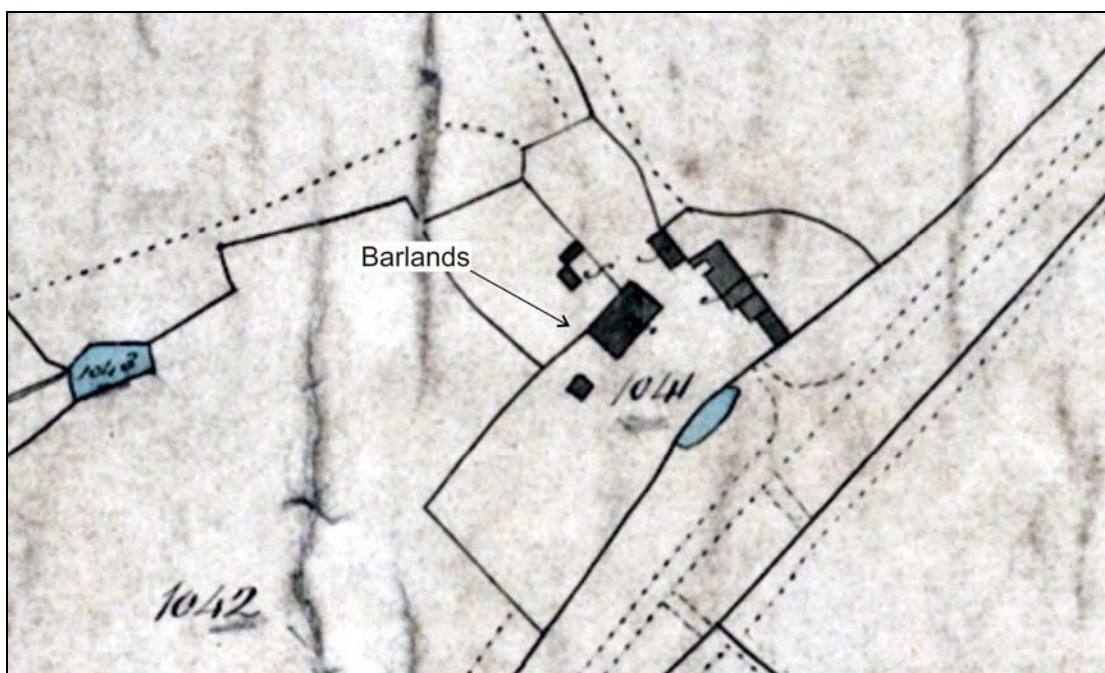


Figure 3: Extract of the Slaugham tithe map, c.1840

- 5.1.2 By the issue of the Slaugham tithe map in c.1840 the house is shown to a rectangular-plan abutted by boundaries extending west from the southwest corner of the house and north, just offset to the west from the northwest corner (Figure 3). The property had developed to include a series of farm buildings to the east laid out on a north – south axis, a pair of compact ancillary buildings to the north of the house set within their own enclosure and a small detached building to the west of the farmhouse (Figure 3). Two ponds are indicated, one to the south of the house, between the road and the property itself and another against the field boundary to the west of the house.

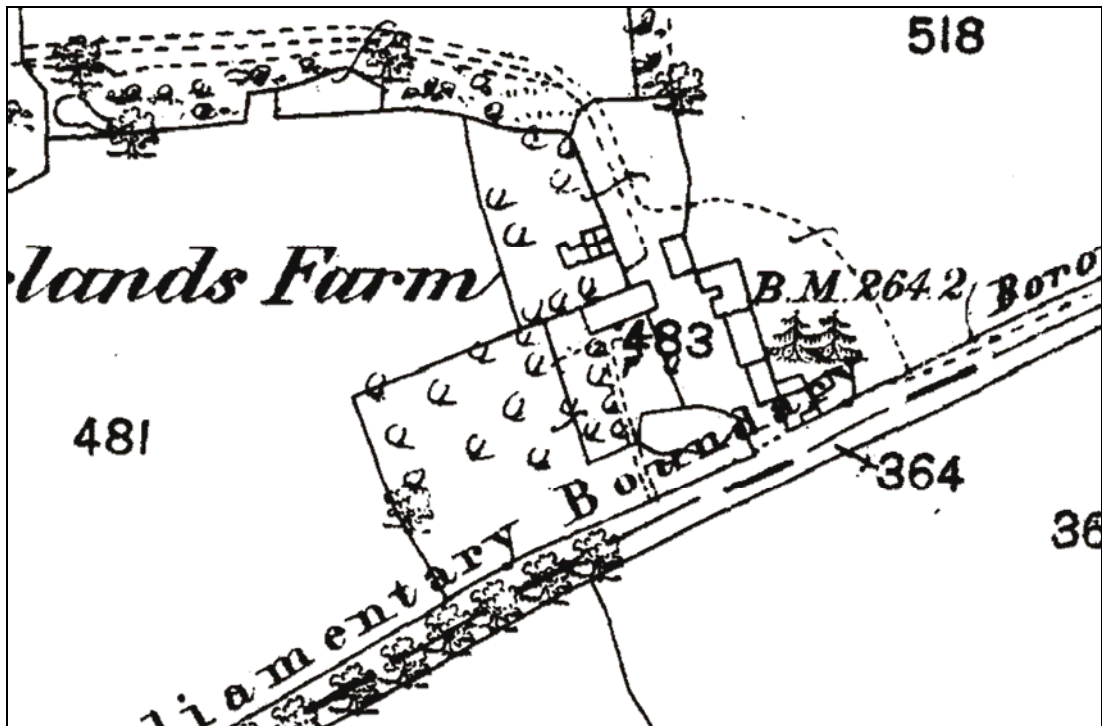


Figure 4: The first edition (1:2500) Ordnance Survey map, 1881

5.2 Ordnance Survey Maps

- 5.2.1 By the issue of the first edition Ordnance Survey map in 1881 (Figure 4), the property has been altered: the boundary on the south side has been realigned and the pond shown to the road side on the tithe map is now within the gardens and grounds of the house. The domestic dwelling, reached via a path leading directly to the principal (south facing) elevation of the building, just to the west of centre, had gained a further boundary, offset from its eastern end on the south side of the structure, part of the garden enclosure serving the house, distinct from the agricultural group to the east (Figure 4).
- 5.2.2 To the rear, the two ancillary buildings within their own enclosure have been replaced (or substantially rebuilt) to form a pair of adjoining structures an L-plan range and a series of linked compact enclosures that may represent pigsties (small enclosed shelters and associated yards or runs). The farm group to the east is broadly unaltered, and a new track has been added to the west between the farm buildings and the house.

