



HB Archaeology & Conservation Ltd

AGRICULTURAL BUILDINGS AT SPICER'S FARMHOUSE, WHITETHROAT LANE, BALCOMBE, WEST SUSSEX, RH17 6JN

(NGR: TQ 29947 28569)

HISTORIC BUILDING ASSESSMENT, HERITAGE STATEMENT & IMPACT ASSESSMENT



Commissioned by
I. & A. Black

Report No. 2025642/2
Prepared by Maggie Henderson Ma
March 2025

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APPENDICES

Appendix 1: List Entry Description

Appendix 2 The Proposal Scheme



© HB Archaeology & Conservation Ltd		Spicers Farm, Whitethroat Lane, Balcombe, RH17 6JN	Figure 1
Project Ref: 2025642	December 2025	Property Location (TQ 29947 28569)	
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PART ONE: INTRODUCTION

1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by the owners to prepare a heritage statement and impact assessment to inform an application for a programme of alterations to the barn and ancillary ranges at Spicer's Farm, Whitethroat Lane, Balcombe, RH17 6JN (Figure 1).

Report Format

- 1.2 This report is in three sections as follows:

Part one: Introduction

Part two: Heritage Statement & Impact Assessment

Part three: Supporting Information – Historic Building Assessment

- 1.3 Part one sets out the background to the project, the scope, methodology and the designations that apply to the Spicer's Farm. Part two provides a brief summary of the development of the building and its significance followed by the impact assessment of the proposed alterations.
- 1.4 Part three comprises a detailed historic building assessment intended to provide the background information that has gone into assessing the significance of the building and understanding the potential impacts of the proposed alterations: this can be read in its entirety or drawn upon where necessary when further information is required in relation to any particular alteration proposed for the building.
- 1.5 This report should be read in conjunction with the documents and drawings prepared by Atelier de Linde Ltd. Selected proposal scheme drawings are also included as Appendix 2 to this report.

2.0 SCOPE & METHODOLOGY

2.1 Introduction

- 2.1.1 The property was visited by Maggie Henderson to carry out the historic building assessment in order to determine the origin, development and significance of the building and its setting. The existing survey provided by Atelier de Linde Ltd was utilised as base-line drawings supplemented by the on-site analysis of the building to prepare phased reconstruction drawings of the building and in so doing illustrate its chronological development.
- 2.1.2 Historic maps have been prepared to illustrate the later historic development of the farmstead: these are included as plates within this report.
- 2.1.3 Brief written comments were provided after the initial visit at the behest of the owners and their architects, intended to assist the Conservation Officer with her pre-application response. An online meeting was then undertaken to discuss the results of the officer's response and to work towards a revised scheme that would address concerns whilst still achieving a proposal scheme that would work well with the special character and significance of the house. The collaborative approach is

intended to ensure a heritage-led and evidence-based approach to managing changes to the curtilage-listed buildings.

3.0 LOCATION

3.1 Location

- 3.1.1 The property is situated to the southeast of the settlement of Balcombe on the south side of Whitethroat Lane (Figure 1). The farmhouse is set back from the lane amidst its own gardens and grounds and is reached by a short driveway. The late 16th or very early 17th century barn and its 19th century extensions are located to the east of the farmhouse, abutted on their eastern side by a series of modern mass-produced sheds (Figure 1).

3.2 Setting

- 3.2.1 The setting of the former farmstead remains a rural one, comprising large well-defined fields interspersed with tracts of woodland. Properties are for the dispersed and accessed from the lane, and the nearest settlements, Balcombe and Staplefield are situated c. 1 mile to the northeast and 2.3 miles to the southwest, respectively.

4.0 DESIGNATIONS

4.1 Spicer's Farmhouse

- 4.1.1 Spicer's Farmhouse was listed at Grade II on the 28th October 1957 (Appendix 1; List entry number: 1025744). The building is described as an L-shaped C15 – 16 timber-framed building (Appendix 1).

- 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

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

4.2 Curtilage-listed Buildings

- 4.3 The barn and its ancillary buildings are not listed in their own right. The relationship of the buildings to the Grade II Listed farmhouse and the fact that they were constructed prior to 1948 indicate that they are curtilage listed and as such, afforded the same level of protection as the house itself.

4.4 Public Right of Way (PROW)

- 4.4.1 A public right of way (BAL 23BA) follows the route of Whitethroat Lane passing Spicer's Farm on its northern side (Figure 1).

5.0 HISTORIC FARMSTEAD CHARACTER

5.1 Introduction

- 5.1.1 Spicer's Farm is situated within the High Weald National Character Area (NCA 122: High Weald). The Farmstead and Landscape Statement for the High Weald NCA¹, prepared by Historic England described the *historic* character of the area as comprising the following:

'A very high density of isolated farmsteads across much of the High Weald within an anciently-enclosed medieval landscape of mostly small to medium irregular fields with wide wooded strips (shaws) and hedgerows' (Lake and Edwards, 2020).

5.2 Historic Farmstead Types and Characteristics

- 5.2.1 The most common historic farmstead type identified for the area are as follows:

- Small-scale loose courtyard plan farmsteads
- Dispersed-plan farmsteads
- Large-scale regular courtyard farmsteads concentrated to the west

- 5.2.2 Beyond the layout of the farmstead, the historic character is also derived from the building types and the materials utilised in their construction. For character area 122, farmsteads are dominated by:

- Barns (typically 3 – 5 bays)
- Oasts
- Cattle housing
- Stables
- Hop-pickers' huts

5.3 Materials

- 5.3.1 In the character area, the following materials are prevalent as set out in the Farmstead Study as follows:

- Timber framing
- Weather-board cladding
- Clay tile-hanging to first floor farmhouse
- Local sandstones
- Local clay derived brick for plinths and agricultural buildings until 19th C
- Hipped and half-hipped tiled roofs are dominant
- Gabled roofs from the 19th C
- Tiles replaced thatch from the late medieval period and is now rare in the character area

¹ <http://publications.naturalengland.org.uk/publication/12332031?category=587130>

5.4 Spicer's Farm Historic Character

Early farmstead character - Loose Courtyard-plan

- 5.4.1 The historic character of Spicer's Farm is initially loose-courtyard plan, defined as one or more working buildings facing into a yard (or yards); often the result of piecemeal development rather than a single planned building campaign (Plate 1).

Evolved farmstead character – regular multi-yard, courtyard-plan layout

- 5.4.2 Between 1840 and 1874 the farmstead was subject to a programme of rebuilding resulting in a more formal well-defined multi-yard, courtyard-plan layout with a series of new purpose-built ranges (Plate 2). It is elements of this evolved historic farmstead character that remains discernible to date at Spicer's Farm.

6.0 HISTORIC MAPS

6.1 Early Maps

- 6.1.1 The tithe map of 1840 shows a small loose courtyard-plan farmstead with the farmhouse to the west and two principal yards to the east. The southern of the two yards includes a large barn at the northeast corner and a small ancillary range to the south. Much of the northern and eastern boundaries of the north yard are defined by an L-plan range that includes the existing barn at Spicer's Farm (labelled in Plate 1).

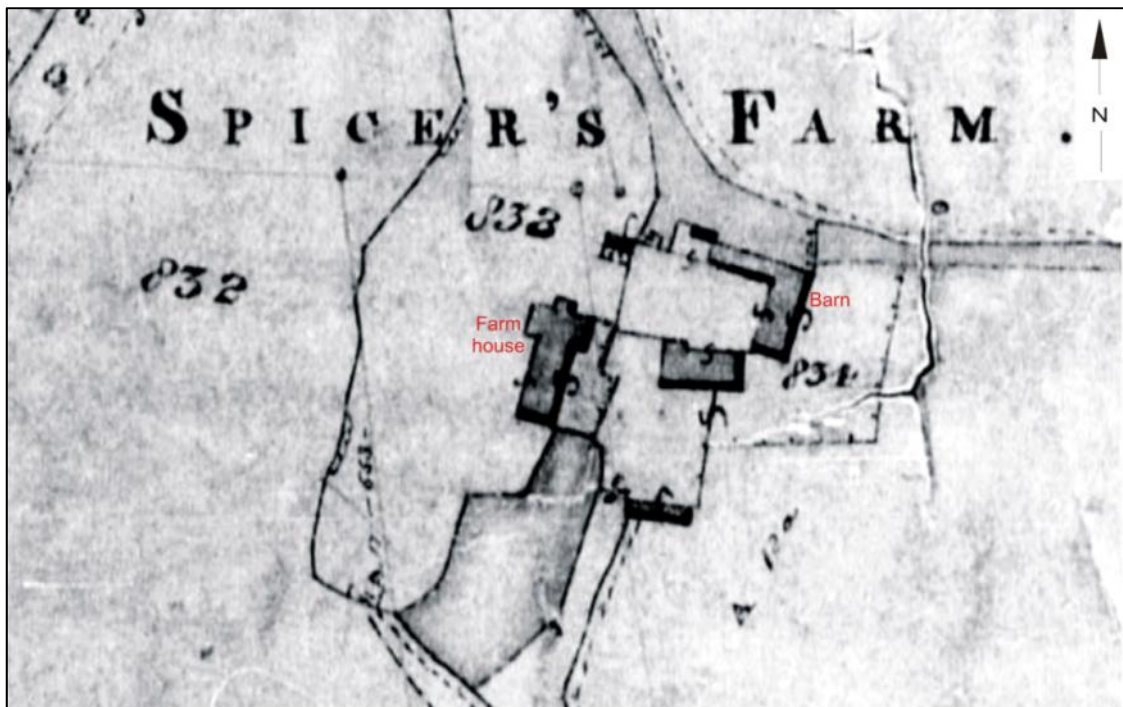


Plate 1: Extract of the tithe map of 1840 showing the loose-courtyard plan farmstead

- 6.1.2 A large fenced enclosure is shown to the east of the barn, wrapping around its southern end and terminating half-way down the fenced boundary of the southern courtyard. A small detached rectangular-plan building is shown to the north of the farmhouse; this includes its own pens on the south side, commensurate with a piggery function. A substantial pond is situated to the south of the farmhouse.

- 6.1.3 The tithe apportionment records Spicer's Farm was owned by Elizabeth Chatfield and occupied by William Unwins, the holding was assessed, in 1839, at 135 acres and 21 perches. The farm was predominantly put to arable and pasture, with some meadow, furze and waste. The annual tithe, paid to the rector was set at £25, 10 shillings and nine pence.

6.2 The Ordnance Survey Maps

- 6.2.1 The first edition 25 inch Ordnance Survey map surveyed in 1874 shows a remodelling of the farmstead to a more formal, regular, courtyard-plan layout (Plate 1 - 3).

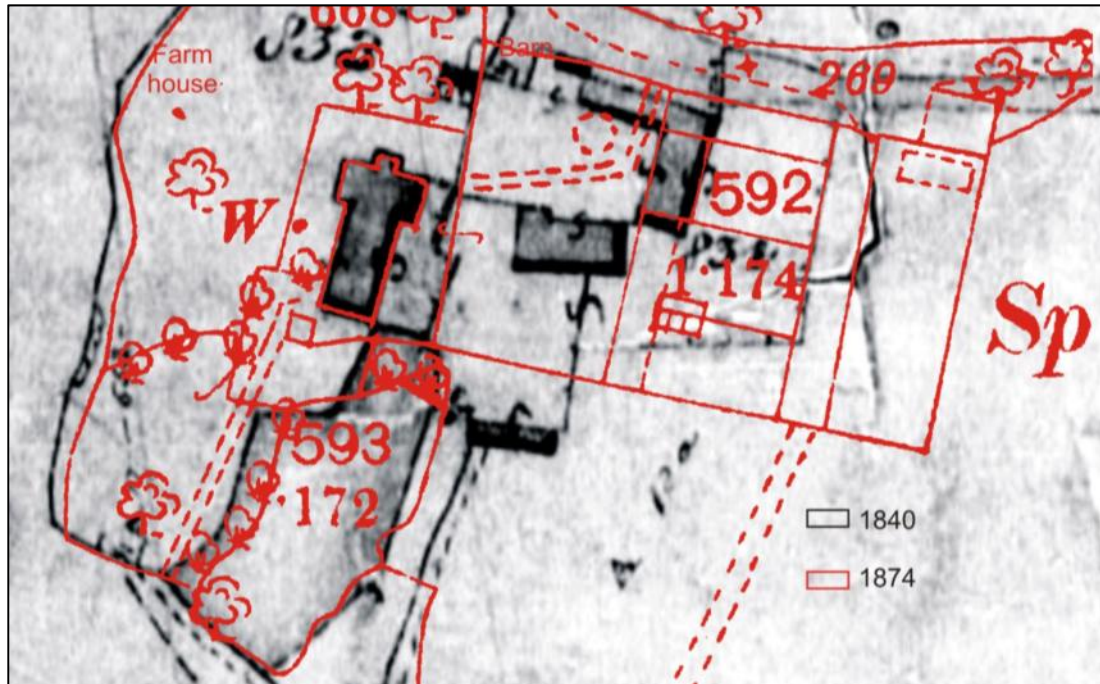


Plate 2: Overlay of the 1840 tithe map and the 1874 Ordnance Survey map

- 6.2.2 The farmhouse footprint remained the same, a well indicated to the west, and a small square-plan detached building to the southwest. Of the buildings that had been *in situ* in 1840, all excepting the northern barn (B1) and the western end of the range set at right angles to it (B3), on the northern side had been removed (Plate 3 and Plate 2).
- 6.2.3 The new planned farmstead, to a regular courtyard-plan arrangement, comprised a central enclosure with a series of long linear ranges forming the sides of a series of courtyards: this was flanked by two large enclosures, one to the west between the farmstead and the house and another to the east (Plate 3). The eastern enclosure contained a detached rectangular-plan building that was open on all sides (B6), and a further detached range, open on its western side, abutted the north side of the enclosure (B7, Plate 3).
- 6.2.4 The courtyard arrangement to the central enclosure comprised an east – west oriented north range (B3) that abutted the northern end of the early barn (B1). The western end of this replaced an earlier structure in the same location, the eastern end of a similar range that had projected west-wards of the barn by 1840 (Plate 2).
- 6.2.5 A substantial north – south oriented rectangular-plan structure (B5) extended the full length of the central enclosure and served as the boundary to the courtyards

bordered by the buildings at the centre of the farmstead. It is unclear if B5 was a building or perhaps more probably, a narrow enclosure or access alley with direct access to the fields via a track; part of a cattle sorting and management system, and this is certainly suggested by its un-roofed appearance on subsequent maps.

- 6.2.6 A further linear range (B2) formed the western boundary of the central and southern yards: this building was open-fronted on its eastern side facing into the yards. A compact rectangular-plan building (B4) abutted the open-fronted shed just to the south of centre, and straddled the boundary between the central and southern yards. A series of pens are shown to the south side of the building, commensurate with a piggery function: this was a later addition to the former open fronted central part of the range (Plate 3).

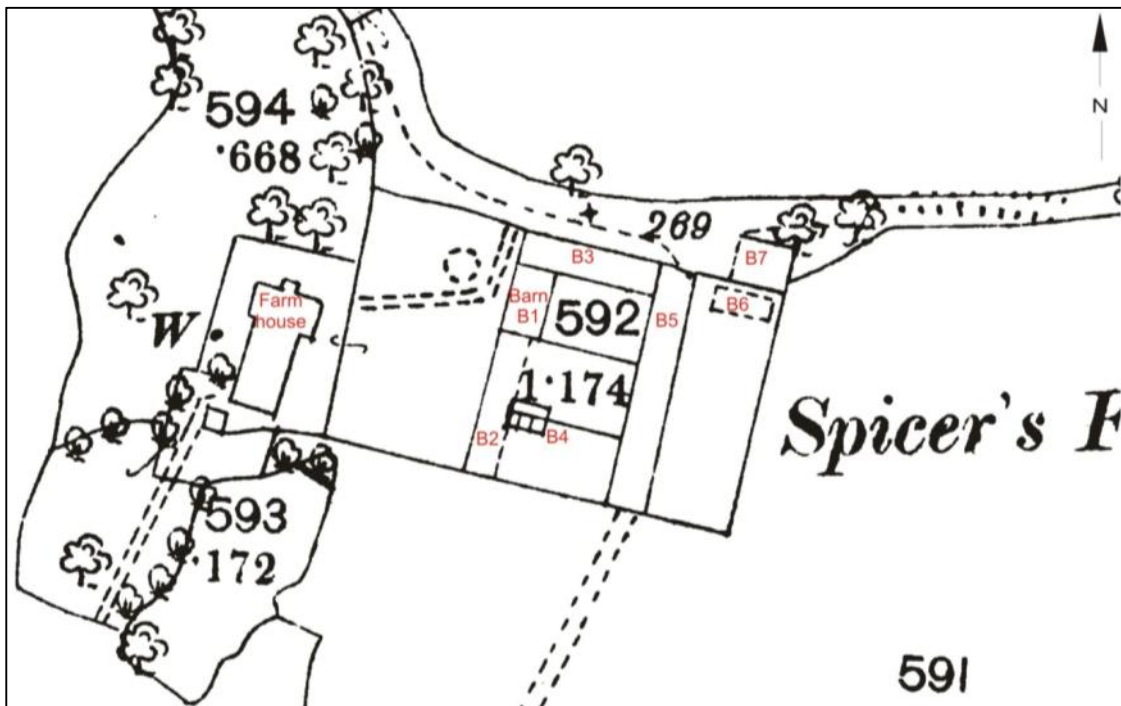


Plate 3: Extract of the large scale first edition Ordnance Survey map, 1874

By 1895

- 6.2.7 The first revision Ordnance Survey map surveyed in 1895 shows the same arrangement with few changes: the north range (B3) is shown as open-fronted on its southern side as it faces into the north courtyard and the interior is shown subdivided (compare Plate 3 and Plate 4). A new rounded enclosure had been made to the west side of the large pond at the south end of the farmhouse (Plate 4).
- 6.2.8 Structure B5 is shown clearly as a narrow enclosure that had direct access at its southern end to the fields surrounding the farm, as suggested above, included as part of the overall livestock management system for the new farmstead and the farm as a whole.

