

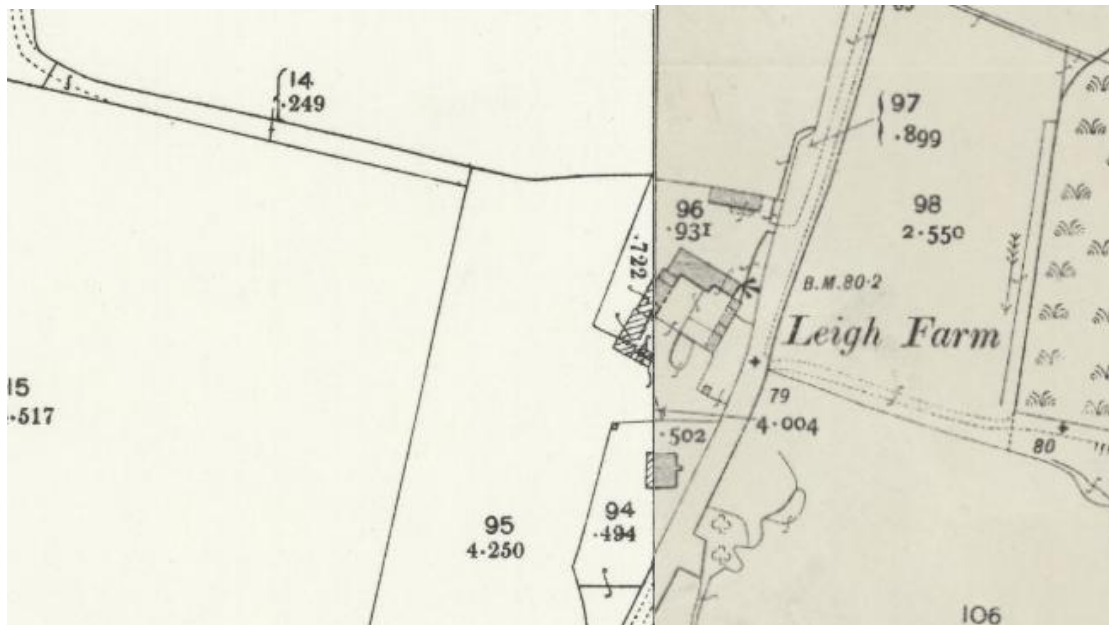
Heritage Statement

Proposed Garage extension

Little Lower Ease Barn, Cuckfield Road, Ansty, Haywards Heath, RH17 5AL

The Ordnance Survey map of 1897 below shows the site, although the site lies on the junction of two maps. The map identifies the site as 'Leigh Farm', with a range of farm buildings laid out in a regular manner around the east, north and west sides of a central yard, to the north of the house. The surviving building lies on the western side of the yard: comprising an open-fronted animal shelter-shed (denoted by a dashed line) with an enclosed building to its south. The latter had been extended southwards by this date. Attached to the eastern side of this addition were small structures which the subsequent map suggests were pigsties with small individual yards. A further shelter-shed enclosed the eastern side of the yard, while a building of larger footprint enclosed the north side and was possibly a barn. The farmhouse to the south sits within its own enclosed garden.

By the time of the 1957 Ordnance Survey map many of the structures had been removed and the surviving western farmyard range appears to have been reworked and the main driveway serving both this building and the house had been laid out. A small outbuilding had been constructed to the north of the house, and the building north of the main farm (now Pondlye Barn) had been separated from it by an access track and is shown with a separate curtilage. By this date, the house is identified as 'Little Lower Ease'.



1897 Ordnance Survey Map

Setting

To the north of the dwelling is the only surviving range of the enclosed farmyard, which was known to exist from at least the 1870s, the setting of the building has been substantially altered by the loss of other historic farm buildings. The site of the former farmyard is informal garden space that now forms the curtilage to the barn that has been converted into a dwelling under permission DM/23/2507. The building lies in

reasonably close proximity to the house at Little Lower Ease and has a historic and visual relationship with it. The immediate setting of the house is created by an enclosed garden and map evidence demonstrates that historically it occupied a separately defined plot from the remainder of the farmstead. The barn is visible from the house and the inter-relationship of the two buildings does form a positive feature of the house's setting, albeit this has been greatly altered by the loss of the majority of the farm buildings and farmyard known from historic maps. The wider setting is rural, characterised by fields and scattered development, which is particularly visible to the west of the site. The land to the east of Cuckfield Road is currently wooded.

Assessment of Significance

Barn

The significance of the building lies principally in its illustrative value as an attached range of 19th-century structures, which once provided animal housing, and which survives as a remnant of a larger farmstead. In general terms, it is typical of farmstead buildings of the 19th century. The building has seen fairly extensive later modifications, including some restoration/rebuilding, which has inevitably reduced its illustrative value; however, its fabric and features survive sufficiently for aspects of its original use, appearance and form of construction to be understood.

The building has some aesthetic value due to its traditional form and construction in materials typical of the local vernacular. However, as a single storey, low-level structure, it has a fairly unobtrusive presence from both the road to the east and the house to its south.

The immediate setting of the building has been substantially altered by the loss of the farmyard and the other buildings which once surrounded it, which has diminished the contribution the building's surroundings make to its significance. The presence of the house to the south is a positive feature of the building's setting, due to the inter-relationship the farmhouse and farm buildings have enjoyed historically.

Following the conversion of the building to a dwelling and the modern interventions that accompany this, the building retains its rural character and continues to contribute to the sense of the site as a former farmstead within the historic pattern of dispersed settlement in this area.

Little Lower Ease

As a house with probable 16th-century origins, the significance of Little Lower Ease lies principally in its illustrative value as a vernacular building of this date, which has seen several successive phases of historic development. Evidence that the building was once heated by a smoke bay is of particular significance in this regard, as it demonstrates the changing methods in smoke control moving into the post-medieval period. There is also clear aesthetic value in terms of the materials used in the building's construction and the juxtaposition of forms of the various parts of the house, which contributes to its significance.

The house has an enclosed setting, slightly away from the site of the former farmyard. The surviving farm building to the north does form a positive aspect of the building's setting as a remnant of the historic farmstead, although the loss of the structures known from historic maps has reduced the degree to which the building's surroundings contribute to its significance. As above, the rural character of the wider surroundings also contribute positively.

Impact of proposed development

The proposed garage will have an impact on the setting of the listed dwelling, however, given its location this would not be significant. The positioning of the garage does not impede wider views of the listed dwelling. The impact of the development on the barn itself would be more significant but is mitigated by the design, scale and location of the proposed garage which follows the historic farmyard layout. This improves the context and thereby better reveals the significance of the existing barn.

The current northern gable end of the barn will be partially concealed by the new extension, although this would have originally been the case before the other former farmyard buildings were demolished. However, the proposed set back and dropped roof of the link section will preserve the barns existing profile. The new garage structure will be independent of the barn but with a leading flashing roof abutment and beaded timber wall abutment. The brick plinths will have adjustable brick ties with polythene membrane used for foundation separation.

The proposed materials and traditional agricultural style design of the garage will be in keeping with the character of the barn, whilst the new weatherboard will contrast nicely with the existing brickwork, providing clear delineation and creating a palette of vernacular tones, which help to preserve the setting of the listed farmhouse.

The position of the garage will be directly adjacent to the existing driveway and parking area, thereby negating the need for significant additional hard landscaping. The enlargement of the proposed parking and turning area has been kept to a minimum to minimise impact on the rural landscape.

The current landscape scheme for the barn conversion has been tweaked to suit proposed garage.