By 1897

- 5.2.3 By 1897 the southern pond is no longer shown against the southern boundary of the property. The house is shown with a division to the west of centre indicative of two separate occupancies at this stage: this matches the subdivision within the two adjoining ancillary ranges to the north (Figure 5). The farm group to the east has been truncated; the adjoining L-plan ranges at the southern end removed. To the rear of the house, the small group of ancillary buildings retain the same footprint as that shown on the 1881 edition map (Figure 5).

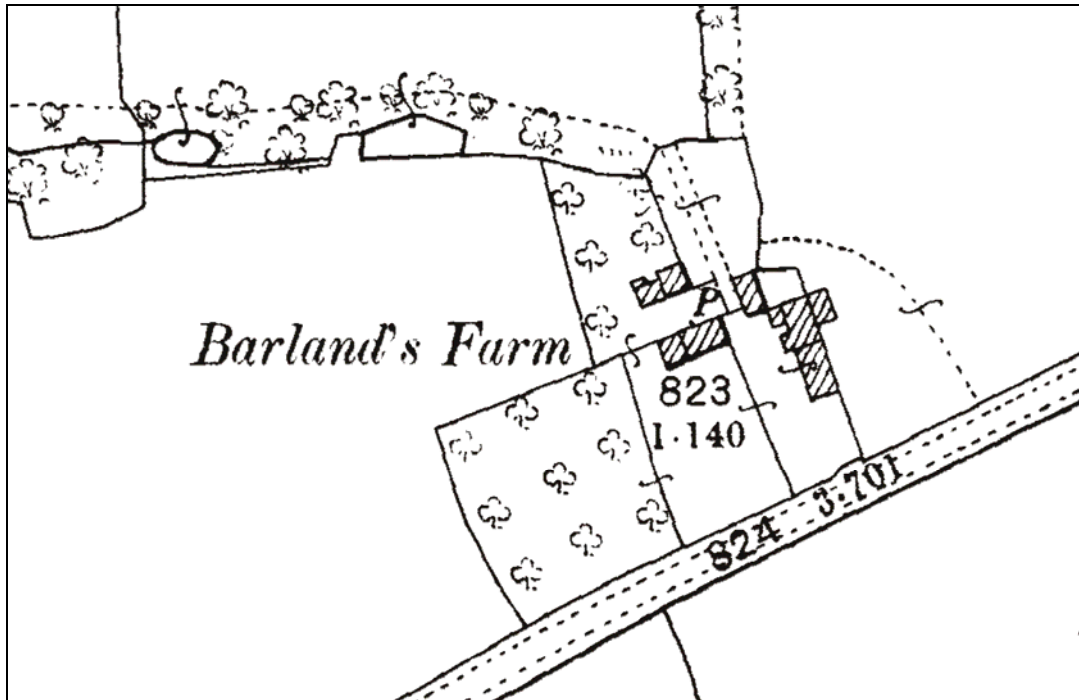


Figure 5: Extract of the first revision Ordnance Survey (1:2500) map, 1897

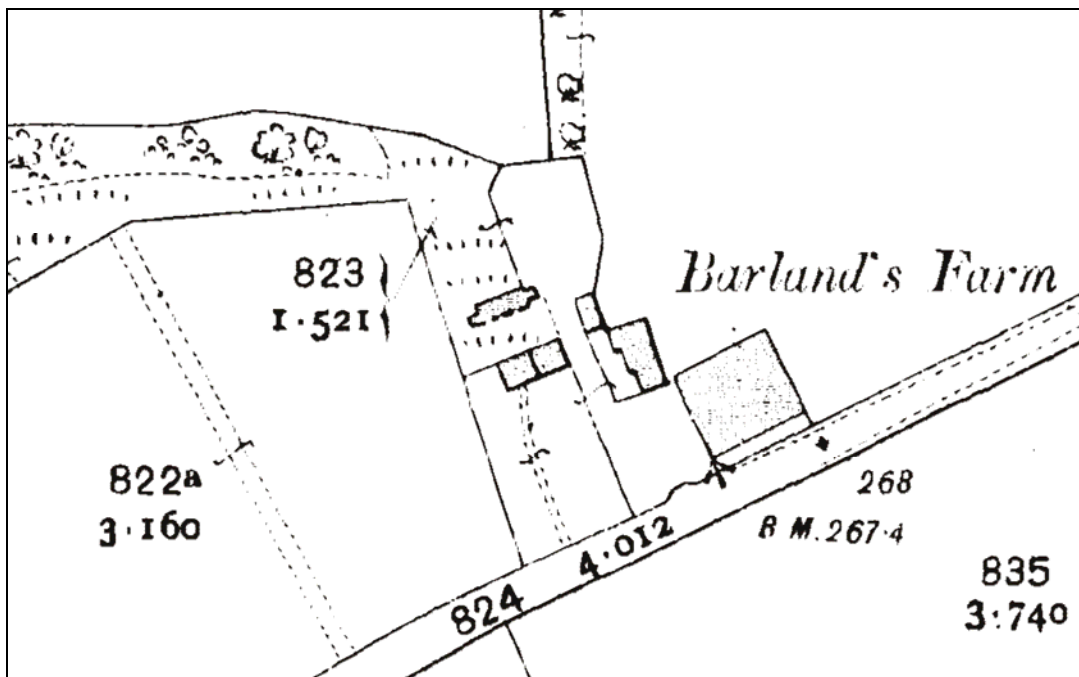


Figure 6: Extract of the second revision (1:2500) Ordnance Survey map, 1911

By 1911

- 5.2.4 The second revision Ordnance Survey map of 1911 shows the division within the domestic dwelling as central to the building (Figure 6). To the north, the small ancillary buildings had been replaced with a new coherent range on an east – west axis with what appears to include an open or partially open front on the southern side. The range includes two projecting lean-tos one at each of the end elevations while the rear elevation is now consistent and flush along its entire length.
- 5.2.5 The farm group to the east of the house had once again been altered, the original north south oriented range further reduced to a more compact footprint while the field to the east had gained a large square-plan agricultural building (Figure 6).