By 1909

- 6.2.9 The early 20th century map shows some changes to the farm: the detached building to the south of the house had been enlarged or replaced with a larger structure in the same location and the new enclosure to the west of the pond is shown as an orchard.
- 6.2.10 Within the farmstead, building B3 at the north of the group had been subdivided into three parts, the western part shown as part of the neighbouring barn group, the central retaining the open-front arrived at by 1895, and the eastern part enclosed.
- 6.2.11 Building B2 was depicted to a three-cell layout, commensurate with the standing fabric of the building, reflecting its original layout as first built. The northern and southern parts (B2a, B2c) remained open-fronted, shown separated from each other by the central section (B2b). B2b and the adjacent building B4 had been linked together.
- 6.2.12 To the northeast, a new detached rectangular-plan building (B8) had been added to the group and building B7 was converted to an open-sided arrangement on all sides excepting the south where it abutted, or formed, the northern boundary to the east enclosure (Plate 5).

By 1956

- 6.2.13 The main changes indicated on the 1956 edition Ordnance Survey map include the replacement of building B4 with a new range situated just to the east of its predecessor, detached from the central part of B2 (B2b). All parts of building B2 are shown completely enclosed: their former open fronts (B2a and 2b) in-filled by this stage in the development of the farmstead (Plate 6).
- 6.2.14 Building B6 had been removed and a new structure, building B9, added to the north side of the lane. The new rectangular-plan building depicted as open-sided on all excepting its western end elevation (Plate 6).
- 6.2.15 The regular northern boundary of the west enclosure had been removed and a new driveway built leading from the lane to the porch (added between 1895 and 1909) on the east side of the main range of the farmhouse (Plate 6).

By 2001

- 6.2.16 By 2001, the enclosures that had flanked the central courtyard group of the farmstead had been removed. A series of covered yards were created within the former courtyards, leaving only buildings B1, B2 and B3 extant. To the east, building B8 (added between 1895 and 1909) was retained, and building B9, a Dutch barn, added to the north side of the lane between 1909 and 1956 remained *in situ* (Plate 7).

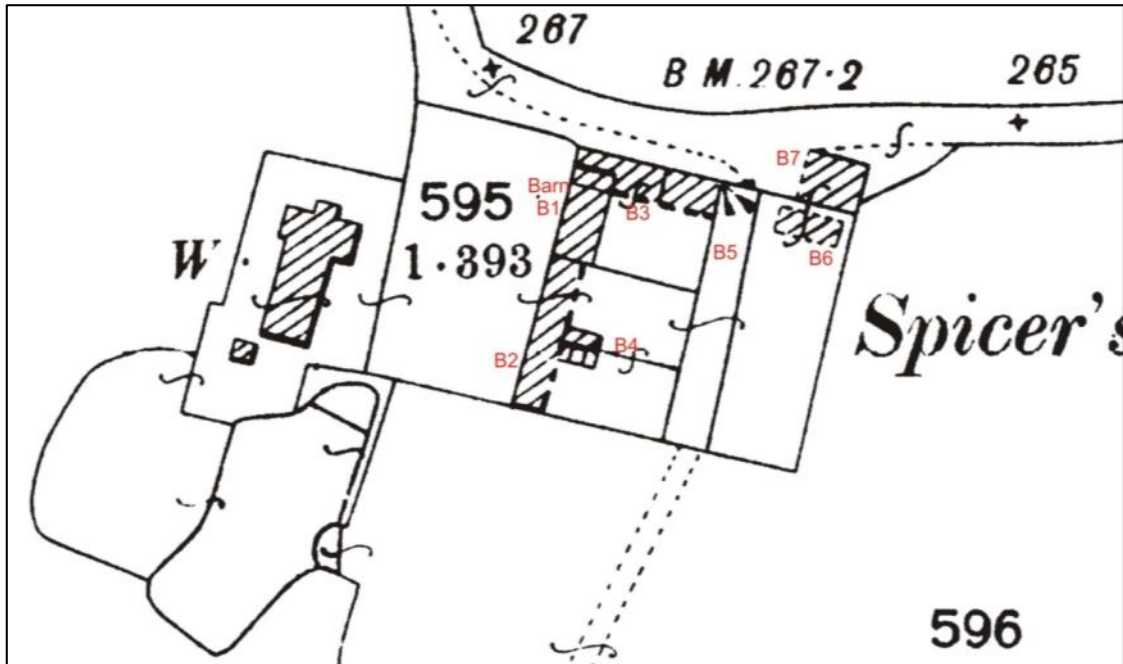


Plate 4: Extract of the first revision 25 inch Ordnance Survey map showing the farm by 1895

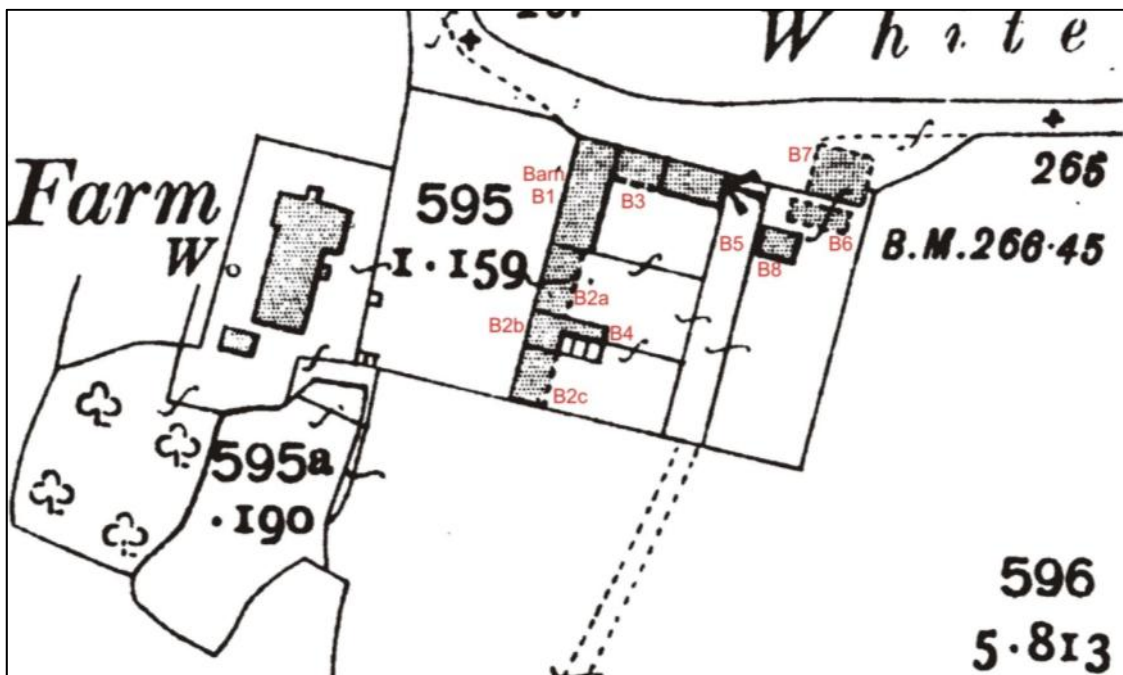


Plate 5: Extract of the second revision 25 inch Ordnance Survey map showing the farm by 1909

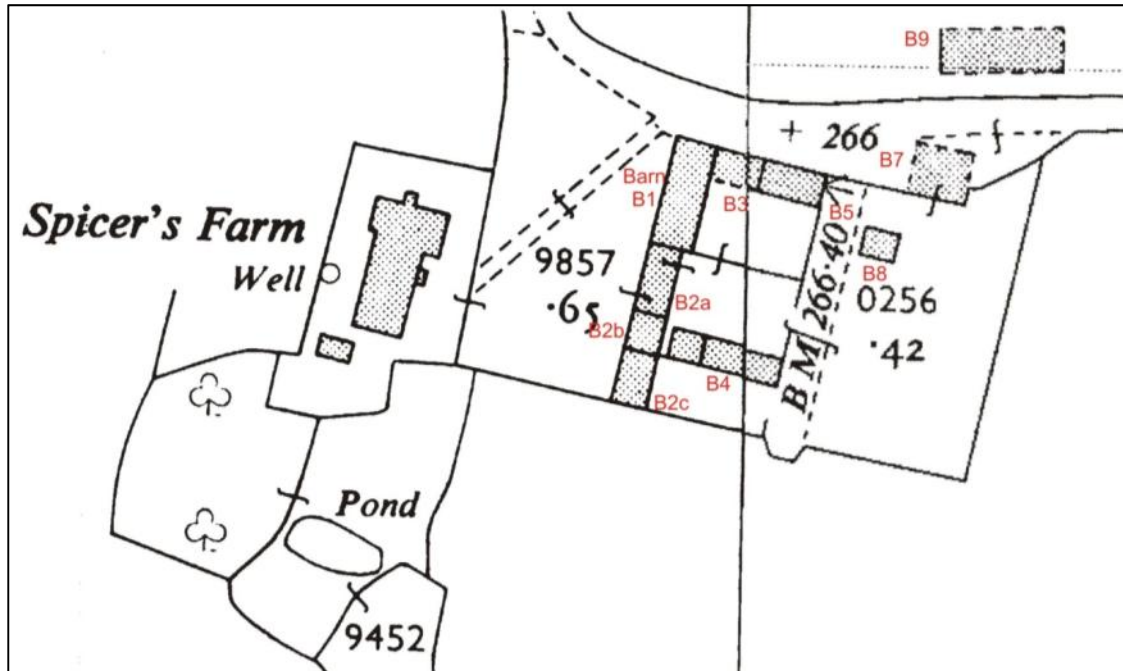
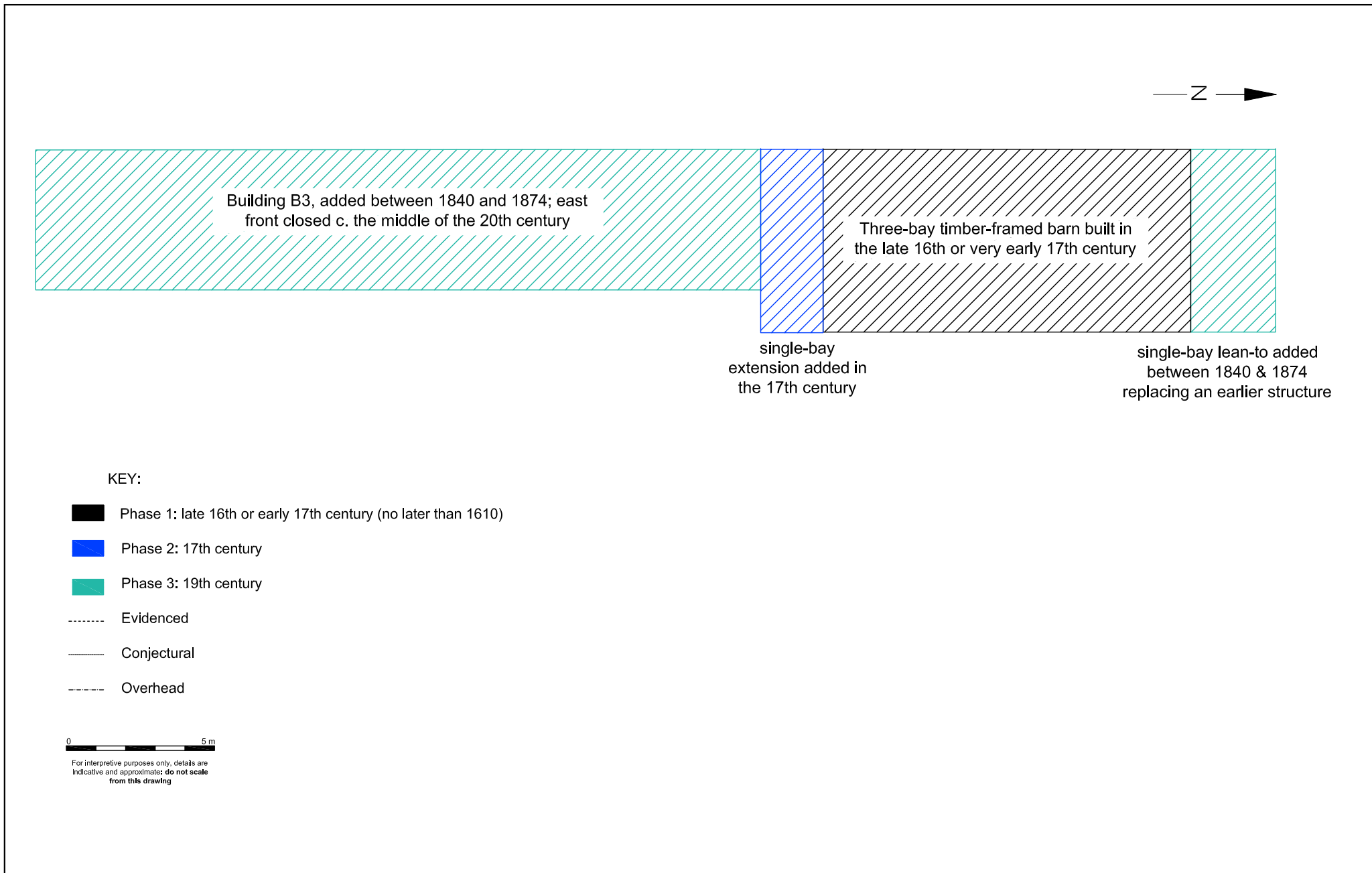


Plate 6: Extract of the National Grid Ordnance Survey map, 1956



Plate 7: 2001 Google Earth Image (© 2025 Infottera Ltd & Bluesky)



PART TWO: HERITAGE STATEMENT & IMPACT ASSESSMENT

7.0 SUMMARY OF CHRONOLOGICAL DEVELOPMENT (Figure 2)

7.1 Phase 1: late 16th or very early 17th century (no later than 1610)

- 7.1.1 The timber-framed barn was built to a three-bay layout in the late 16th or very early 17th century, perhaps during the same building campaign that saw the addition of the high-end cross-wing added at the northern end of the house.
- 7.1.2 The well-built barn included a clasped side-purlin roof with integral windbracing to the end bays and half-hipped roof terminals from the outset. The walls of the barn were intended to be weather-board clad, and the barn was purpose-built as a crop storage facility, its central bay forming the wagon entrance with full height double-width doorways to each side.

7.2 Phase 2: 17th century

- 7.2.1 The phase 2 alterations comprised the addition of a further bay at the southern end of the barn, the fabric and form closely matching that of the original. The new south bay included a gabled roof terminal increasing the storage capacity of the building still further, illustrative of the continued growth and success of the farming endeavour.

7.3 Phase 3: 19th century

- 7.3.1 David and Barbara Martin, experts in the field of vernacular architecture in Sussex, have suggested that the barn underwent a '*long period of desolation and neglect*' followed by a repair and rebuilding campaign undertaken in the 19th century. The fabric of the building supports the Martin's theory, evidenced by alterations to the walls and the roof whilst also retaining the four-bay layout arrived at during the 17th century.
- 7.3.2 The 19th century alterations may be commensurate with the reconfiguration of the farmstead, the removal of buildings and enclosures that had accompanied the farmhouse and their replacement with a purpose-built, efficient series of new structures and yards to form a multi-yard, regular courtyard plan. The work was undertaken between 1840 and 1874 and the existing barn was the only building (excepting the farmhouse) retained on site (Plate 2).
- 7.3.3 The repairs to the barn involved the addition of new studs of lesser scantling, with occasional straight-raking shores, intended to support new external weatherboards. Some of the early timber frame was renewed (bay 1, east side) although a substantial quantity of original material was retained *in situ*.
- 7.3.4 The roof was similarly treated: many elements, including the trusses, purlins, intermediate collars and some common rafters were retained *in situ*, whilst the common rafters were either reinstated or reused as and where required, supplemented by new fabric as necessary. The renewed roof included a ridge-board: this was added to fit '*around and against*' the retained phase 1 trusses (Martin and Martin, *pers. comm.*). The north roof terminal was rebuilt to a gabled form, replacing the half-hipped original and new long straight diagonal bracing was inserted and nailed to the common rafters to add strength to the structure.

- 7.3.5 It is suggested that the brick plinths and some renewal of sole plates were part of this building campaign.

The Ancillary Buildings (B2 and B3) – Livestock accommodation

- 7.3.6 The south ancillary building B2, and the north ancillary building B3, was the result of the same restructuring of the farmstead undertaken between 1840 and 1874. The new brick-built ranges provided accommodation for livestock, either as open-fronted shelter-sheds (B2) or cowhouses (B3) that were later converted to open-fronted or partially open-fronted facilities). The new ranges were well-planned and accompanied by a series of yards illustrative of stock management on the eastern side of the south range (B2) or the southern side of the north range (B3).

7.4 Phase 4: 20th century onwards

- 7.4.1 20th century alterations are minimal and localised, comprising patch repairs to areas of weatherboarding and the brickwork to the plinths. A doorway was inserted into the east elevation of bay 1, retaining the sole-plate and plinth *in situ*.