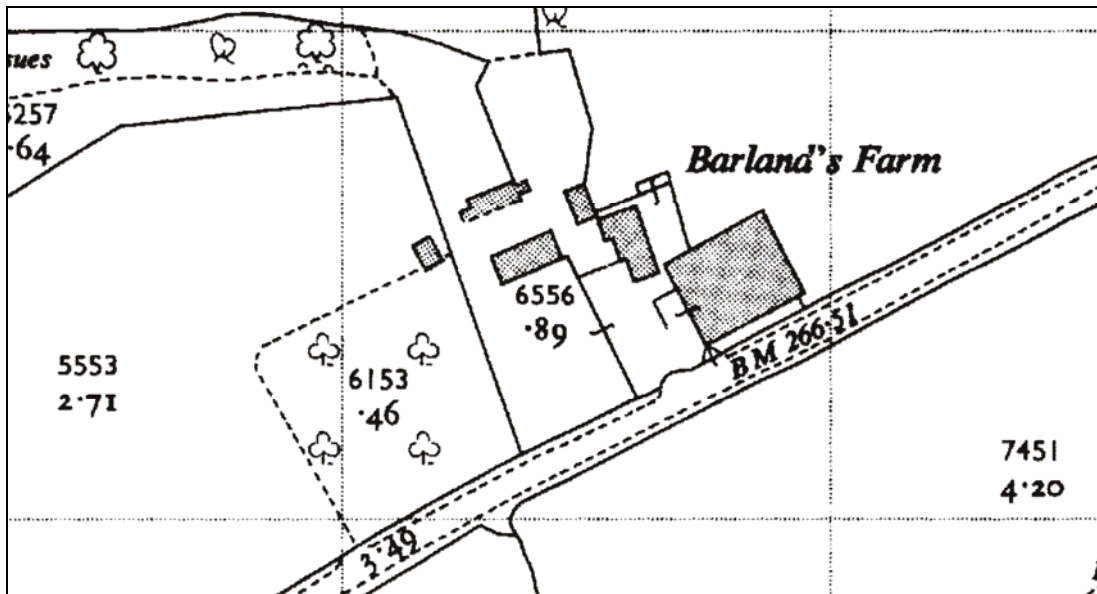


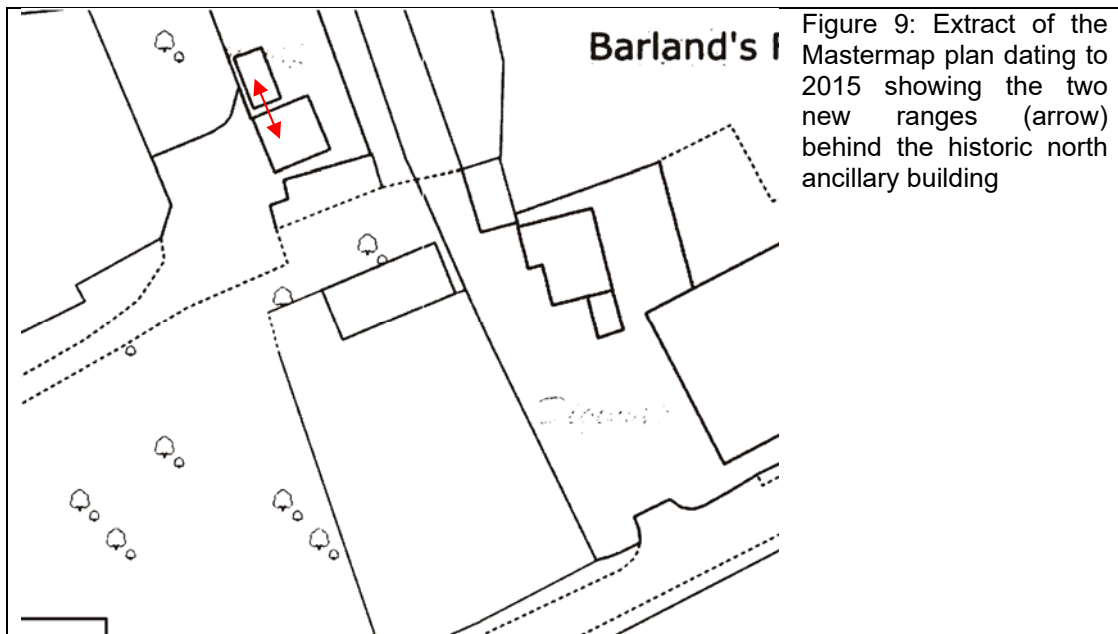
Figure 7: The first revision National Survey (1:2500) Ordnance Survey map, 1957



Figure 8: Google Earth image of the property taken in January 2001 showing the expansion of the modern farmstead to the east of Barlands and the additional buildings to the north of the domestic group

By 1957

- 5.2.6 Few external alterations are indicated on the 1957 edition National Survey map (Figure 7). The house had been reinstated to a single dwelling and the path leading up to the front from the road is no longer indicated. A new detached ancillary building is shown to the northwest of the house. The farm group remains broadly unchanged and the ancillary building shown on the 1911 edition map parallel to the northern side of the house retains its previous footprint and its open south front.
- 5.2.7 By 2001, the detached building to the northwest of the house had been removed and two new buildings had been added to the north of the existing north ancillary range (Figure 8). The farmstead to the east had gained a further substantial multi-purpose shed at its eastern side close to the highway (Figure 8). The southern of the two surviving historic farm buildings had been further truncated at its south end (Figure 8).



- 5.2.8 The 2015 edition Ordnance Survey Mastermap shows the house, the ancillary building to the north of it with a pair of very modern garages to the rear (arrow, Figure 9).

6.0 SUMMARY OF THE CHRONOLOGICAL DEVELOPMENT OF BARLANDS

6.1 Introduction

- 6.1.1 The following summary is derived from the initial heritage statement prepared for Barlands by the author in 2015.

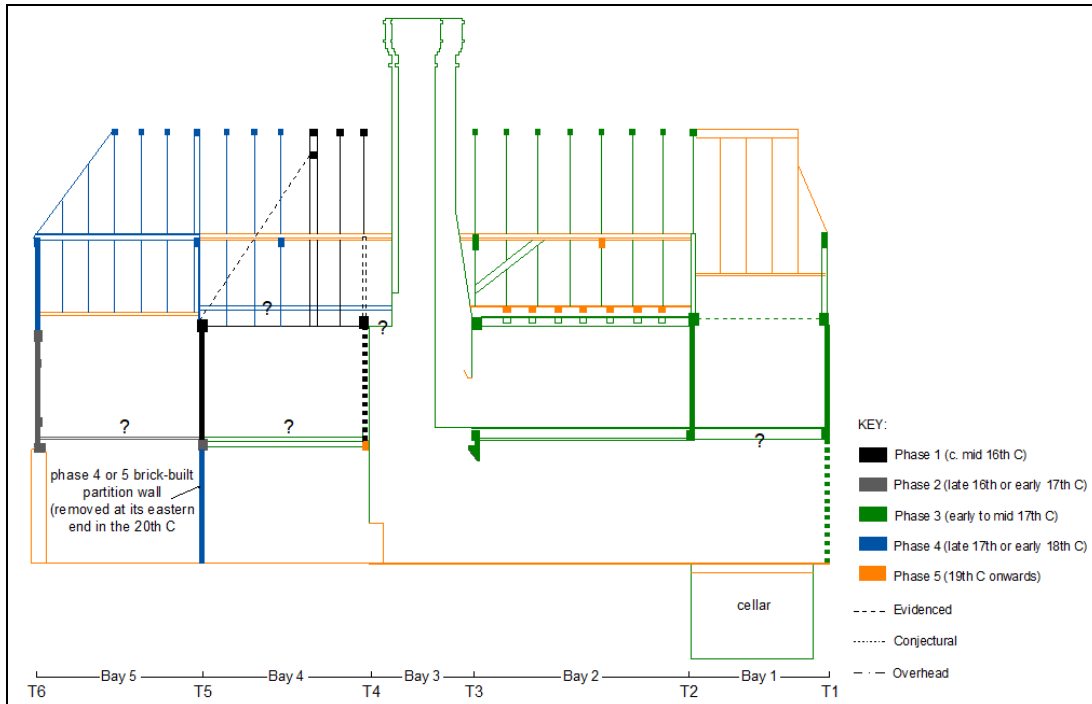


Figure 10: Phased long section through the building showing the location and extent of the fragmentary Phase 1 remains (in black)

Phase 1: c. mid-16th century

- 6.1.2 The remains although few are commensurate with a small building one room deep (c. 5.80 m on the north – south axis) of probable mid 16th century origin that had a single bay open hall at its western end, the hall open to a hipped roof terminal of the building. At ground floor level the hall may have extended further to the east into bay 3 (Figures 10 and 11) in the form of an overshoot cross passage. Due to subsequent historic alterations, it is difficult to determine the form of the remainder of the building.
- 6.1.3 The remains at Barlands, although fragmentary, retain enough detail to suggest a c. mid-16th century origin based on a floor plan indicative of a two-cell layout comprising a single bay hall supplemented by an overshoot cross-passage, and service facilities at the eastern end of the range. This type of layout is consistent with later medieval and transitional styles of construction, more common in later houses, linked to a move away from the more archaic open hall to houses that required increased first floor accommodation: a predecessor to the fully floored building that became the norm.

Phase 2: c. late 16th or early 17th century

- 6.1.4 The survival of the phase 1 remains at the western end of the house, in particular the former probable hipped roof terminal, is indicative of an early addition against its western side prior to the more substantial rebuilding of most of the house to the east

of the remains in the early to mid 17th century. If the extant additions to east and west of the retained 16th century fabric were contemporary then one would expect the retained three pairs of rafters to have been swept away in a consistent re-roofing event across the full six bays of the enlarged building: in effect there would have been absolutely no reason to retain them. That the rafters and associated elements have been retained to date suggests that an initial extension may have been made to the west side of the original building fossilising the early fabric in place.

- 6.1.5 There are some anomalies within the present west end wall of the house, comprising a series of horizontal members that do not conform well to the present configuration. It is probable (but unconfirmed) then that the cross-beam and tie-beam both visible within the west wall of the first floor room (Figure 10) relate to the initial extension that served to ensure the early remains were retained within the building as it evolved.
- 6.1.6 That the western end of the original building was extended at an early stage in the development of the building is emphasised by the lack of extensive weathering on the former external members of the western end wall. The early addition to the west end of the house may have been carried out in conjunction with the flooring over of the open hall (Bay 4). Although this too is unconfirmed, it is the generally expected progression in the development of a building such as this at the turn of the 17th century.

Phase 3: early to mid 17th century

- 6.1.7 The work carried out in the first half of the 17th century comprised an extensive rebuilding of the existing house, particularly the original principal south facing elevation (retaining some original fabric to the rear), in addition to the construction of the contemporary two-storey plus attics extension of the house to the east, together with the addition of the substantial multi-flue chimney stack (Figures 10 and 11). The phase 3 extension included a compact cellar below the south room of bay 2 at the eastern end of the house (Figures 10 and 11).

Phase 4: late 17th or early 18th century

- 6.1.8 The phase 2 work at the western end of the original mid-to-late 16th century remains was rebuilt at least in part and re-roofed in the 18th century. The roof terminal is half-hipped and the hipped part lacks both high-set collar and central jack-rafter indicating a date of construction no earlier than the second half of the 17th century, and in this instance more probably within the 18th century for the rebuilding campaign.
- 6.1.9 The wall framing at the western end of the house on its southern side lacks a side-girt that is included in all other areas of extant framing, suggesting that this part of the wall has been made to match aesthetically, perhaps to fit the remains of the earlier frame within the building (Plate 1). The rebuilt south elevation may relate to the Phase 4 building campaign, or indeed later phases of construction with the aim to make the fabric on the publicly visible southern side of the building broadly match.