8.0 SIGNIFICANCE

8.1 Determining Significance

8.1.1 *'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'.²*

8.1.2 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).

8.2 The Significance of the barn at Spicer's Farm

8.2.1 There is no doubt that the barn at Spicer's Farm is of high significance, as a particularly interesting and rather rare example of its type, as follows:

- Clear *in situ* evidence of the original three-bay building by virtue of the high-set collars (in situ or evidenced) relating to the original half-hipped roof terminals and the soffit jointing on collar, tie-beam and principal posts for the original southern end of the barn
- Sufficient fabric to illustrate the construction of a three-bay timber-framed crop storage barn designed with improved features in the form of half-hipped roof terminals intended to increase the storage capacity of the building
- Sufficient surviving fabric to illustrate a date of construction during the second half of the 16th century or in the very early 17th century (no later than 1610), commensurate with the work undertaken at the house to create a new high-end cross-wing, indicating a substantial, planned building campaign to improve the facilities, domestic and agricultural, at the farm as a whole
- Sufficient fabric to illustrate the early extension made to the barn later in the 17th century, again signalling a desire to increase storage capacity and in so doing illustrating the success of the farming endeavour at Spicer's Farm during the 17th century
- A retained four-bay open-plan interior as arrived at during the 17th century, surviving a period of disuse and dilapidation and restoration in the 19th century
- Structural evidence of decline resulting in a substantial programme of repairs to the barn during the 19th century
- Evidence, derived from historic maps and the standing fabric of the buildings to illustrate another substantial building campaign undertaken between 1840 and 1874, comprising:

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

- o The refurbishment and repair of the barn, re-roofing in clay tile to replace the original thatch
 - o The reconfiguration of the loose-courtyard-plan farmstead to a new regular multi-yard courtyard-plan layout
 - o Removal of buildings no longer fit for purpose and rationalising the farm into a compact courtyard complex to the east of the house
 - o The construction of new purpose-built ranges in brick, arranged around the sides of associated yards, intended to accommodate livestock
 - The remaining farm buildings are sufficient in fabric and form to illustrate their dates of construction, their intended function, their later evolution in response to changes in farming practices and their ultimate decline and replacement in the second half of the 20th century with mass-produced, multi-purpose sheds and covered yards
- 8.2.2 In greater detail, the significance of the former farmstead is for the most part architectural and historic, in both cases the buildings individually and as a group serve to illustrate land management, changes in agricultural practices and innovation, in addition to illustrating historic carpentry, traditional construction techniques and modern methods spanning the period from the late 16th century to the 19th century.
- 8.2.3 The reconfiguration and rationalisation of the farmstead in the 19th century were driven by the need to accommodate livestock, a particular feature of the High Farming years (after 1790 with a particular period of growth during the 1840s to 1870s). The High Farming era saw an increase in farm building construction, more formalised layouts of buildings and yards in the farmstead in response to the increasing management of cattle.
- 8.2.4 The provision of the new livestock accommodation at Spicer's Farm was varied, comprising open-fronted sheds, enclosed, or partially enclosed cowsheds, and a series of detached buildings that may reflect the different category of animal accommodated at the farmstead, as outlined above, ranging from adult animals, growing stock, young, and breeding stock.
- 8.2.5 The provision of purpose-built structures arranged to an efficient and well-considered courtyard plan layout, presents a clear picture of the development of the farm during the High Farming Era, the efficient well-planned group were undoubtedly effective, remaining in use into the 20th century.
- 8.3 Setting**
- 8.3.1 The isolated location of the property and the fact that the landscape setting remains a rural, and an agricultural one, provides good context for the surviving elements of the farmstead. As set out above, there is evidence to suggest that the earliest element of the farmstead, the barn, was built during the same programme of work that resulted in the construction of the high-end cross-wing addition to the house, as such, the two buildings, domestic and agricultural, work together to provide insight into the form and function of the property in the late 16th or very early 17th century.

- 8.3.2 In a similar manner, the repairs and alterations to the farmhouse, the concealment of parts of the timber frame in tile-hanging or weather-board cladding, and the rebuilding of the end walls of the cross-wing in brick, illustrate the second substantial building campaign at the property that resulted in the creation of the regular courtyard-plan farmstead group and the repair and reinstatement of the early barn to its original function after a period of disuse and dilapidation.

Historic Farmstead Character

- 8.3.3 As set out in detail above, the evolved historic farmstead character of Spicer's Farm is of regular courtyard-plan form, the plan remaining discernible despite later additions and alterations, including the loss of some of the detached buildings and the installation of covered yards in mass-produced materials.
- 1.5.1 The form of the surviving farmstead is the result of construction undertaken during the High Farming era, a particularly important period of farm building development that took place from the 1840s to the 1870s, that focussed upon over-wintering livestock in yards or buildings to boost agricultural productivity, derived from wider agricultural and economic changes such as the importation of feed and fertiliser, increasing mechanisation, and the development of courtyard layouts intended to maximise efficiency.
- 1.5.2 The National Character Area study records that only 3% of farmsteads retain a farmhouse and one or more working buildings constructed before 1700, noting that such farmsteads are particularly significant.
- 1.5.3 The historic farmstead character of Spicer's Farm is therefore significant in the first instance due to the survival of the timber-framed farmhouse with evidence of its origin in the late 15th century and the addition of its high-end cross-wing in the late 16th or very early 17th century. The fact that the barn, later incorporated into the revised regular courtyard-plan farmstead in the 19th century also originated in the late 16th or very early 17th century, places the property within the 3% of farmsteads recorded in the character area that includes two pre-1700 structures.
- 1.5.4 For the High Weald Character Area only 58% of farmsteads retain more than 50% of their historic form and that is certainly the case here, based on an assessment of the first edition Ordnance Survey map prepared in 1895, the control map for the farmstead character study, compared with the standing buildings that remain *in situ* to date.
- 1.5.5 The building types and materials of the late 16th or early 17th to 19th century buildings are commensurate with those expected within the High Weald Character Area. The alterations carried out during the High Farming Era, evidenced in the brick-built ancillary buildings of 19th century origin, in addition to the weather-board cladding and clay tile-hanging to the farmhouse, and the sandstone plinths, are also commensurate with the materials palette utilised in the later evolution of the buildings in the High Weald Character Area.

9.0 THE PROPOSAL SCHEME (Appendix 2)

9.1 Introduction

- 9.1.1 This survey was commissioned to establish the origin and development of the property in order to determine its significance and assess any potential impacts of the proposed alterations.
- 9.1.2 The proposal scheme has been prepared by Atelier de Linde Ltd, this report should be read in conjunction with their drawings and documents, including the following plans:

9.2 The Barn and North Outshot

- 9.2.1 The alterations for the barn and the north outshot comprise the following (Appendix 2):

The Barn (B1) and north outshot (B3)

1. Add glazed double doors to the west side of the wagon entrance
2. Install mezzanine with kitchen below
3. Insert door in the north elevation, east side to link to the outshot
4. Install double doors to the north outshot
5. Install partitions within the outshot to create a bin store (west) and WC facilities to the east
6. Block existing doorway in the east elevation of the north outshot
7. Proposed insulation

9.3 Impact Assessment

1. Add glazed double doors to the west side of the wagon entrance

- 9.3.1 The addition of a glazed screen with doors set within an original full-height wagon entrance is a recognised approach to the installation of glazing within agricultural buildings, intended to utilise an existing opening to maximise natural light and in so doing minimise further intervention to the fabric of the historic building.
- 9.3.2 The local authority had requested that the proposed glazing is simplified and utilitarian in character to work well with the agricultural origin of the building, and to avoid domestic detail that would detract from its character and compete with the farmhouse that sits opposite the barn on its western side. It has also been suggested that the barn doors are reinstated: this will reintroduce some of the lost character to the barn on its particularly important western, farmhouse-facing side.
- 9.3.3 The scheme has been revised to address the concerns raised by the local authority (Plate 8).



Plate 8: The original glazing scheme (top) and the revised scheme (bottom)

- 9.3.4 The new glazing scheme is vastly simplified, avoiding the complexity of the earlier scheme. The revised scheme maximises light and ensuring that the barn as a whole retains its prominence as the surviving part of the early farmstead.

Recommendations

- 9.3.5 It is recommended that the installation ensures the survival of the in situ head-plate over the existing entrance. It is also suggested that the proposed barn doors are of boarded-and-ledged type with forged strap hinges, to reinstate some of the character lost through the removal of the original doors.

2. Install mezzanine with kitchen below

- 9.3.6 The floor-plan of the barn retains the layout first built in the late 16th or very early 17th century in addition to the minor extension made to it at the south end later in the 17th century. The installation of a mezzanine will of course alter that layout, however, it is possible to achieve the addition without harm to the historic fabric of the barn by ensuring that the new structure is self-supporting and easily removed should the need arise at a later date.
- 9.3.7 Whilst there is no evidence for an original upper floor within the barn, there are numerous examples in Sussex in general of their addition over the course of the life of the barn in response to changing needs, as hay-lofts or granaries (Plate 9). The remainder of the barn will remain open-plan and open to the roof, a welcome element of the proposal scheme for this important building.



Plate 9: A selection of Sussex barns with inserted mezzanine floors added in response to changing agricultural needs within the farmstead

Recommendations

- 9.3.8 A particularly light touch would be required for the installation of a mezzanine in the Spicer's Farm barn; this is due to the fact that the phase 1 fabric, particularly on the west and north sides of the barn, is near intact. It is essential that the extant late 16th or very early 17th century fabric remains visible from elsewhere in the barn; that any balustrade intended to border the mezzanine on the south side, should allow clear and uninterrupted through-views towards the timber-frame.

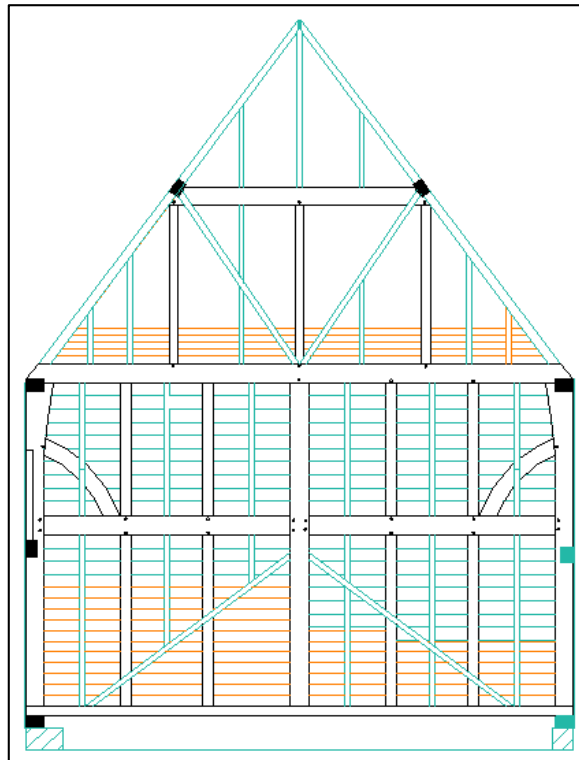


Plate 10: Phased north end elevation of the barn

KEY:

- Phase 1: late 16th or very early 17th C
- Phase 2: 17th century
- Phase 3: 19th century
- Phase 4: 20th century onwards
- Evidenced
- Conjectural
- . - . - . Overhead

3. Insert doorway in the north elevation, east side to link to the outshot

- 9.3.9 It should be possible to insert a doorway between the retained original studs in the location proposed (Plate 10). The alterations would require the removal of one inserted 19th century stud and part of an inserted straight-raking shore in addition to 19th and 20th century weather-boards. It should be possible to remove limited areas of later fabric, retain original fabric, and ensure that sufficient evidence of the later work remains *in situ* to illustrate its location and extent (Plate 11).

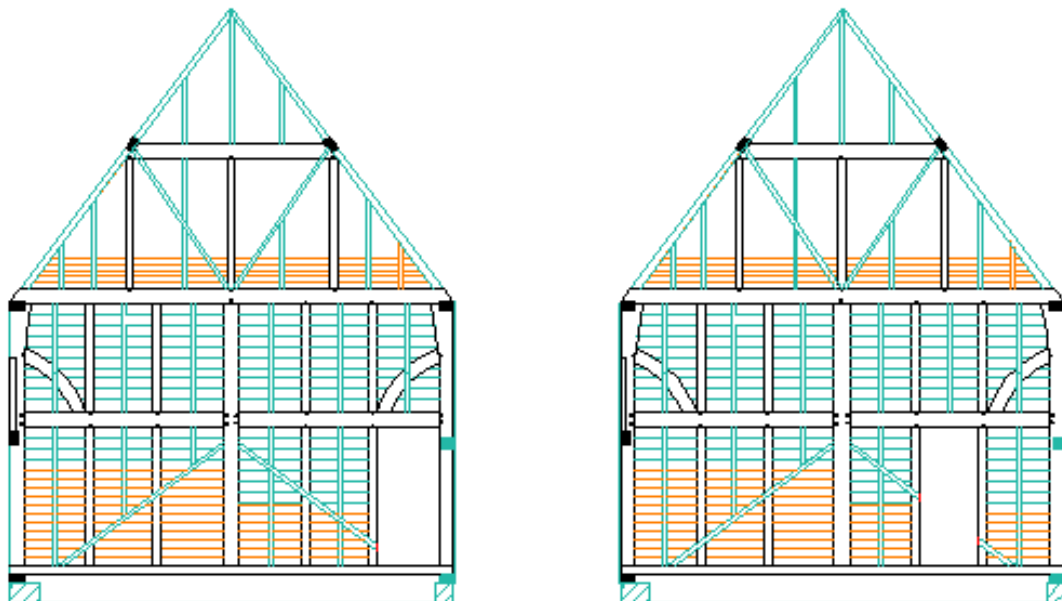


Plate 11: Two options for the insertion of a doorway that will ensure sufficient survival of original and historic fabric

- 9.3.10 The installation of a doorway can therefore be achieved in the same manner as the doorway inserted into the 19th century fabric in bay 1 on its eastern side (Plate 12).



Plate 12: The doorway inserted into the rebuilt eastern elevation of bay 1 after the 19th century rebuild



Plate 13: The west side of the north outshot (B3)

4. Install double doors to the north outshot

- 9.3.11 The installation of timber double-width doors to the west side of the north outshot (B3) will redefine the western end of the building: this can be considered to be an enhancement to the character of the building and to its setting, the character having been lost and the significance impacted upon by the removal of the end wall (Plate 13).

5. Install partitions within the outshot to create a bin store (west) and WC facilities to the east

- 9.3.12 The north outshot had been subject to a series of alterations since it was first built, replacing an earlier structure in the same site. The first revision Ordnance Survey map shows compartmentalisation of the outshot to create two areas (stalls?), through the insertion of an east-west oriented partition; by 1909 the partition had been removed and the east wall with integral doorway added (Plate 14).



Plate 14: The farmstead in 1895 (blue) and 1909 (green) showing the changes to the north end of the barn

- 9.3.13 The north end outshot has therefore responded to changing needs, illustrating the inherent adaptability of the 19th century outshot as part of the evolution of the farmstead and wider economic and agricultural change.
- 9.3.14 As such, the installation of new partitions to meet new needs within the north outshot is not considered to be harmful to the overall character or significance of the building or the farmstead as a whole.

6. Block existing doorway in the east elevation of the north outshot

- 9.3.15 The brick partition with its integral doorway surmounted by a segmental arched soffit of brick is part of the late 19th or early 20th alterations to the group, illustrating the later adaptation of the building: concealment of the doorway will impact on the character and significance of this part of the farmstead (Plate 15).



Plate 15: The doorway in the east elevation of the north outshot (B3)

Recommendations

- 9.3.16 Advice made during the evolution of the scheme recommending that the door remains *in situ* and that any blocking to the doorway is inserted to ensure that an off-set is maintained between the door and the walls of the east elevation to clearly illustrate the location and extent of the original door, has been taken into account (Plate 16).

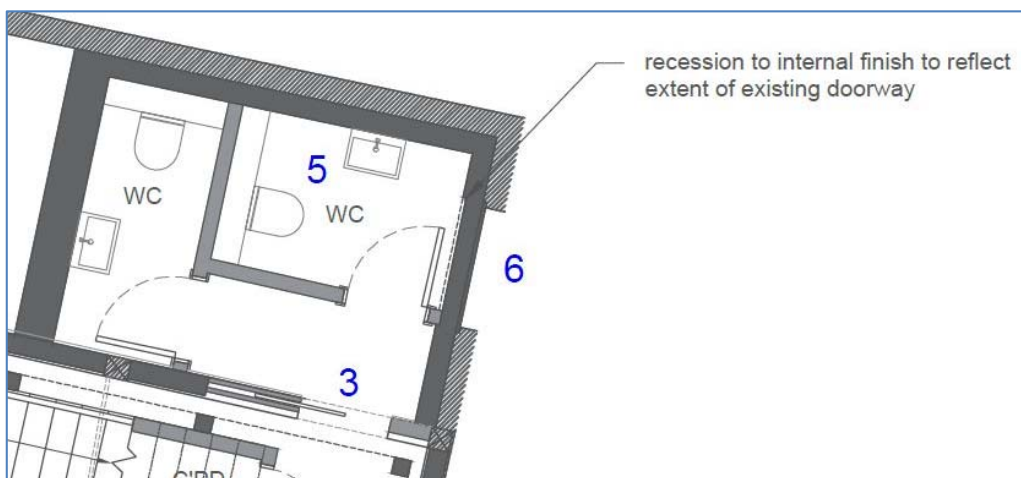


Plate 16: Detail showing the proposed recess to illustrate the doorway location in the revised scheme

7. Insulation

- 9.3.17 Insulation is proposed for the barn. Insulation can be difficult to install in historic buildings as by its nature it will conceal historic fabric and features. Within the barn, the best option is external, subject to detail at eaves, ends and junctions.
- 9.3.18 The external insulation will ensure that the timber-frame with its early origin and extension and its wealth of information relating to form, function, disuse, dilapidation and refurbishment/reinstatement will remain visually accessible to illustrate the narrative of this important building's evolution.
- 9.3.19 Insulation at roof level is proposed to sit above the historic timber structure: this will allow the fabric, the chronology of this building's development and the character and significance to remain visually accessible. The increase in ridge height is countered here by the fact that the barn had originally had a thatched roof cover: this would have resulted in a higher ridge-line as first built than is present in the existing roof.