Plate 1: The south side of the house as arrived at by the 18th century showing the contrast in construction between the rebuilt western end and its predecessors to the east

Phase 5: 19th century onwards (Figures 10 and 11)

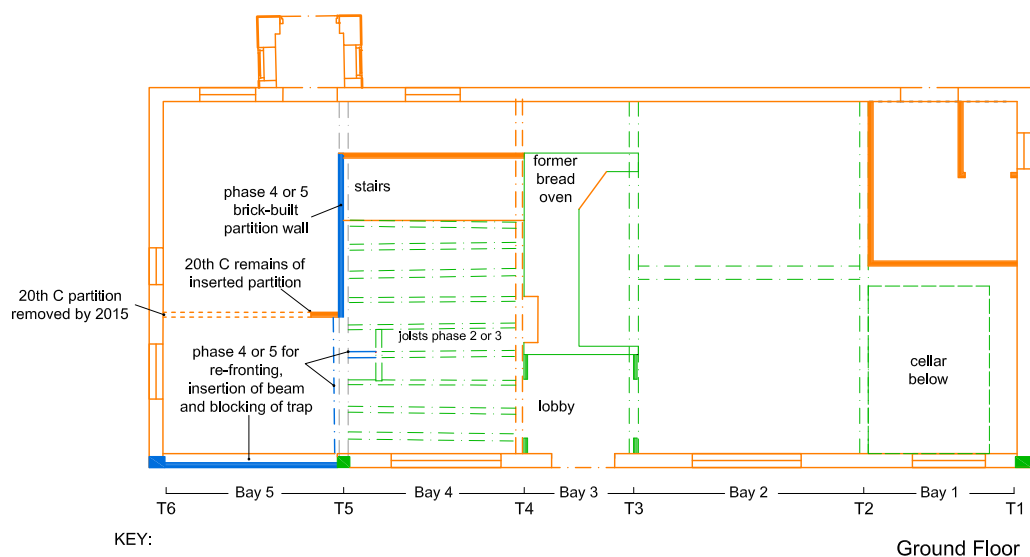
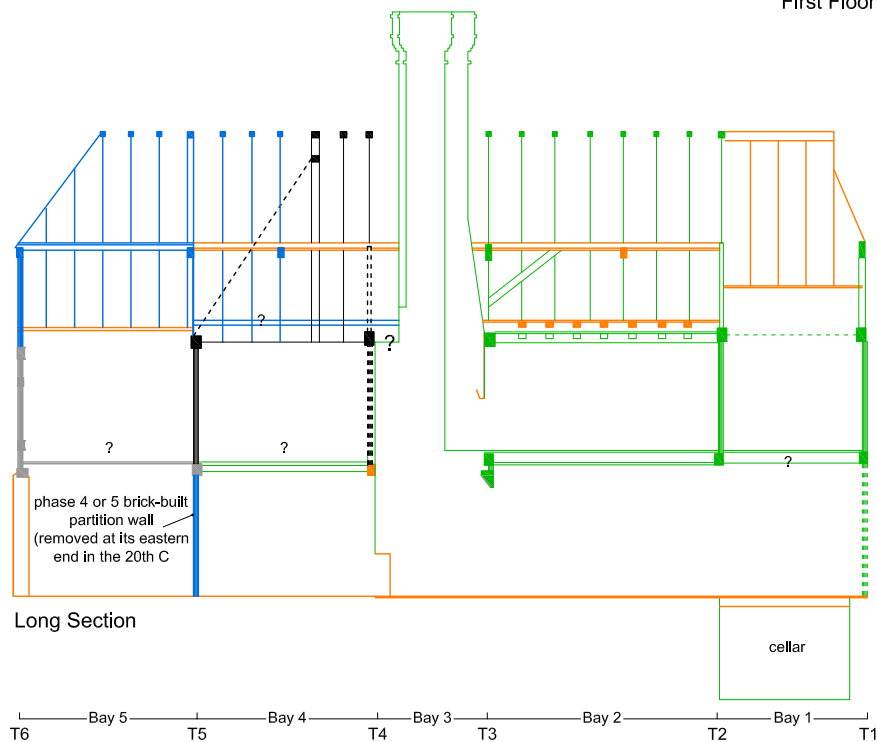
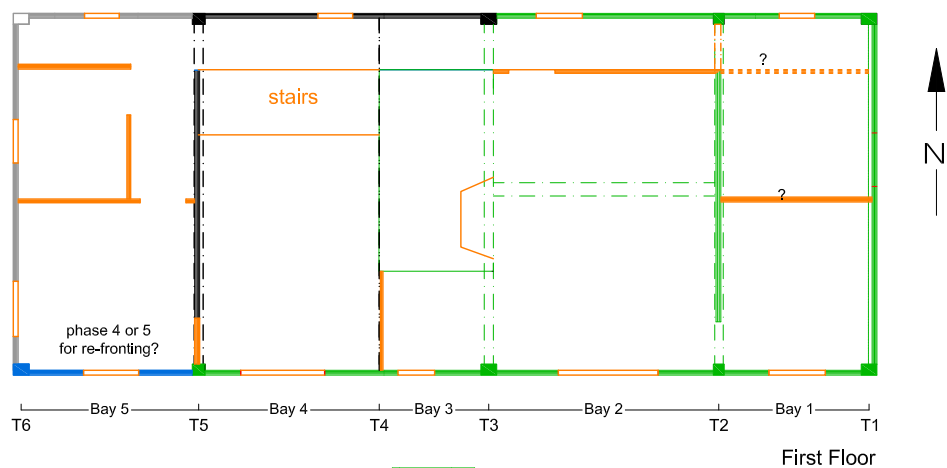
6.1.10 The following alterations are the result of several building campaigns undertaken since the rebuilding of the western end of the house in the 18th century:

- The replacement/under-building of all ground floor walls excepting or including the south front at the western end
- New windows
- New stairs and staircase enclosure in bay 4
- New partitions in bay 1 and bay 5 (ground floor); bay 5 partition subsequently reduced to the nib at right angles to the T5 partition
- New floor and ceiling finishes in bay 5 (ground floor), reflecting the subdivision created when the block-work partition was added to create a two-room layout
- Rebuilding of the T5 partition on the ground floor in brick, in whole or in part (based on keyhole investigations); subsequent removal of much of the eastern end of the partition
- Blocking the bread oven in the inglenook
- New partitions in all bays excepting bay 3 (first floor)
- Alterations to the first floor fireplace (bay 2)
- New ceiling in bays 1, 2 and 5 (first floor)
- Alterations to the roof over bays 2 – 4
- New half-hipped roof terminal over bay 1
- Clay-tile hanging on the rear and end elevations, scalloped detail

6.1.11 Much of the later work is of good quality, including the replacement windows and doors, all well-made with jointed and pegged junctions. The clay-tile hanging on the exterior, the timber staircase and the joinery in general, are all indicative of work

undertaken in the very late 19th or in the early decades of the 20th century perhaps when the house was reinstated to a single domestic dwelling.

- 6.1.12 Late alterations within the building focussed upon improvements to circulation, the replacement staircase and the addition of corridors to create private means of access to the rooms. Other changes are those expected during the 20th century, related to the provision of bathrooms, modernising kitchens and WC facilities.



KEY:

- | | |
|-------------------------------------|--------------------------|
| Phase 1 (c. mid 16th C) | Phase 5 (19th C onwards) |
| Phase 2 (late 16th or early 17th C) | ----- Evidenced |
| Phase 3 (early to mid 17th C) | Conjectural |
| Phase 4 (late 17th or early 18th C) | - - - Overhead |

0 5 m

7.0 SIGNIFICANCE

7.1 Determining Significance

7.1.1 *'Significance (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.¹*

7.1.2 Significance is the sum of an asset's cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss ("*Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*" published by English Heritage in April 2008 (now Historic England).

7.2 The Significance of the farmhouse - Barlands

7.2.1 The significance of the house is derived in the first instance from the survival of the fragmentary remains of a small building with an open hall and a potential overshoot cross-passage below at least one first floor chamber. The early building may have been built to a two-cell layout, a type that is often swept away in its entirety by later work being considered too small to convert. It is only through the subsequent process of alternate rebuilding events that have caused the preservation of the remains at Barlands

7.2.2 Sufficient evidence also survives to indicate an initial extension to the west of the former hall prior to a substantial upgrade in the early to mid 17th century that overhauled the existing structure and added an extension at the eastern end comprising two floors of accommodation plus attics. The western end was then subject to its own programme of modernisation, followed in the 19th and early 20th centuries by phases of alteration that have together resulted in the current form of the house.

7.2.3 The evidence retained within the building's structure that can clearly inform of a complex sequence of development from that of a compact house with an open hall to the larger building as it now stands is of high significance, particularly for the early phases, as the evidence for small buildings such as that encompassed at Barlands by later work is rare.

7.2.4 The evidence retained within the building illustrates wider changes in domestic accommodation from the late medieval period, when the open hall was falling out of fashion due to a desire for an increase in first floor accommodation. The subsequent schemes of development illustrate the transition and full adoption of the modern way of living, including the creation of lobbies and corridors to enable private access to rooms rather than gaining one by passing through another.

7.2.5 Barlands has additional significance in its external appearance, the timber-frame in conjunction with brick-nogging indicative of locally available materials and in the later work, of a commitment to a craft-led approach to alterations. The setting of the property had been hardly altered throughout the 19th and well into the 20th century

¹ National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

other than the addition of new ancillary buildings to the north of the original, alterations to the boundary between farm and dwelling to create two separately occupied properties, and of course the loss of the farming endeavour.

7.3 Archaeological Significance and Potential

7.3.1 The property has archaeological potential through the known presence of other buildings on the same site as the existing ancillary range. Further potential is of course derived from the construction and use of the main house. Remains or deposits that may exist below the current buildings and the expanse of hard brick surfacing between the ancillary range and the house may include and is certainly not confined to the following:

- Evidence of any of the earlier buildings in the same location of the ancillary range that may survive below the floor level and that of the existing hard brick surface that extends between it and the house
- Culverts, Drains, Cisterns and general water management
- Waste disposal, rubbish bits, cess-pits

7.3.2 Potential remains may of course be impacted upon by the construction of the ancillary ranges and perhaps to a lesser extent through the addition of the extensive brick surface between the two historic ranges.

7.4 Setting

7.4.1 Barlands retains a link to the remains of the historic farmstead that sits to the east of it. The former farmstead has been substantially enlarged during the 20th century at the expense of its compact early buildings. The remains of the early farmstead had been substantially reduced with only a small group on a north – south axis remaining in proximity to the house.

7.4.2 Views of the remains of the former farmstead are minimal due to the fence-line that separates the two properties, allowing only a glimpse of masonry and brick walls, a weather-board clad gable and a clay-tiled roof. Despite the restricted views, the commonality of fabric utilised in the construction of the surviving building and that of Barlands and its north ancillary range illustrates their former relationship and the periods of investment in the construction of buildings for the farmstead as a whole during the 18th and 19th centuries.

8.0 THE PROPOSAL SCHEME (APPENDIX 2)

8.1 Introduction

8.1.1 The proposed alterations comprise the following two items, numbers in brackets refer to the annotations on the plan made by Gould Baxter (Appendix 2):

1. Removal of the east-west projecting 'nib' that forms a return to the T5 truss between bays 4 and 5 on the ground floor (5)
2. Installation of a glazed screen/doorway to the east side of the T5 truss on the ground floor (3)

8.1.2 This report should be read in conjunction with the documents and drawings prepared by Gould Baxter, upon which this assessment has been made.

8.2 Impact Assessment

1. Removal of the east-west projecting 'nib' that forms a return to the T5 truss between bays 4 and 5 on the ground floor

8.2.1 The east – west projecting 'nib' appears to be the remains of a partition wall inserted into the western bay of the building (bay 5). The concrete base extant in the floor surface, in addition to a step in the ceiling finishes, clearly show the continuation of the wall-line (Plate 2).



Plate 2: The kitchen (bay 5) in 2015 (above) and at present (right), showing the location of the nib

8.2.2 Keyhole investigations involving the removal of areas of plaster-board on the side of the existing nib revealed block-work, fabric commensurate with the concrete base extant in the floor and the step in the ceiling, the features clearly indicative of 20th

century alterations to the building, with most of the wall subsequently removed leaving the nib in situ as it abuts the partition between bays 4 and 5 (Plate 2).



Plate 3: Detail of the block-work revealed behind the modern plaster board dry-lining system

- 8.2.3 The proposed removal of the remainder of the block-work wall will affect only modern, 20th century material. The removal of the block-work remains will reinstate the proportions of the bay and in so doing better express the original form of the room and the western end of the building as first built in the mid-to-late 16th century, or very early in the 17th century.
- 8.2.4 The proposed removal of the block-work nib will enhance and better reveal the early historic character of the house.
2. Installation of a glazed screen/doorway to the east side of the T5 truss on the ground floor
- 8.2.5 It is proposed that a glazed screen with sliding door is installed at the eastern side of the building on the line of the T5 truss. There are two adjacent beams in the location proposed for the new screen, illustrating the later evolution of the building, its extension west-wards by a single bay between the mid 16th and the early-to-mid 17th centuries and subsequent alterations from the turn of the 18th century onwards.
- 8.2.6 The earlier of the two beams is situated to the east and includes soffit jointing for infill, comprising a pair of stud mortises and a series of rectangular stave-holes (Plate 4). The jointing is set towards the west side of the beam, commensurate with the location of an end wall.