9.4 The South Ancillary Building (B2)

- 9.4.1 Please note that the existing stalls, racks, concrete floor and cementitious render are mid-to-late 20th century in character and are not considered to be contributing elements to the special character and significance of the building: it is the opinion of the author that their loss will not cause harm.

B2a (proposed ancillary accommodation)

8. Addition of partitions to create bedrooms, en-suite and corridor; new windows in the west elevation; roof-lights in east roof slope
- 9.4.2 It is proposed that a series of partitions are installed within B2a to create a passage on the east side of the building and a series of rooms to the west (two bedrooms, one en-suite and one Jack-and-Jill en-suite). The reconfiguration will comprise partitions installed at the central and southern trusses, installed at their centre-line to ensure that the components of each truss remain extant and visible on both sides of the wall.
- 9.4.3 The north truss will remain unaltered to illustrate the original character of the construction of the building, the retained open truss and the method of enclosing the central and southern trusses working together to ensure that the original form of the building remains legible as it continues to evolve to meet new needs.
- 9.4.4 The north- south oriented partitions within the two northern bays create the passage on the east side of the building: this references the fact that the troughs and racks had been situated to the west with the access passage located to the east during the later evolution of the former open-fronted shed to its mid-to-late dairy function.

Windows and rooflights

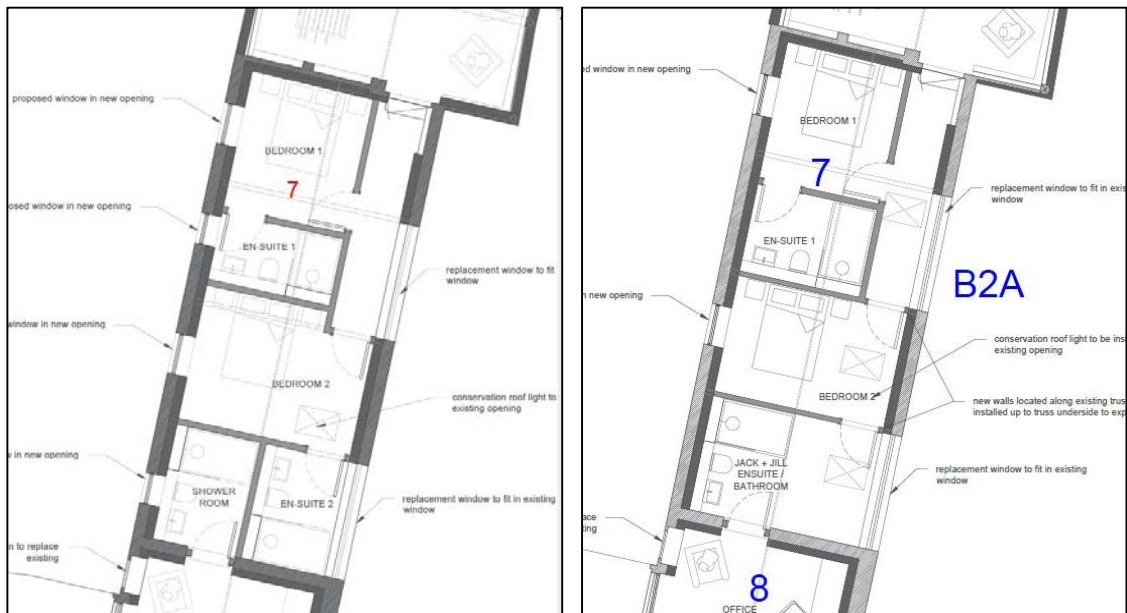


Plate 17: A comparison of the previous scheme with four new windows and the revised scheme with two new windows in the west elevation

- 9.4.5 Two windows are proposed to light the bedrooms on the west side of the building. Due to the constraints imposed by the large modern covered yard on the east side of the building there is very little potential to introduce natural light into the range. As such, consent is sought for a combined approach involving the replacement of existing high-set windows in the mid-to-late 20th century infill at the east side of the building, a few discrete rooflights in the east roof slope, and the insertion of two utilitarian windows in the west slope. The combined approach places the majority of the windows within the modern fabric to the east, or for the rooflights, concealed from view from the farmhouse in the east slope of the roof.
- 9.4.6 The rooflights will be glazed between rafters to ensure negligible impacts on existing historic fabric. The replacements to the modern windows on the east side of the building will alter later infill only and are in a particularly discrete location as they are concealed by the covered yard.
- 9.4.7 The two new windows proposed for the west side of the building have been reduced from the initial four proposed (Plate 17). Further, the form of the windows have been revised to emphasise a utilitarian character that is commensurate with the form and function of the building as first built, and that the omission of overt domestic detail will ensure that the ancillary building will not compete with or detract from the character and significance of the farmhouse to the west of it (Plate 18).

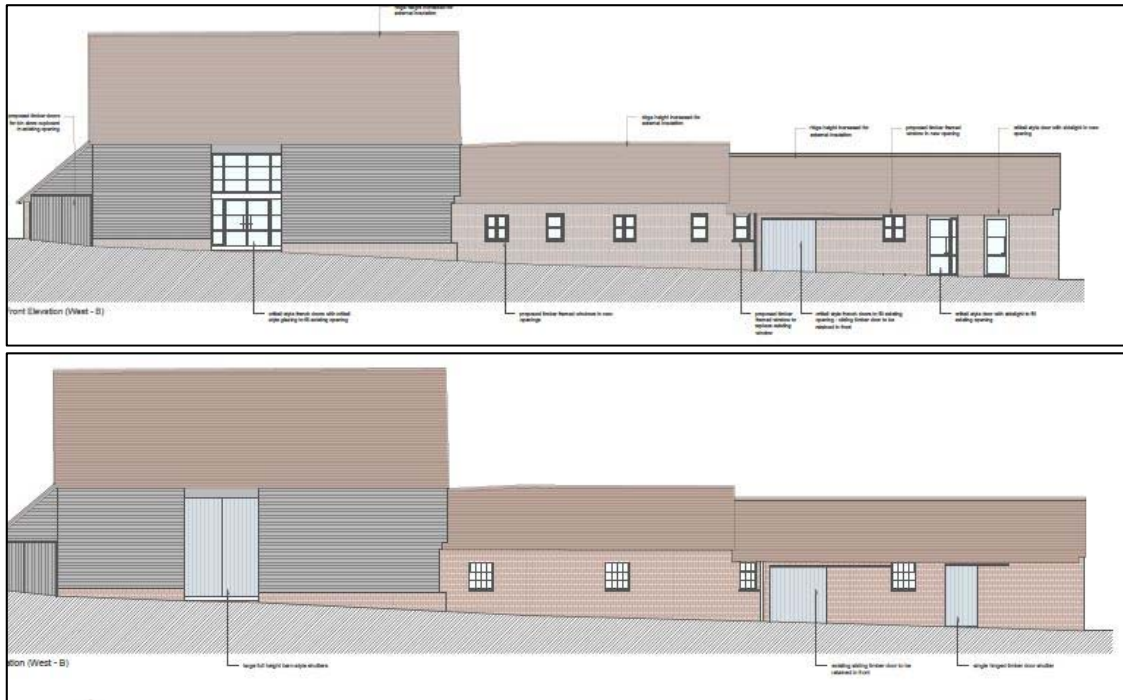


Plate 18: A comparison of the previously proposed scheme for the west elevation of the agricultural group, note the four windows in B2a adjacent to the barn, and the revised scheme with its two windows (bottom)

B2b (proposed office)

9. Replace existing window; replace existing door with glazed alternative, retain sliding external door; new rooflight in east slope

- 9.4.8 The approach to the creation of the office is light-touch: the openings in the west elevation are already in situ, and their treatment has been specifically designed to ensure that they remain utilitarian and agricultural in fabric and form to minimise visual impacts, and by virtue of the new window style proposed, reintroduce some lost character to the side of the building visible to the public and from the farmhouse.

B2c (annexe)

10. Partitions to create en-suite, bedroom and combined kitchenette and sitting room; new window in west elevation; new door and window in existing opening; new window in south elevation

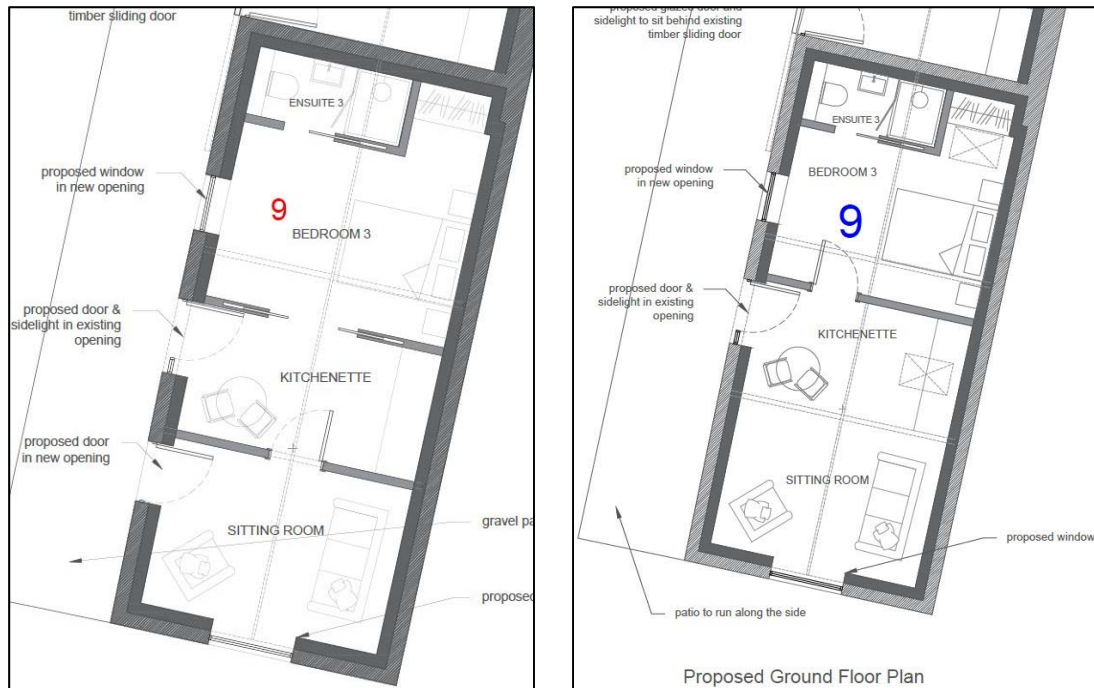


Plate 19: The original scheme (9 in red) and the revised scheme (9 in blue)

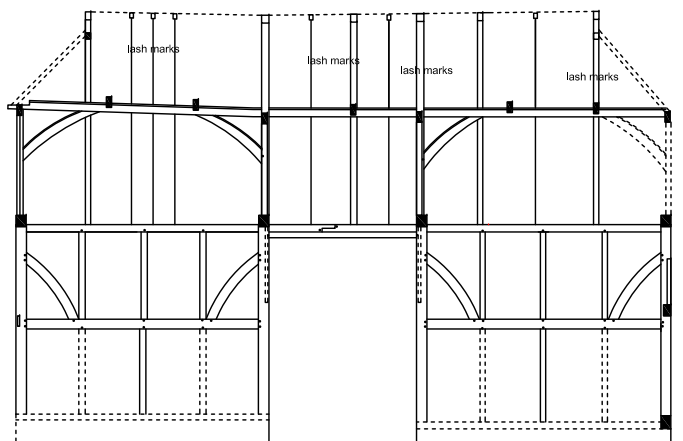
- 9.4.9 The floor plan as proposed for the annexe at the south end of the range has been simplified to create a less-compartmentalised layout (Plate 19). A single partition is proposed just south of centre to create an open-plan kitchenette and sitting room to the south and a bedroom with en-suite to the north. A discrete and compact en-suite enclosure is proposed for the northwest corner of the group.
- 9.4.10 The two new windows originally proposed for the west elevation have been reduced to one, minimising impacts, with additional light gained through the introduction of two discrete roof lights on the east side of the roof, hidden from public view. Again, the new rooflights will comprise glazing between the rafters to ensure that the impact on historic fabric is negligible, and the new west window is another example of the utilitarian type proposed for the north unit, ensuring a coherent and cohesive approach to the sensitive external appearance of the west elevation as it faces the farmhouse.
- 9.4.11 The new window proposed for the west elevation allows for a greater degree of natural light and ventilation to the interior of the annexe. The location of the window is discrete, hidden from public view, ensuring minimal visual impacts upon the character and significance of the listed buildings and their setting.

Insulation

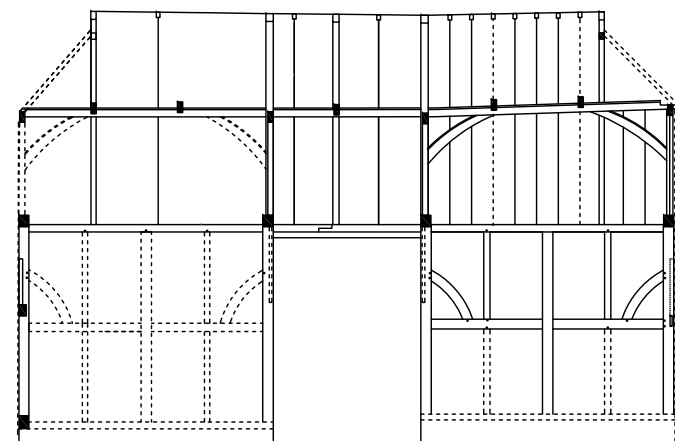
- 9.4.12 Insulation is proposed for the ancillary building. Insulation can be difficult to install in historic buildings as by its nature it will conceal historic fabric and features. For the ancillary buildings to the south of the barn, the brickwork on the interior will be concealed by the new insulation whilst the roof will be insulated over the historic fabric to allow it to remain visually accessible within the building.
- 9.4.13 As it stands, the brickwork to the walls is concealed to above half-height level by concrete render; the brickwork above the render is obscured by a paint finish. The

comparatively late date of construction of the building and the fact that the walls are already concealed by modern finishes reduced the impact of the installation of vapour-permeable insulation, particularly as the exposed external brickwork will be sufficient to illustrate the fabric, form and origin of the building.

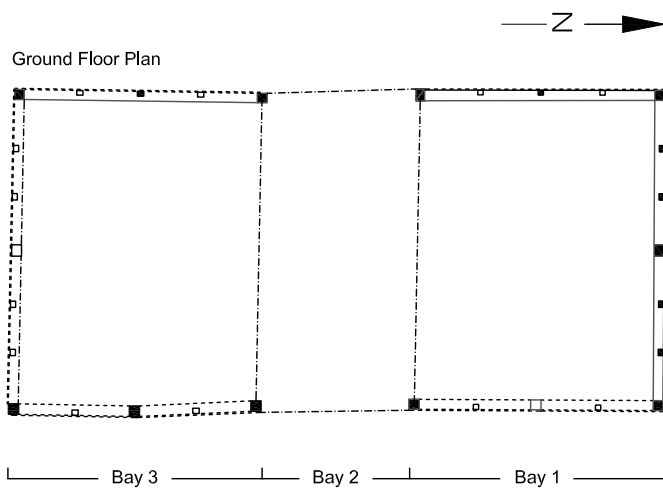
- 9.4.14 The continued exposure of the roof timbers, with insulation placed over them, will allow the near intact 19th century roof structure to remain extant as the building evolves to meet new needs.
- 9.4.15 The proposed approach to insulating the building as a whole will allow sufficient fabric in the external brickwork and the internal roof structure to remain exposed, allowing the origin, fabric and form of the building to remain visually accessible, ensuring that the building can still be 'read' as part of the later development of the historic farmstead.