- 8.2.7 The beam to the west side of the T5 cross-beam is of lesser scantling, lacking any soffit jointing (Plate 4). It is unclear when the later beam was added, although it is suggested that this took place either with the rebuilding of the T5 partition, which based on keyhole investigations is in brick in whole or in part, or inserted into the building when the eastern part of the wall was removed to create the existing wide opening between bays 4 and 5 (Plate 5).



Plate 4: The two adjacent beams at the junction of bays 3 and 5

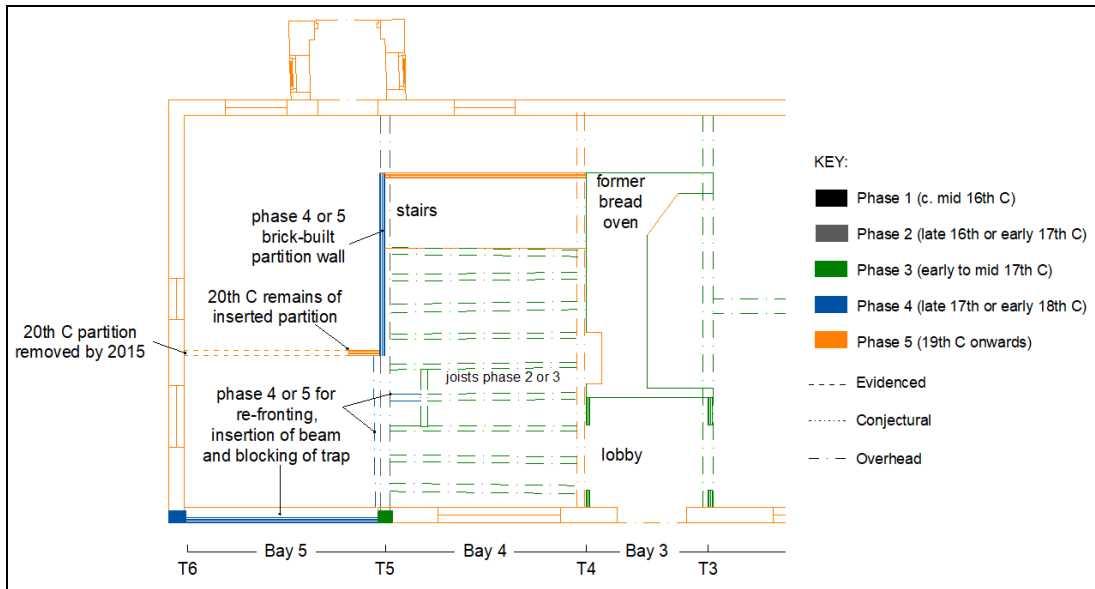


Plate 5: Extract of the revised phased floor plan showing the later alterations to the building

- 8.2.8 The proposed insertion of a glazed partition with a sliding door will reinstate, in a modern manner, the partition between bays 4 and 5. The installation will better

express the historic layout of the house as arrived at in an early stage of its evolution (Phase 2).

- 8.2.9 The scheme has been revised to relocate the new fixture to the more modern beam: this focuses the alteration on the most recent fabric and ensures that the soffit jointing extant on the neighbouring, earlier, beam will remain visible and unaffected by the installation.
- 8.2.10 Further, the new screen is of critical type to substantially minimise the frame dimensions and in so doing ensure that the evidence retained in both beams, the jointing for the early beam, and a substantial extent of the later beam that lacks any soffit jointing, remains clearly visible. The visibility of the base of both beams in whole (the early beam) and in part (the later beam) will continue to illustrate the later evolution of the western end of the house.
- 8.2.11 The addition of a discrete glazed screen in the position proposed will therefore enhance and better reveal the historic character of the western end of the house through the reinstatement of the division between the two end bays and the continued exposure of the soffit jointing (or lack thereof) extant in the two adjacent beams.

9.0 CONCLUSIONS

- 9.1 The proposed alterations discussed above are minimal; they focus upon the later alterations to the western end of the house and have been revised to ensure that any evidence contained within the fabric remains clearly exposed to illustrate the narrative of the building's historic development.
- 9.2 The removal of the remains of an inserted block-work partition, and the modern approach to the reinstatement of the division between the two phases of construction at the junction of bays 4 and 5, will undoubtedly enhance and better reveal the special character and significance of this building as it continues to evolve to meet new needs.

10.0 BIBLIOGRAPHY

Henderson, M. 2015. *Barlands, The Street, Warninglid, West Sussex, RH17 5SZ. Heritage Statement* HBAC Report No. 2015197

11.0 PURPOSE OF THIS REPORT

- 11.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Appendix 1: List Entry Description

The description in the list entry is solely 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 predates the 1st of July 1948.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1181335