T4 Bay 3 T3 Bay 2 T2 Bay 1 T1
West Elevation

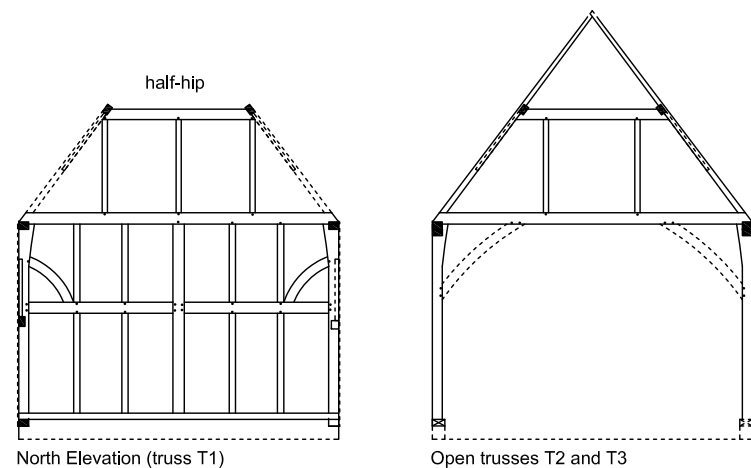


T1 Bay 1 T2 Bay 2 T3 Bay 3 T4
East Elevation



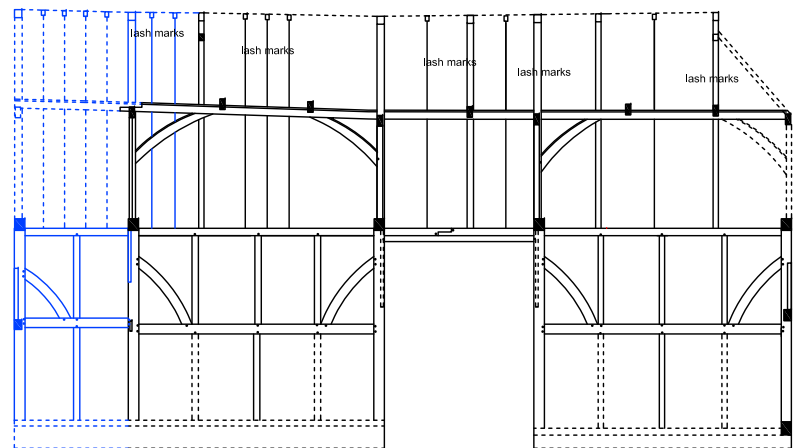
0 5 m

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indicative and approximate; **do not scale**
from this drawing

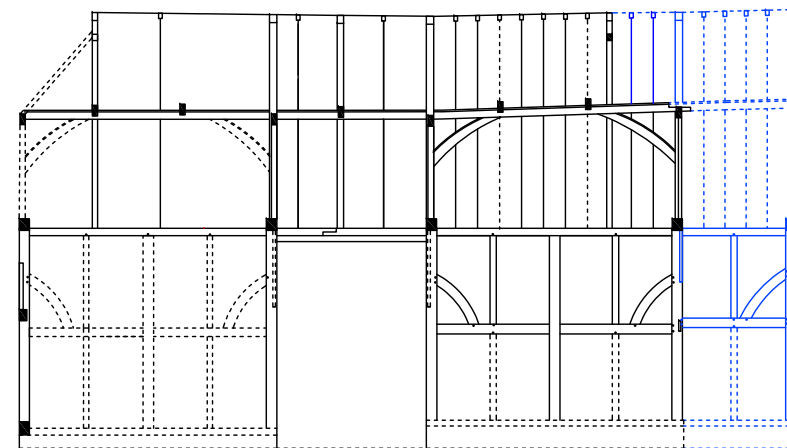


KEY:

- Phase 1: late 16th or early 17th century (no later than 1610)
- Evidenced
- Conjectural
- Overhead

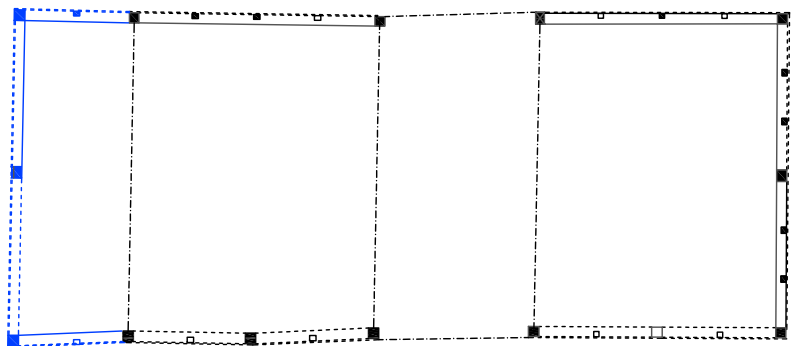


T5 T4 T3 T2 T1
Bay 4 Bay 3 Bay 2 Bay 1
West Elevation



T1 T2 T3 T4 T5
Bay 1 Bay 2 Bay 3 Bay 4
East Elevation

— Z —>



T5 T4 T3 T2 T1
Bay 4 Bay 3 Bay 2 Bay 1
Ground Floor Plan

KEY:

- Phase 1: late 16th or very early 17th century (no later than 1610)
- Phase 2: 17th century
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only, details are indicative and approximate: **do not scale from this drawing**

PART THREE: SUPPORTING INFORMATION – HISTORIC BUILDING ASSESSMENT

10.0 DETAILED CHRONOLOGICAL DEVELOPMENT

10.1 Phase 1: c. late 16th or very early 17th century

Layout

- 10.1.1 The barn was built to a three-bay layout comprising a central wagon entrance or midstrey, flanked by two storage bays of equal length. The building measured c. 12.50 metres north – south by c. 6.20 metres east – west, standing to a height of at least 8.00 metres measured from the current ground floor level to the base of the principal rafters (Figure 3).



Plate 20: The wall construction of the west elevation (bay 1), without intermediate full-height posts

Wall Construction

- 10.1.2 The frame comprises principal posts at 230 x 200 mm section with swelling jowls. The walls on the west side of the building comprise three regularly-spaced studs each to the panels above and below the side girts: these are set at 1.15 metre centres on average, intended to accommodate weatherboard cladding on the exterior from the outset (Figure 3). Arched foot-braces at 70 mm thick are situated above the side-and-end-girts extending between the principal posts and the girts (Figure 3; Plate 20).
- 10.1.3 The rear (east) elevation differs: each end bay includes a full height central post creating with the interrupted side girts, four panels to each bay. A central stud is situated within each of the four panels and foot-bracing is included in the same location as that described above for the west elevation (Figure 3; Plate 21).



Plate 21: The east elevation, south end showing the wall construction with intermediate full-height post (bay 4)



Plate 22: The north end elevation

- 10.1.4 The end elevations include a full height central post that interrupted the end girt. The four panels created by the central post and the girts are subdivided by two regular studs set at 920 mm centres on average. Foot-bracing, as before, extends between the principal posts and the end girts (Figure 3; Plate 22).

Trusses

- 10.1.5 The two end trusses include stub gables subdivided by three regularly spaced studs that rise from tie-beam to collar. The two open trusses that flank the wagon entrance are of queen stud type, with arched head-braces (Plate 23). The braces have since been replaced, utilising their original locations as evidenced by mortises and pegged joints.



Plate 23: View towards the south end of the barn showing the open trusses flanking the wagon entrance

Doorways

- 10.1.6 The wagon entrance comprises a pair of full-height entrances surmounted by a head-plate situated just below wallplate level. Both entrances would have been fitted with boarded-and-ledged doors hung on strap-and-pintle hinges.

Roof Construction

- 10.1.7 The roof structure is of clasped side purlin type, the purlins clasped by collars integral to the principal rafter pairs. Additional support is provided at intervals by sprung-in collars extending between the purlins. The roof included windbracing to each of the outer bays that flanked the midstrey.
- 10.1.8 The roof included half-hipped terminals, indicated by an *in situ* high-set collar at the south end (bay 4) and the jointing for its counterpart in bay 2 (Plate 24; Figure 3). Lash marks left by tar impregnated rope indicates that the barn in its original form had included a thatched roof cover (Plate 25).

Form and Function

- 10.1.9 The building was purpose-built as a crop storage barn with central wagon entrance.



Plate 24: The north end of the barn showing the high-set collar (arrow) that had supported the half-hipped roof terminal at that end of the building prior to the addition of bay 5 in the 17th century



Plate 25: The west slope of the roof over bay 1 showing the lash marks on the principal rafter of the T2 truss, left from the original thatched roof cover (indicated by arrow)

Dating Criteria

10.1.10 The available evidence, the scantling, wall construction and roof construction are commensurate with a late 16th or very early 17th century origin. The date of the barn ties in well with the date that the high-end cross-wing was added to the north end of the house opposite, indicating a substantial investment in the property as a whole towards the turn of the 17th century.

10.2 Phase 2: 17th Century (Figure 4)

Layout

10.2.1 The barn was extended by a single bay at its southern end during the 17th century. The new bay (bay 5) added a further 2.15 metres to the length of the barn, a total of 14.70 metres on its north – south axis (Figure 4).



Plate 26: The east elevation of bay 4, added to the south end of the barn during the 17th century

Wall Construction

10.2.2 The wall construction closely resembled that of the original barn, comprising a central stud above and below the side-girts and a single arched foot-brace extending down from the principal posts of the new T5 truss to the side and end girts (Figure 4; Plate 26). The end elevation included a full-height central stud: this remains *in situ* within a much rebuilt end elevation (Plate 27).

10.2.3 The studs, central post and infill of the original end wall of the barn was removed to increase the storage capacity within the extended building (Figure 4).



Plate 27: The much altered south end of the barn, retaining the interrupted girt, upper central studs, foot-braces and central full height stud of the original 17th century extension

Roof Construction

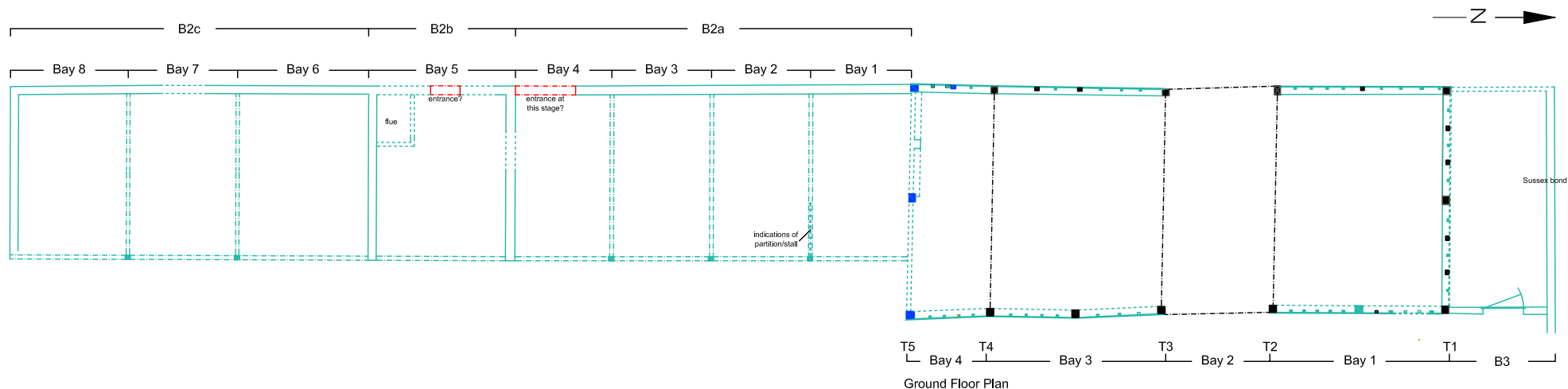
- 10.2.4 The roof construction has since been rebuilt, however, it appears that the new end bay of the barn included a gabled roof terminal, an improved feature intended to increase the storage capacity of the building.

Form and Function

- 10.2.5 The three-bay late 16th or very early 17th century barn was extended to include a fourth bay at its southern end. The extension to the building, complete with a gabled roof terminal, was intended to improve the facilities and increase the storage capacity of the original compact building.

Dating Criteria

- 10.2.6 The extension was made to the barn during the 17th century, the construction methods utilised in the original building closely replicated in the new work.



KEY:

- Phase 1: late 16th or very early 17th C (no later than 1610)
- Phase 2: 17th century
- Phase 3: 19th century
- Evidenced
- Conjectural
- Overhead

0 5 m

For Interpretive purposes only, details are indicative and approximate: **do not scale from this drawing**

10.3 Phase 3: The Barn - 19th Century (c. between 1840 and 1874)

Layout

- 10.3.1 Several alterations took place during the 19th century, particularly between 1840 and 1874, when the early farmstead was substantially revised to create a regular multi-yard courtyard-plan layout. At that time, the single-storey ranges to the south of the barn were first built and the barn subject to repairs and maintenance. The barn building retained the four-bay layout arrived at during the 17th century.



Plate 28: The much rebuilt eastern elevation of bay 1 (the door is a later insertion removing two of the 19th century studs to accommodate it)

Wall Construction

- 10.3.2 The wall construction of the building was subject to renewal, retaining some elements of the original and early phases of construction and adding a series of new studs of lesser scantling. Straight-raking shores were included in many locations, interrupting the new studs (Figure 5). In general, the new studs were set at varied centres and were nailed in place (Plate 28). Studs and raking shores measured 60 x 85 mm on average: all were mechanically fixed rather than jointed-and-pegged in place.
- 10.3.3 The external weatherboards were replaced: these are feather-edged at a maximum of 20 mm thick by 147 mm wide, supported over the new studs and the elements of the early frame that had been retained.
- 10.3.4 The timber frame is raised over a brick plinth: this is in English bond, the bricks measuring 65 mm thick. The brickwork to the western side of the barn surmounts a masonry base (Plate 29). The brick fabric is commensurate with a late 18th or a 19th century origin.



Plate 29: Detail of the brick plinth surmounting the masonry base on the western side of the barn (bays 3 and 4)

Doorways

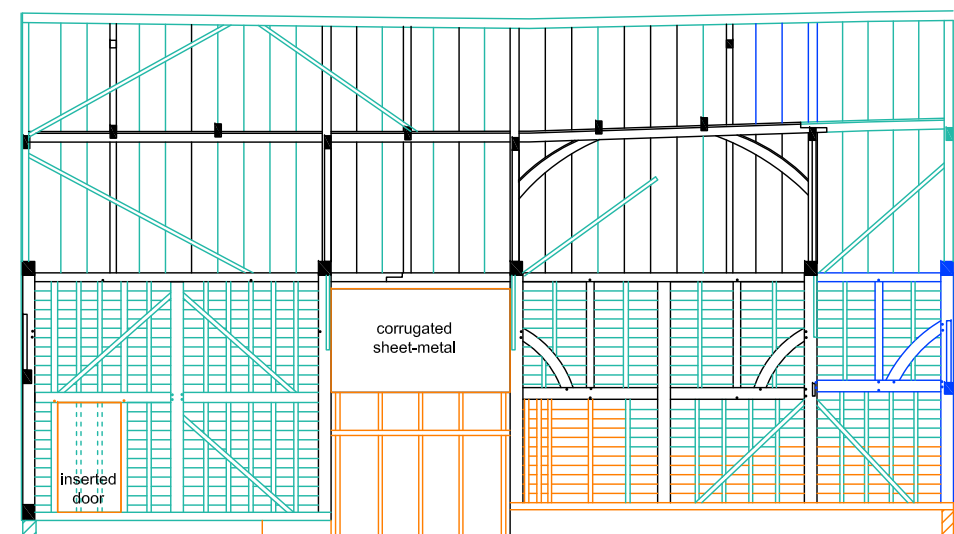
- 10.3.5 The original full-height opposing entrances within the wagon entrance were retained during this phase of construction.

Roof Construction

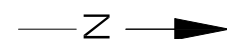
- 10.3.6 The roof was rebuilt, again retaining some of the original fabric, including the trusses, intermediate trusses that had supported the high-set collars of the half-hipped roof terminals, purlins and possibly also the surviving windbraces. The common rafters were either removed or replaced with the newly introduced ridge-board, or were reused at random rather than occupying their original locations. Long straight braces were nailed on the diagonal at intervals on the roof slopes (Figure 5).
- 10.3.7 At this stage, the ridge-board was inserted: this was '*cut to fit around/against the joints at the top of the retained roof trusses*' (Martin, D and Martin, B. *pers. comm.*). The Martins suggest that the thatched roof cover had been allowed to decay and that this had rotted out the joints at the heads of the common rafters to such an extent that intervention was required. The extent of intervention indicates a major rebuilding campaign in response to a '*long period of desolation and neglect*' (*ibid.*).
- 10.3.8 The remaining half-hipped roof terminal at the northern end of the barn was converted to a gable at this stage in the building's development. The windbraces may also have been renewed at this stage.

Form and Function, Dating Criteria

- 10.3.9 The barn remained at its four-bay length, the substantial rebuilding campaign undertaken to save what appears to have been a rather dilapidated building, to restore it as part of the newly revised and efficient multi-yard, courtyard-plan farmstead developed from its loose-courtyard layout between 1840 and 1874.

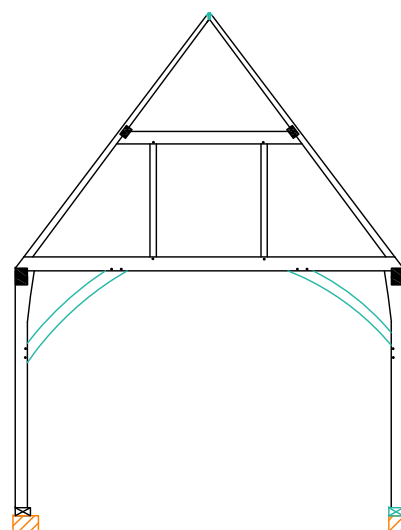
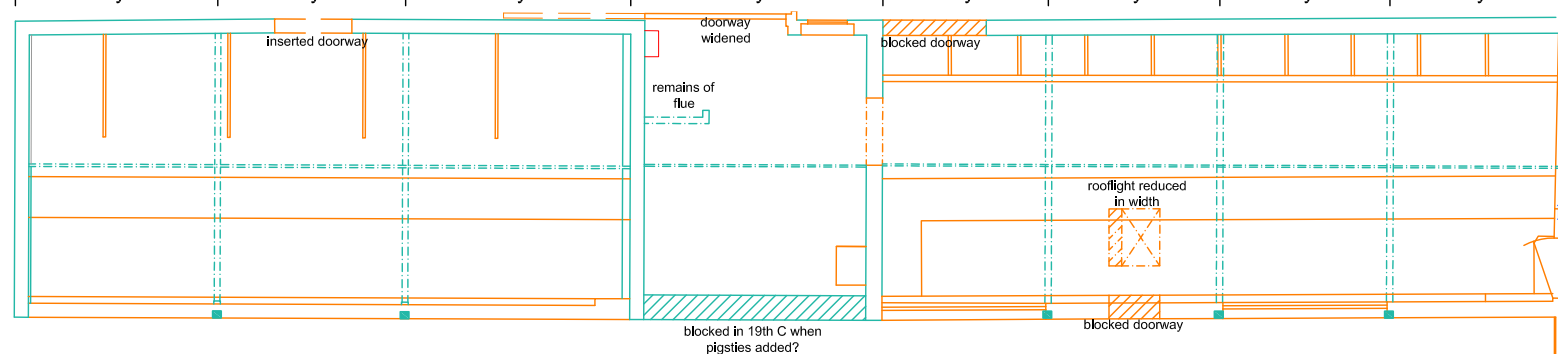


T1 Bay 1 T2 Bay 2 T3 Bay 3 T4 Bay 4 T5
East Elevation

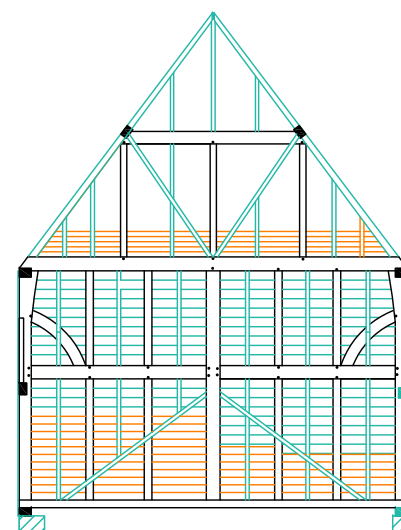


B2c B2b B2a

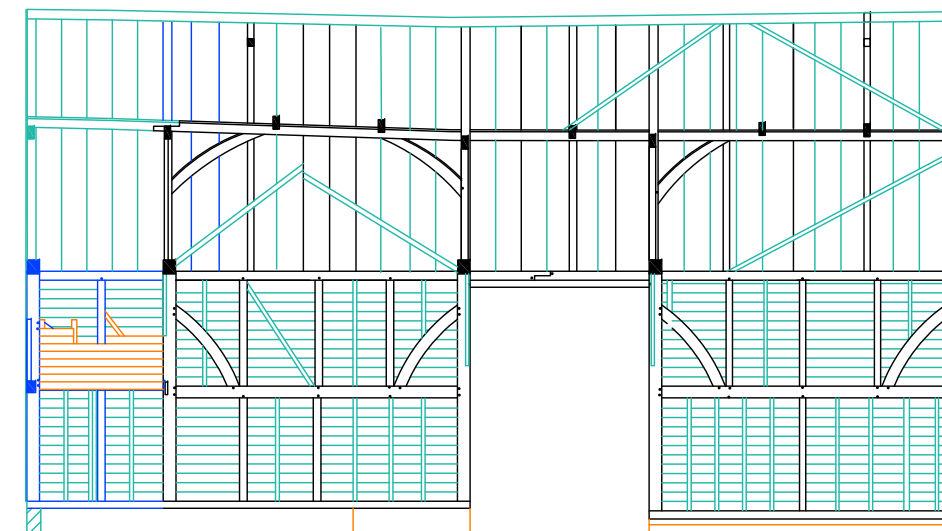
Bay 8 Bay 7 Bay 6 Bay 5 Bay 4 Bay 3 Bay 2 Bay 1



Open trusses T2 and T3



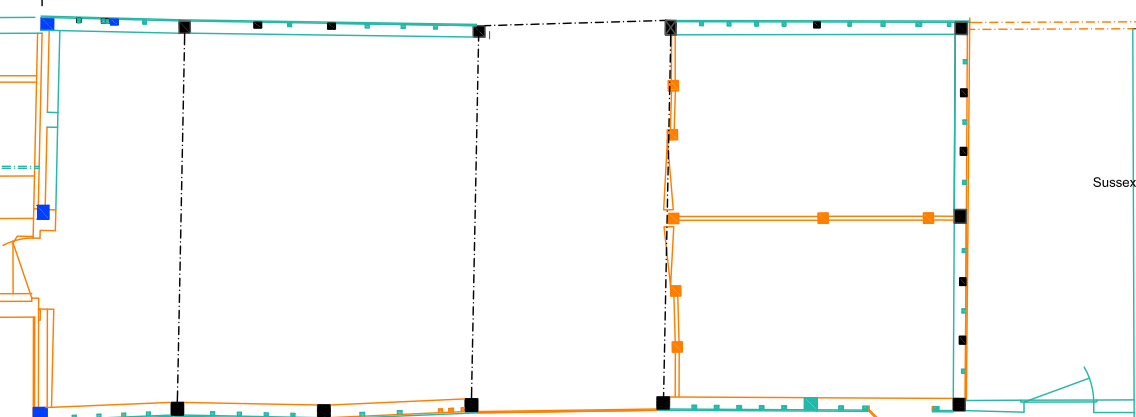
North Elevation



T5 Bay 4 T4 Bay 3 T3 Bay 2 T2 Bay 1 T1
West Elevation



For interpretive purposes only, details are indicative and approximate: **do not scale from this drawing**



T5 Bay 4 T4 Bay 3 T3 Bay 2 T2 Bay 1 T1
Ground Floor Plan

KEY:

- Phase 1: late 16th or very early 17th C
- Phase 2: 17th century
- Phase 3: 19th century
- Phase 4: 20th century onwards
- Evidenced
- Conjectural
- Overhead

10.4 Phase 3: The South Ancillary Building (B2) added between 1840 and 1874

Layout

- 10.4.1 The new buildings added to the north and south of the barn, and within the newly formed multi-yard farmstead, were built in brick, laid in Sussex bond. Building B2, to the south end of the barn was built to a three-cell layout comprising two large open-plan units (b2a and B2c) flanking a compact central section (B2b, Figure 6). All of building B2 was built to a single storey format; however, the roof-line of B2a at the north end of the range has a higher ridge-height than its southern counterpart.



Plate 30: Detail of the mortises on the post between bays 1 and 2 of B2a, indicative of a partition

B2a

- 10.4.2 B2a to the north was laid out to four bays in length, the bays measuring an average of 2.70 metres in length by x. 4.80 metres wide on its east – west axis. There are indications of subdivision at the north end of the building, evidenced by mortises on the east post between bays 1 and 2 and a notch in the soffit of the tie-beam of the truss (Plate 30).
- 10.4.3 There are indications of a doorway on the west side of bay 4, evidenced by a break in the wallplate and discrepancies in the brickwork, including cementitious render at the junction of the brickwork and the timber plate (Plate 31).

B2b

- 10.4.4 The central unit, B2b measures 3.50 metres wide on the north – south axis on the interior of the building. The side elevations of unit B2b are in brick and there are scars in the southwest corner of the room that are indicative of a flue: this is emphasised by

the inclusion of a jointed-in trimmer to the rafters overhead, allowing any chimney stack to pass through the roof (Plate 32).



Plate 31: The evidence of a blocked doorway in the west elevation of bay 4 (B2a)



Plate 32: The interior of bay 5 (B2b) showing the scars for a flue and the jointed-in trimmer in the rafters (arrow)

- 10.4.5 The east elevation of B2b had like its counterparts, been open-fronted. At some stage after construction and prior to 1874, the front was in-filled and a piggery added against it, bisecting the boundary to the central and southern yard as depicted on the first edition Ordnance Survey map (Plate 3).

B2c

- 10.4.6 Unit B2c at the southern end of the range is three-bays in length, the northern slightly wider than its southern counterparts, at 3.55 metres in comparison to the 2.95 metres of the bays 7 and 8 (Figure 6).

Wall Construction

- 10.4.7 The west and south end elevations of the building were built in brick laid in Sussex bond. The north end was formed by the south end of the adjacent barn. All eight bays had originally been open-fronted on their eastern side: this is evidenced by the available Ordnance Survey maps as discussed above, and from the fabric of the building, in particular, the survival of posts, albeit truncated, on the eastern side of the building, head-bracing between the posts and the tie-beams, and within bay 3, by a retained, curved, head-plate situated just below the wall-plate, a particular characteristic of buildings of this type and date in the area (Plate 33).



Plate 33: The west side of B2a showing the former open front evidence: the head-plate below the bressumer/flying plate, the posts between the bays, and the nailed-on head-braces

Windows and Doorways

- 10.4.8 No windows were included as first built, light and ventilation amply supplied by the open eastern-frontage of the building as a whole. A doorway is suggested in the centre of bay 4 on the west side of the building although it is probable that any

entrance in that location was inserted as the building evolved to meet new needs, before the brickwork was reinstated.

- 10.4.9 A second entrance is indicated at the centre of the west elevation within B2b (bay 5; Figure 6). The current entrance in the suggested location has been widened to its original form (Plate 34). Due to the compact single-bay layout of B2b, it is possible that an entrance had been included on the west side of the building at the outset, although this is by no means certain.



Plate 34: Bay 5 (B2b) showing evidence of the widening of the doorway (arrow)

Ceilings and Floors

- 10.4.10 The ceilings and floors within the building are the result of later alterations.

Heating System

- 10.4.11 As outlined above, B2b (bay 5) had included an integral flue in the southwest corner of the room at the outset.

Roof Construction

- 10.4.12 The roof construction is of clasped side-purlin type, the purlins set at right angles to the slope of the roof and clasped at the junction of the collars and principal rafters of the trusses (Plate 35). The rafters terminate at the apex of the roof to each side of an integral continuous ridge-board. The roof terminals of the building are gabled and the roof cover is under clay-tile, the original finish for this building.

Trusses

- 10.4.13 The roof trusses are of queen-stud type, the wide-set studs extending between the tie-beams and collars of each truss. The trusses include a nailed-on head-brace at

the eastern, open, side of the building, the braces extending between the tie-beams and a post, the latter supporting the flying bressumers (or plates) and the head-plates over each opening (Plate 36). The junctions of principal rafters and tie-beams, posts, bressumers and head-plates are jointed-and-pegged (Plate 36).



Plate 35: Roof structure and typical roof truss



Plate 36: The east front of building B2a showing the truncated posts, head-braces, bressumers and head-plates

Form and Function

10.4.14 Building B2 was purpose-built as a shelter shed for livestock, the long linear range opening onto the east side of the property facing into a series of inner courtyards that were a planned and efficient part of the reconfiguration of the farmstead between 1840 and 1874.

10.4.15 The three-cell layout, in conjunction with the separate yards on the eastern side of the group, is indicative of accommodating different categories of livestock such as:

- Adult Beasts
- Growing Stock (6 -12 months or so)
- Young Stock
- Breeding Stock

10.4.16 The inclusion of a flue in the central unit (B2b) would be conducive to the preparation of feed, although this is more commonly associated with piggeries than cattle accommodation.

Dating Criteria

10.4.17 The construction details are commensurate with a 19th century origin, consistent with the historic map evidence.

10.5 Phase 3: The North Ancillary Building (B3) added between 1840 and 1874

10.5.1 A building had been situated at the north end of the barn by 1840: this extended westwards to form a long linear range as depicted on the tithe map (Plate 1). Between 1840 and 1874 the northern range was removed and replaced with a new one, this time extending out to the east (Plate 2). The building that currently occupies a position at the north end of the barn is the result of the 1840-1874 era rebuilding event, creating a new range built in brick laid in Sussex bond (Plate 37).

10.5.2 Between 1895 and 1909 the western end of the north range had been subdivided, separating the area abutting the barn from the remainder of the building (Plate 4 and Plate 5). The wall separating the two parts is also in brick laid in Sussex bond brickwork, the fabric keyed into the pre-existing northern elevation of the building.

10.5.3 The western part of the north range comprised a single open-plan lean-to arrangement that abutted the barn: this was accessed directly from an integral doorway in the partition between the western part and the remainder of the range (Plate 38). The removal of the western end wall of the lean-to has removed any evidence for further openings on that side of the building.

Roof Construction

10.5.4 The common rafters of the catslide roof are supported at mid-length by a purlin set at right angles to the slope. The purlin is clasped at intervals by nailed-on collars (Plate 38).



Plate 37: The north end of the barn and building B3



Plate 38: The interior of B3 as it abuts the barn, looking towards the inserted brick partition with its integral doorway

Form, Function and Dating Criteria

10.5.5 The western end of the north range (B3) was part of a long linear building purpose-built to provide further livestock accommodation in conjunction with the addition of building B2 to the south and the series of regular yards that the buildings fronted onto.

10.5.6 The fabric is commensurate with the historic map evidence, clearly indicating a 19th century origin for the building, built as it was between 1840 and 1874 to replace an earlier range that had extended to the west.

10.6 Phase 4: 20th century alterations

The Barn

10.6.1 20th century alterations to the barn include the following:

- Localised brick patching to the plinth
- Blocking of the eastern wagon entrance (bay 2)
- The rebuilding of much of the south end elevation below end-girt level
- The insertion of the doorway in the east elevation of bay 1
- Localised replacement of external weatherboards
- Insertion of close-boarding above the girt in bay 4 on the west side of the barn
- The addition of the stable stalls at the north end of the barn
- Concrete floor finish at the north end of the barn

10.6.2 20th century alterations to the ancillary building (B2) comprise the following:

- Infill of the eastern open-front in its entirety between 1909 and 1956 (the latter end of the range is suggested)
- Refitting the interior:
 - o insertion of concrete troughs
 - o cementitious render to the walls (not full height)
 - o metal stall partitions
 - o concrete floor with integral drainage
- rooflight in bay 5, east slope, subsequent reduction in the width of the rooflight
- removal of most of the flue (bay 5, southwest corner)
- enlargement of the bay 5 west entrance
- blocking of the (inserted?) entrance in bay 4, west side
- insertion of a doorway central to bay 7, west side
- installation of plasterboard ceilings and skelings (bay 5), now ruinous

10.6.3 20th century alterations to building B3 comprise the removal of its western end wall.

11.0 BIBLIOGRAPHY

Lake, J & Edwards, B. 2015. *Historic Farmsteads. Preliminary Character Statement: South East Region* Historic England

Lake, J & Edwards, B. 2020. *Farmstead and Landscape Statement: High Weald*. NCA 122. Historic England

12.0 ACKNOWLEDGEMENTS

- 12.1 The author would like to thank David and Barbara Martin for providing insight into the origin and evolution of the barn and the farmhouse.

13.0 PURPOSE OF THIS REPORT

- 13.1 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.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025744

Date first listed: 28-Oct-1957

List Entry Name: SPICER'S FARMHOUSE

Location

Statutory Address:

SPICER'S FARMHOUSE, ROWHILL 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: Balcombe

National Grid Reference: TQ2994728572

Details

1. 5405 TQ 22 NE 10/386 28.10.57

BALCOMBE ROWHILL LANE Spicer's Farmhouse II

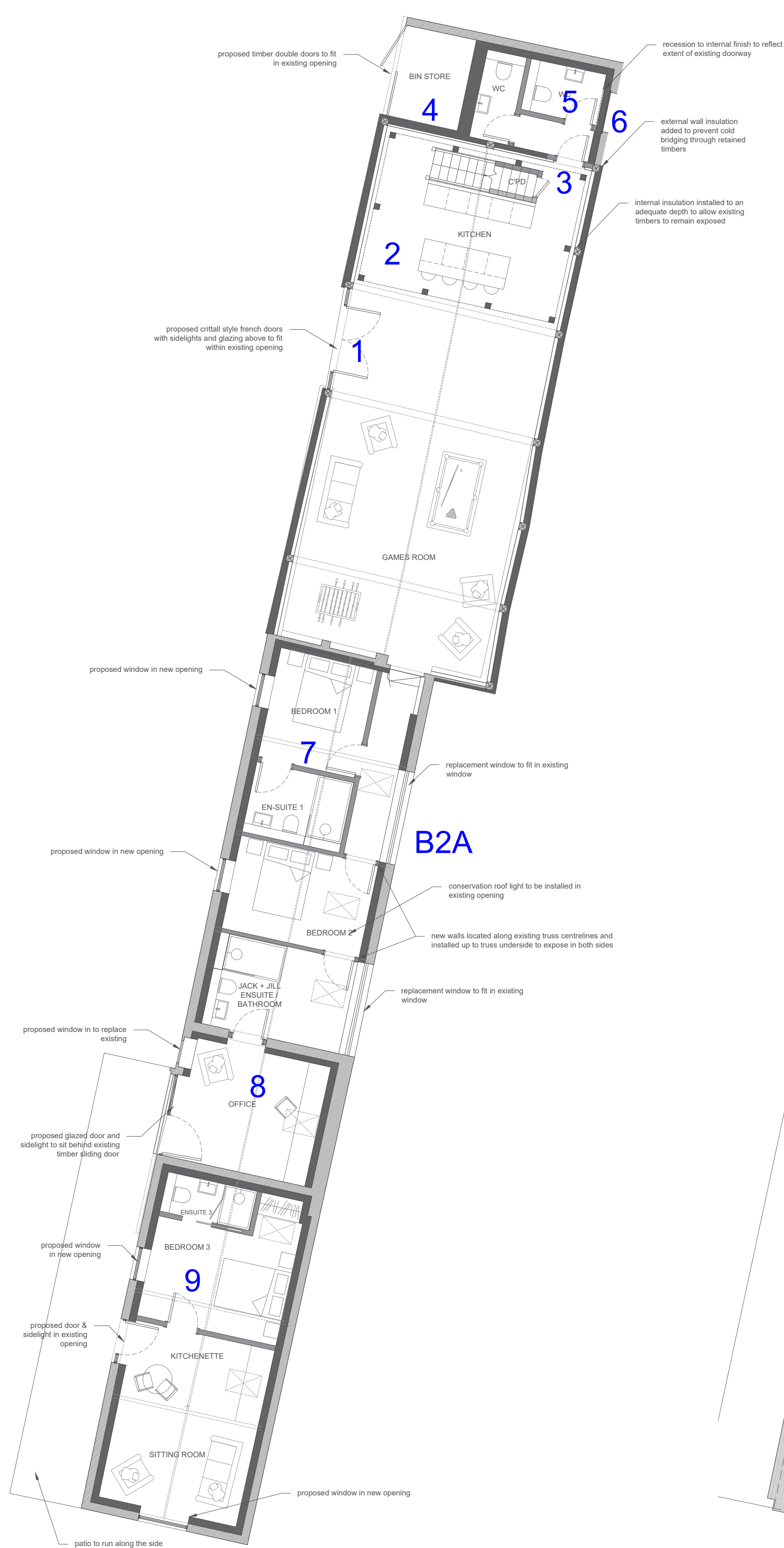
2. L-shaped C15-16 timber-framed building, now mostly tile-hung, with an ashlar extension to the south but the timbering with plaster infilling exposed in the north wall. The east wing has a gable with moulded bargeboards. Gabled projected in the centre of the north front. Roof partly Horsham Slabs, partly tiled. Two Storey. Four windows. Two contemporary staircase. Queen post roof.