Date first listed: 11-May-1983

List Entry Name: **BARLANDS**

Statutory Address 1: BARLANDS, EARWIG LANE

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

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Slaugham

National Grid Reference: TQ 24636 25554

Details

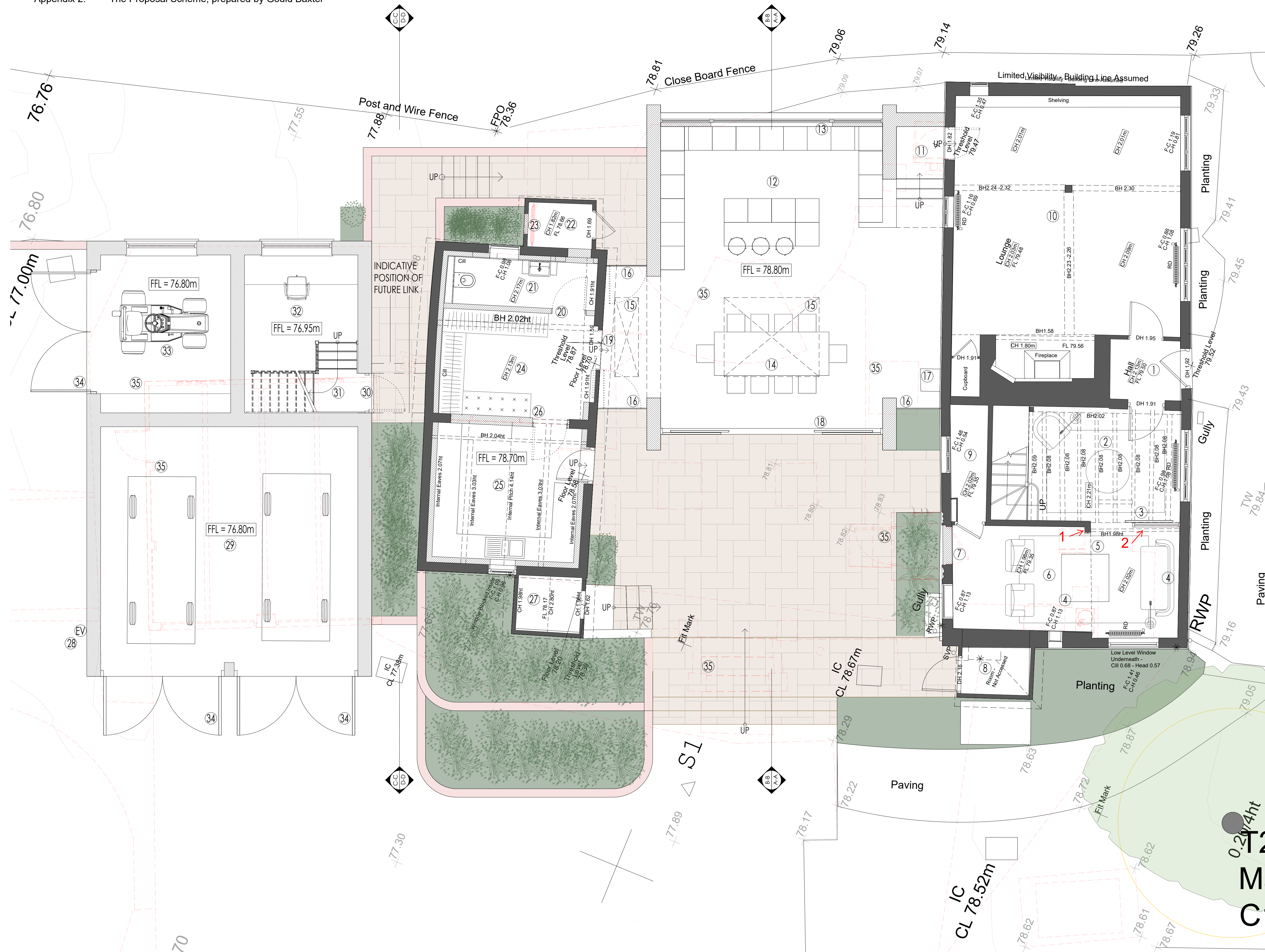
SLAUGHAM EARWIG LANE 1. 5405 Warninglid Barlands TQ 22 NW 9/200 II

2. C17 or earlier timber-framed building with modern red brick infilling. Half-hipped tiled roof. Casement window. Two storeys. Four windows.

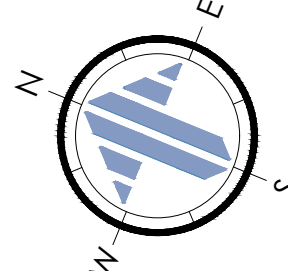
Listing NGR: TQ2463625554

Legal

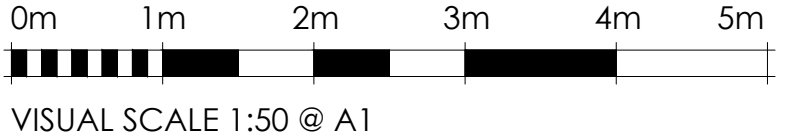
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



- Ground Floor Floor Plan Key:
- 1 - Existing Entrance Hall
 - 2 - Inner Hall/Existing Stairs
 - 3 - New glazed panel/sliding door to existing opening
 - 4 - Existing kitchen units removed - shown dashed in red
 - 5 - Existing nib to be cut back - shown dashed in red
 - 6 - New Sitting Room
 - 7 - Existing door to be removed and opening filled in. Lime plaster to match existing internal finish. External brick to be set in by 25mm to denote presence of original opening
 - 8 - Existing external Store
 - 9 - Existing Store
 - 10 - Existing Living Room
 - 11 - Existing external steps to be removed - shown dashed in red. New steps to be formed
 - 12 - New Kitchen
 - 13 - High-level clerestory window
 - 14 - New Dining Area
 - 15 - Plateau rooflight over
 - 16 - Full-height glazed Doors and Windows
 - 17 - Existing Well
 - 18 - New sliding doors
 - 19 - Existing door opening modified in height. New timber sliding door to be formed
 - 20 - Existing timber partition carefully dismantled and replicated with new partition wall. Door to be formed within wall to serve new WC
 - 21 - New WC
 - 22 - Existing Privy to form a Plant Room
 - 23 - Existing window to be removed and opening infilled with brickwork to match existing
 - 24 - Boots Room with vaulted ceiling
 - 25 - Utility Room with vaulted ceiling
 - 26 - Existing timber partition removed and new partition wall constructed in same location
 - 27 - Existing external Storage
 - 28 - Electric Vehicle Charging Point
 - 29 - Garaging for 2No. Cars
 - 30 - Entrance Door, fully glazed in timber frames
 - 31 - New staircase
 - 32 - Home Office
 - 33 - Tractor Shed
 - 34 - Timber double doors
 - 35 - Existing elements to be removed/demolished - shown dashed in red



GROUND FLOOR GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



VISUAL SCALE 1:50 @ A1

A	06.03.25	RH	Tree survey data added	
REV.	DATE.	BY.	AMENDMENT.	CHK.

PLANNING

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NOTES:
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CLIENT:
Mr. & Mrs. Hillary

PROJECT:
Barlands
The Street, Warminglid
West Sussex
RH17 5SZ

DRAWING:
Ground Floor General Arrangement
As Proposed

DATE: 22.11.2024	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC
JOB NO. GH553	DRAWING NO. PL.03	REV. A

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