Listing NGR: TQ2994728572

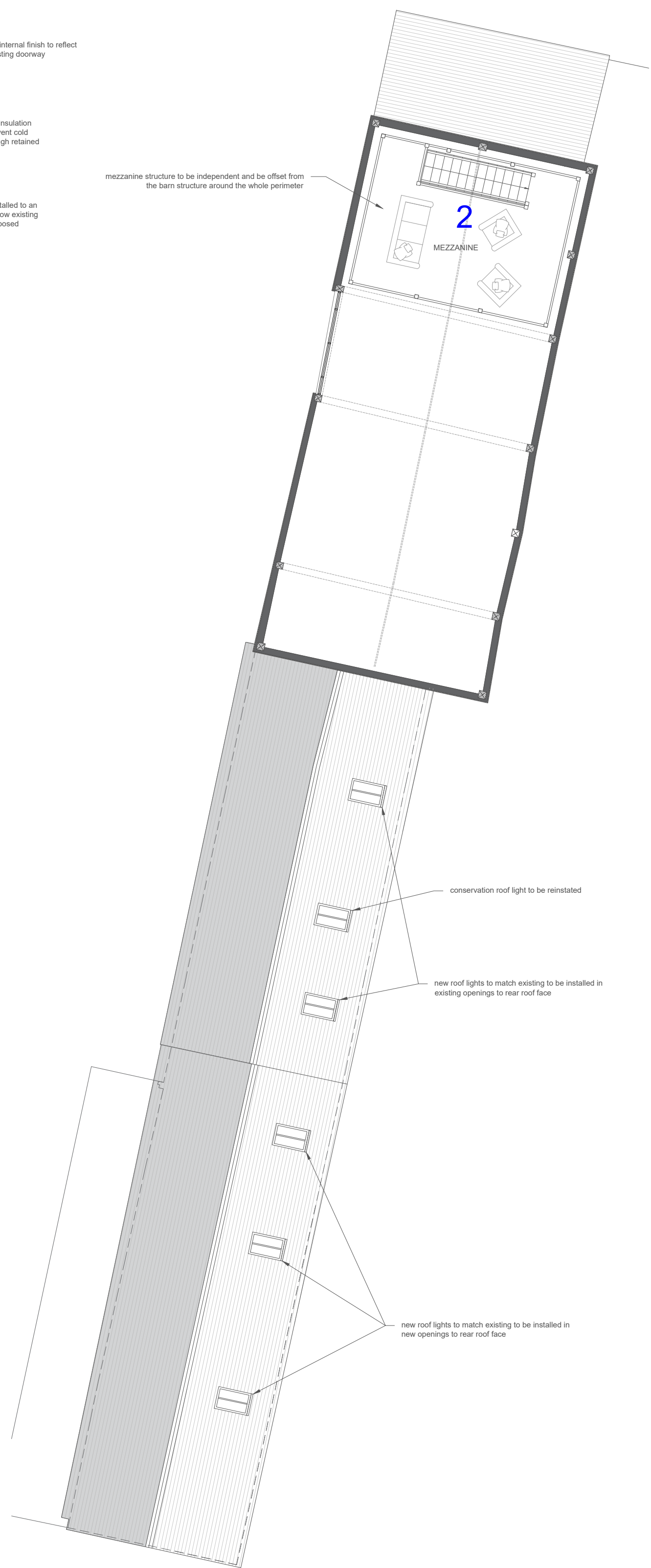
Legal

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

Appendix 2: The proposal scheme prepared by Atelier de Linde



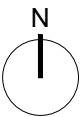
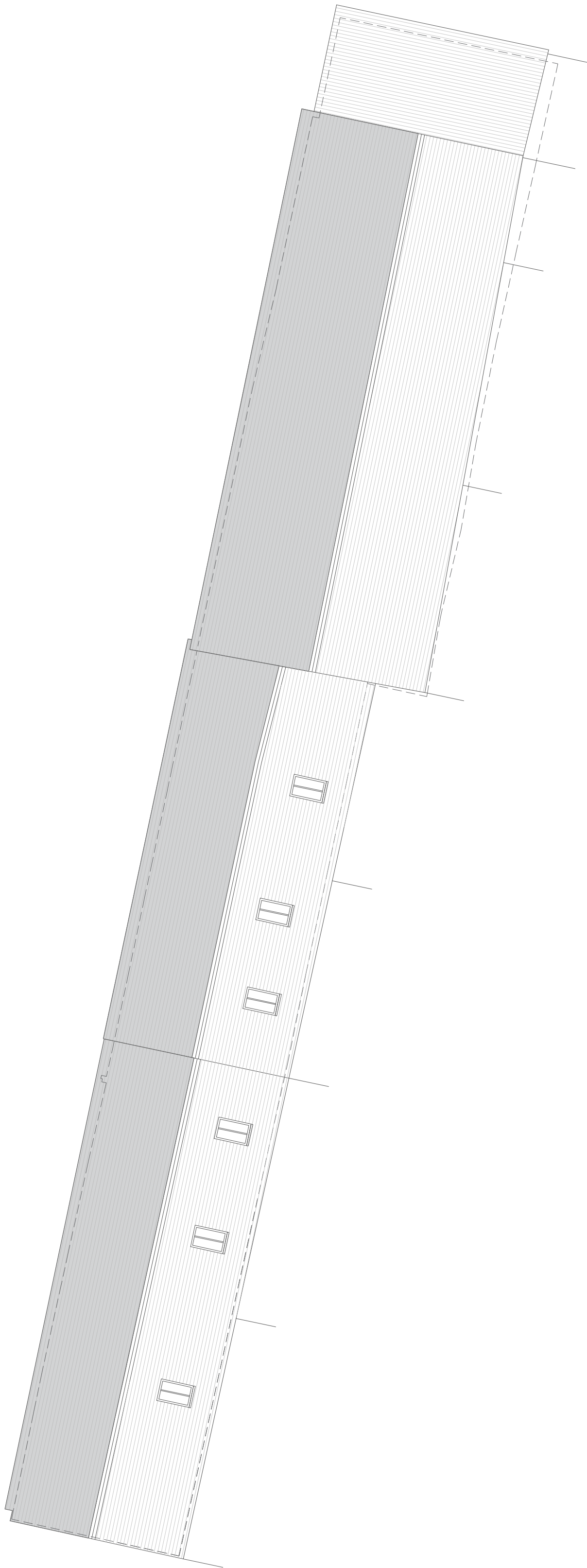
Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan



General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before all commencing work and report to and discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING (Barn) Proposed Ground and Mezzanine Floor Plan			Project Address Spicers Farm Whitehroat Lane Balcombe RH17 6JN		A B C D E REV.	Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates Timber frame IWI substituted for EWI		13/01 29/01 11/02 06/03	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com 
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PLANNING

(Barn) Proposed Roof Plan

Drawing number
236.03.13B

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Project Address

Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client

Mr & Mrs Black

A
B
C
D

Initial proposal
Updates to align with conservation appraisal
Further conservation updates
Final planning updates

13/01
29/01
11/02

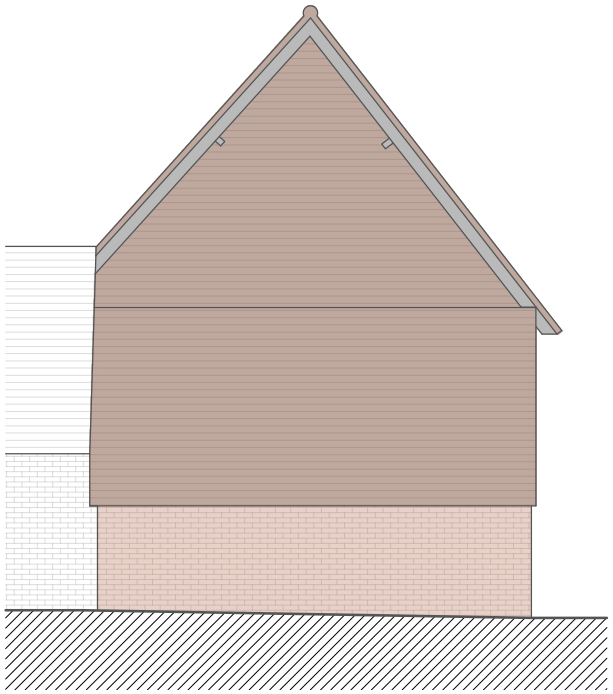
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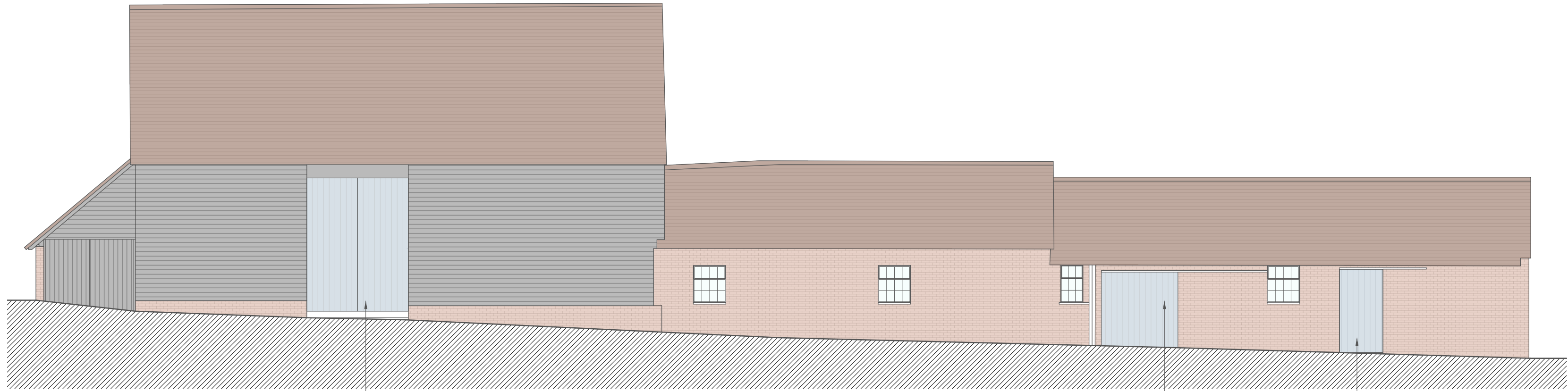
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Side Elevation (North - A)

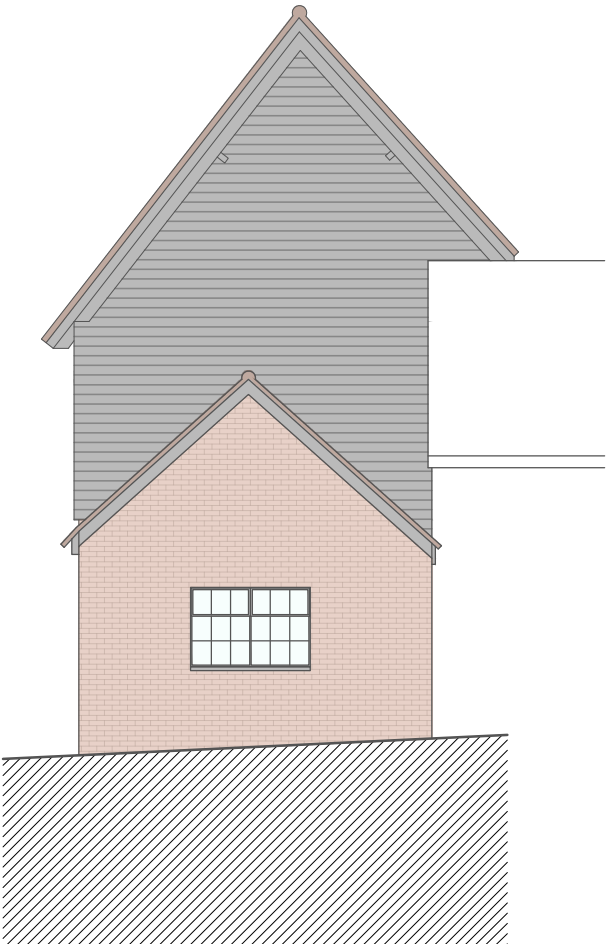


Front Elevation (West - B)

large full height barn-style shutters

existing sliding timber door to be retained in front

single hinged timber door shutter



Side Elevation (South - C)

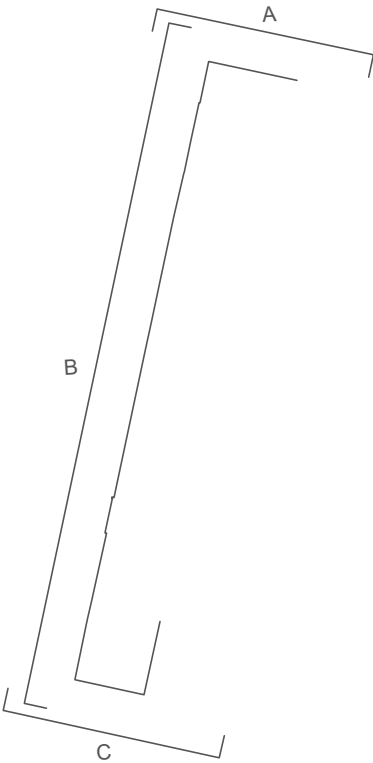


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Elevation key



A	Initial proposal	13/01
B	Updates to align with cons. appraisal	29/01
C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(Barn) Proposed Elevations

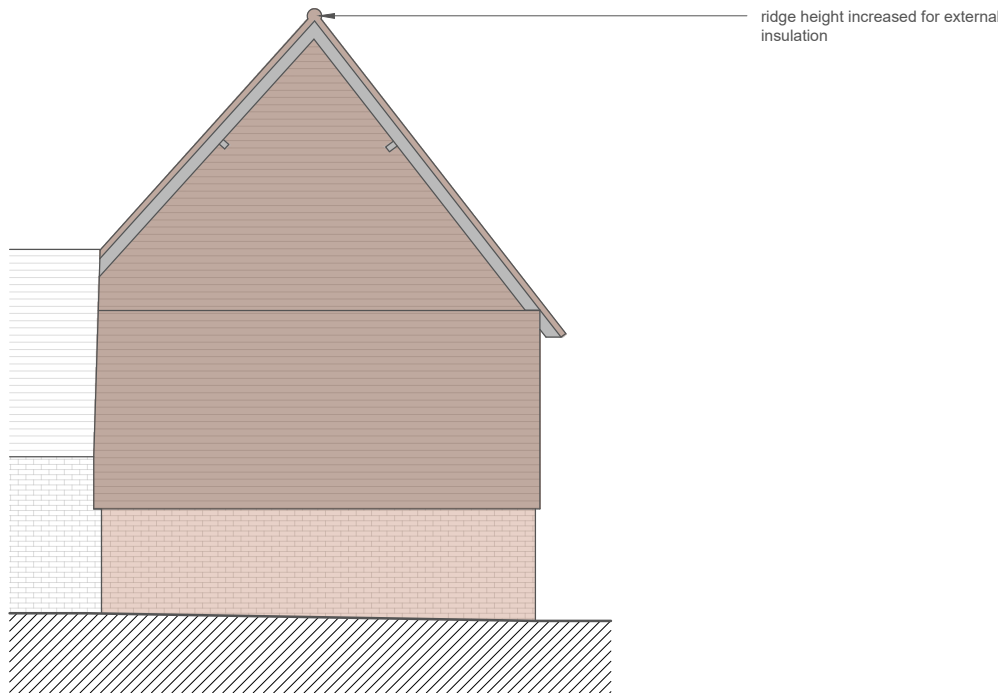
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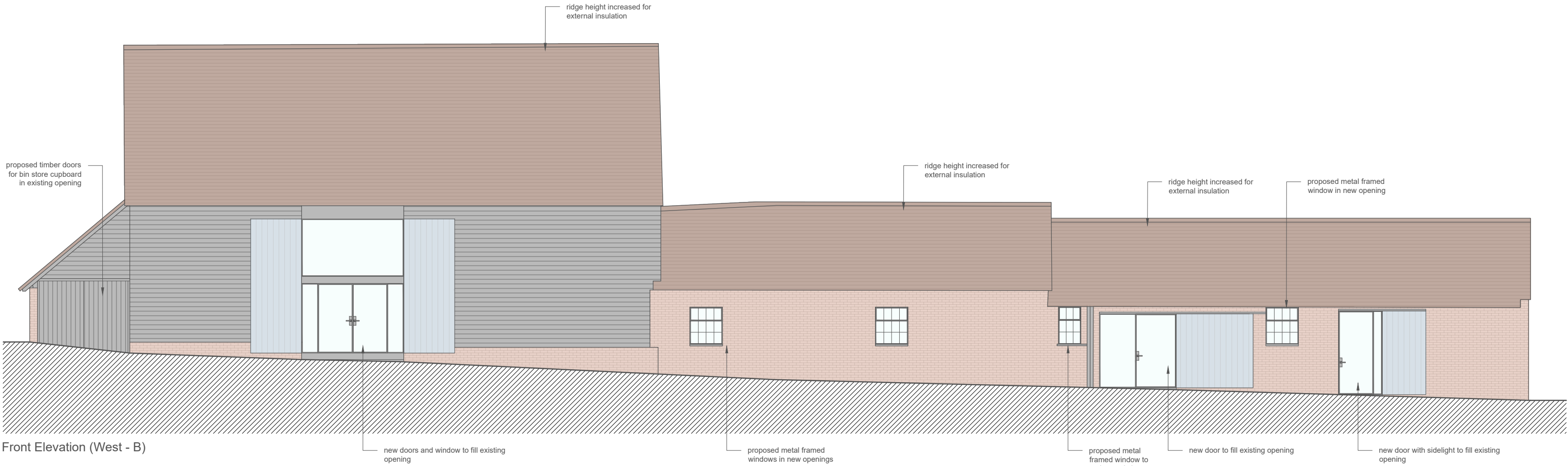
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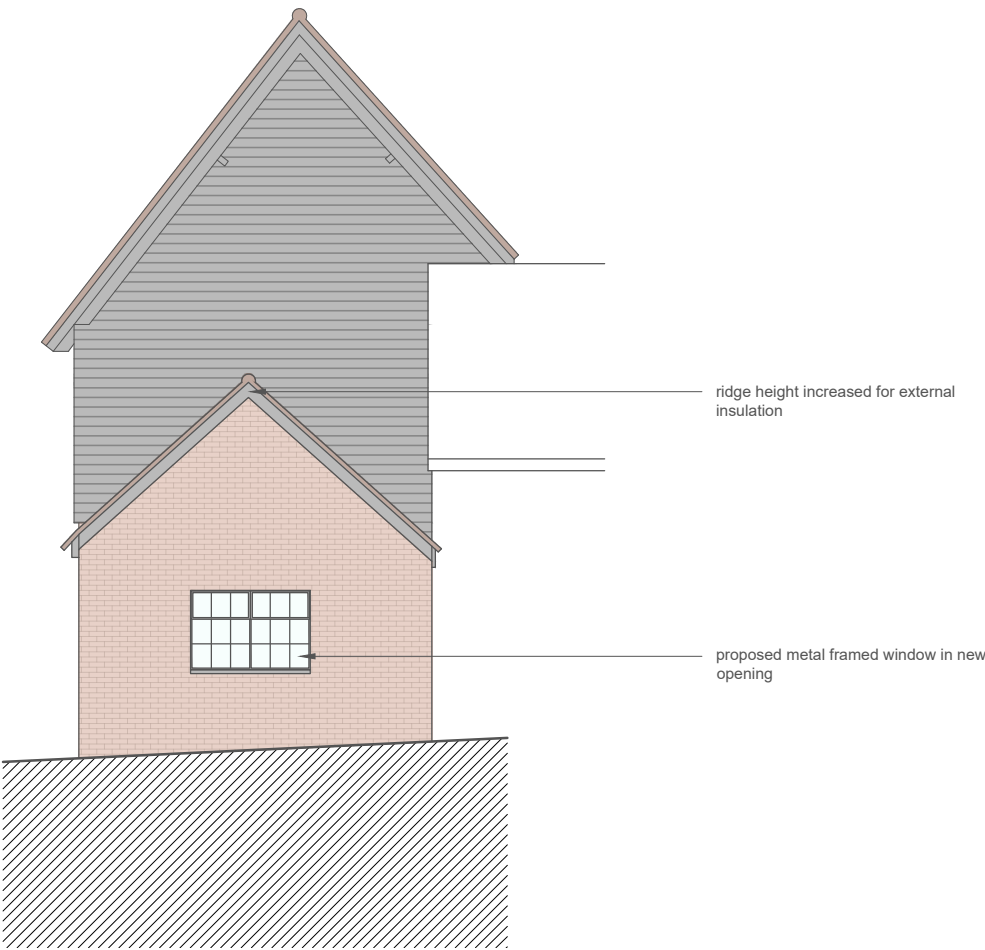




Side Elevation (North - A)



Front Elevation (West - B)



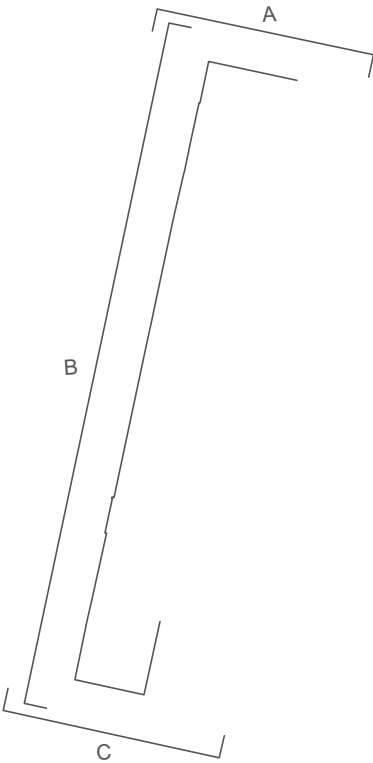
Side Elevation (South - C)

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PLANNING

(Barn) Proposed Elevations

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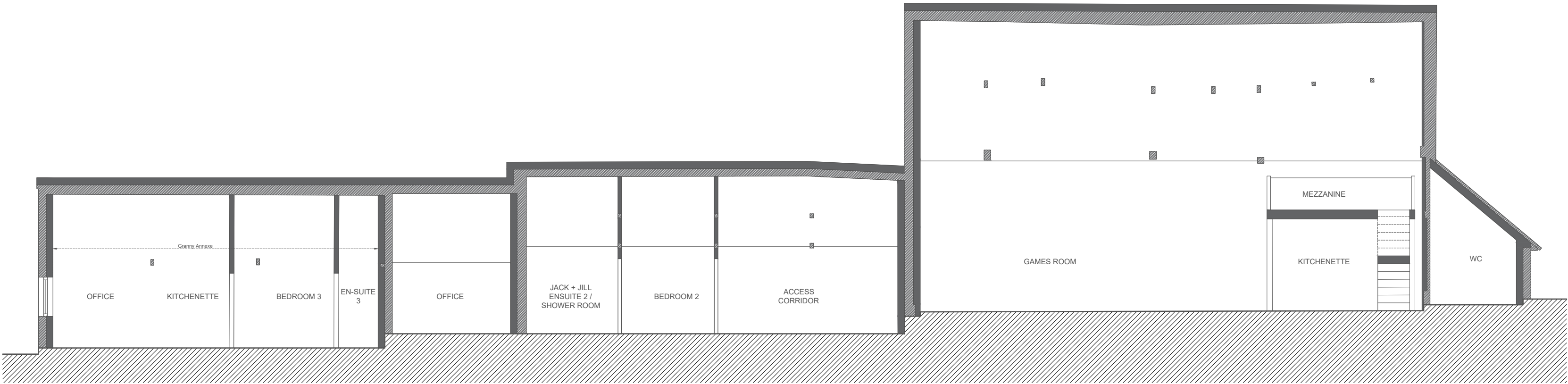
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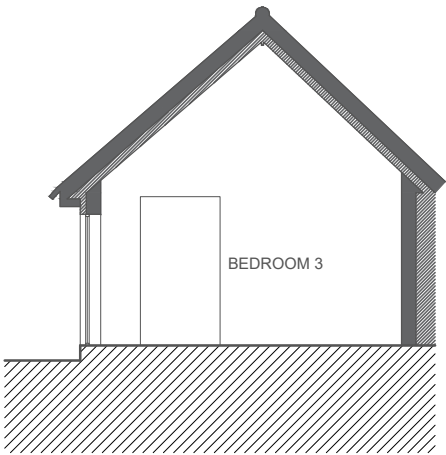
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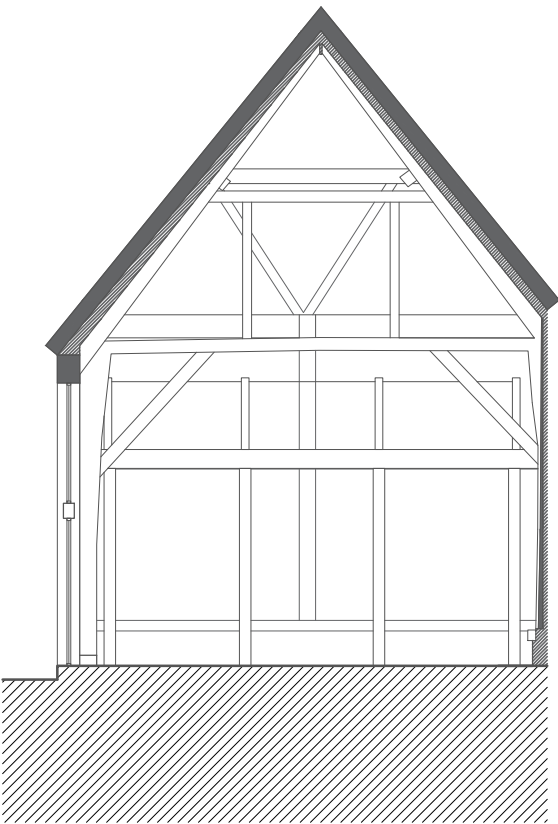




Section DD



Section EE



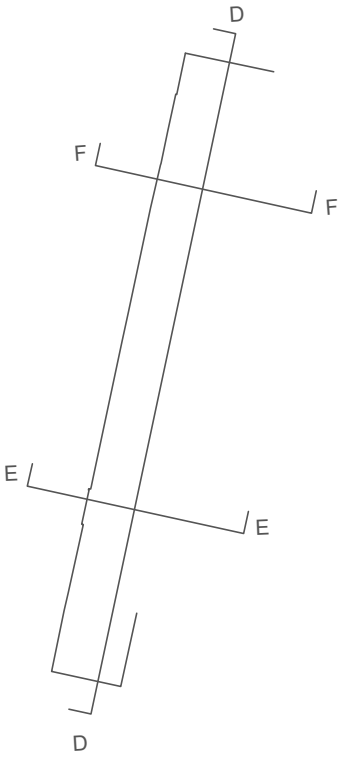
Section FF

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Section key



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C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(Barn) Proposed Sections

Drawing number	Scale	Drawn by
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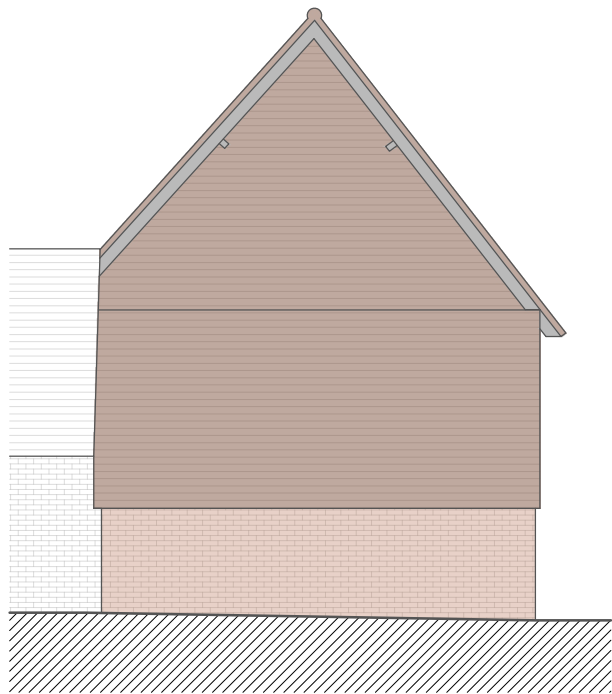
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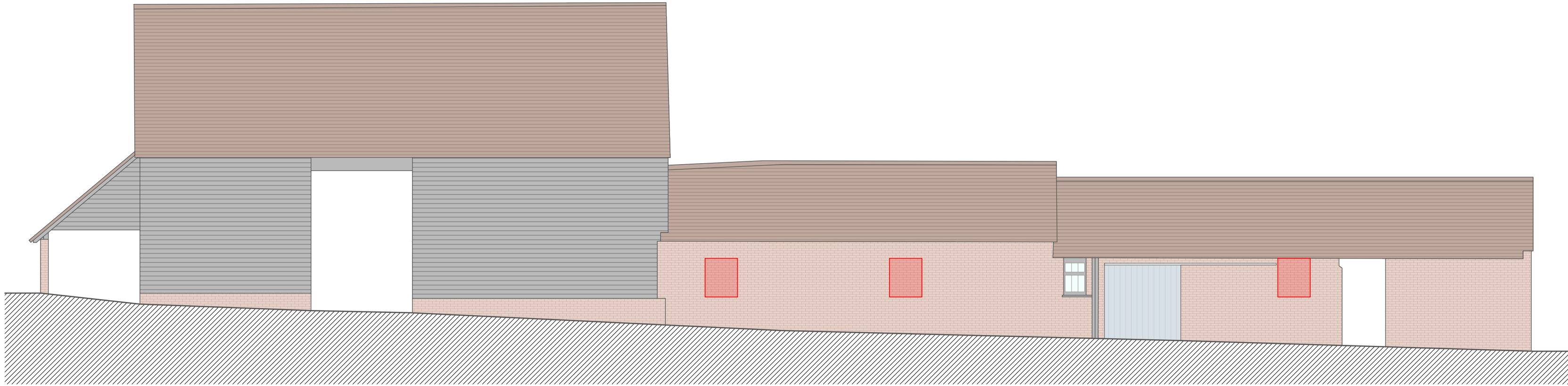


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- Proposed to be relocated
- Proposed to be blocked off

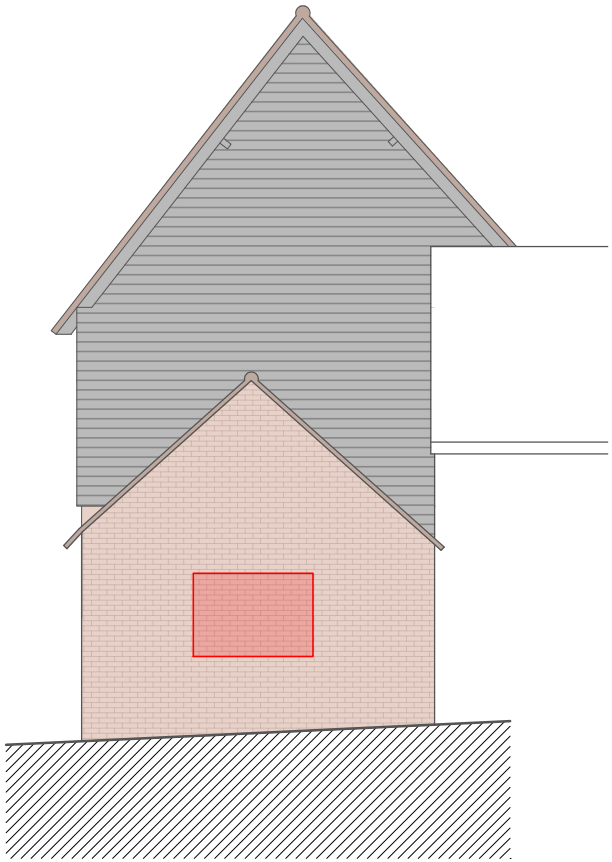
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	(Barn) Ground floor demolition plan													
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Side Elevation (North - A)
No demolition



Front Elevation (West - B)



Side Elevation (South - C)

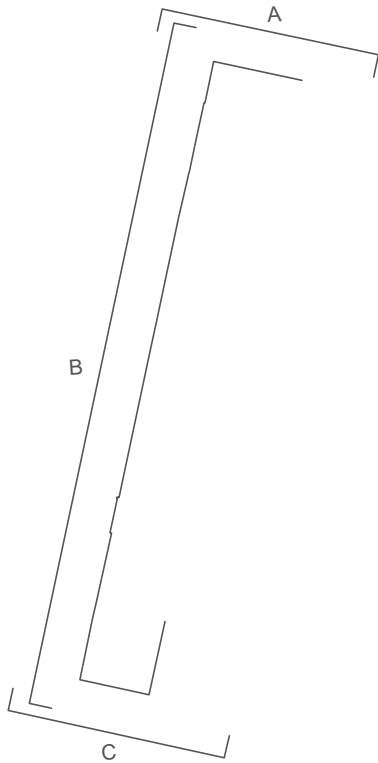


General Notes

Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer.

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Elevation key



- Proposed to be removed
- Proposed to be relocated
- Proposed to be blocked off

A	Initial proposal	
B	Updates to align with cons. appraisal	13/01
C	Further conservation updates	29/01
D	Final planning updates	11/02
REV.	Comments	Date

PLANNING

(Barn) Elevation demolition drawing

Drawing number	Scale	Drawn by
236.03.248	1:100 @ A2	ST

Project Address
Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client	Mr & Mrs Black
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