

HERITAGE IMPACT ASSESSMENT



Property Address: Lywood Barn, Lindfield Road, Ardingly,
Haywards Heath, West Sussex, RH17 6SW

Client: Mr Hayden Pearson & Ms Rebecca Willan

Inspection Date: 19th March 2025

Report Date: 10th July 2025

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1. INTRODUCTION

Aspect: North Southeast West

Occupation: Owner Occupied

Persons present: Owner

Weather during the inspection: Dry

Inspection Limitations: None

1.1 Instructions and Rationale

This appraisal has been carried out to assess the provenance and heritage significance of the subject barn. The appraisal is concerned primarily with identifying the significance and developmental phasing of the subject building and also the process of conserving the special architectural and historic interest of the building.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level planning guidance has been provided for under current Mid Sussex documentation.

Reference has also been made to planning policy in relation to the High Weald National Landscape.

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection. Background research was conducted using historic mapping databases and archived material, as publicly available.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides.

2. BUILDING LOCATION AND SITE INFORMATION

Lywood Barn, also referred to in this document as 'the building', or 'the property', is located at national grid reference - TQ

The building is on an east/west alignment.

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

2.1 Mapping Context

The property is to be seen in context on various OS (or other) maps below. The earlier maps give rise to considerable speculation and question the provenance of the adjacent barn and subsequent impact upon the dating and phasing of the subject barn.



1797

The 1797 map is the earliest publicly available map identified that appears to show the farm and its buildings in context. There are other maps that are earlier, but these do not give rise to any contextual information about the farm buildings that will be of any additional use in respect of this report – their scale is just too large.

The map clearly shows a number of distinct features and is broadly a very accurate rendition of the area. The common land to the east (Lywood Common) is shown, along with the approach road to the farm (which changed little even to the present day).

Lywood House is depicted and remains a cluster of three main buildings that are then recognisable on all later historic mapping, despite early 20th century examples showing the loss of some surrounding buildings.

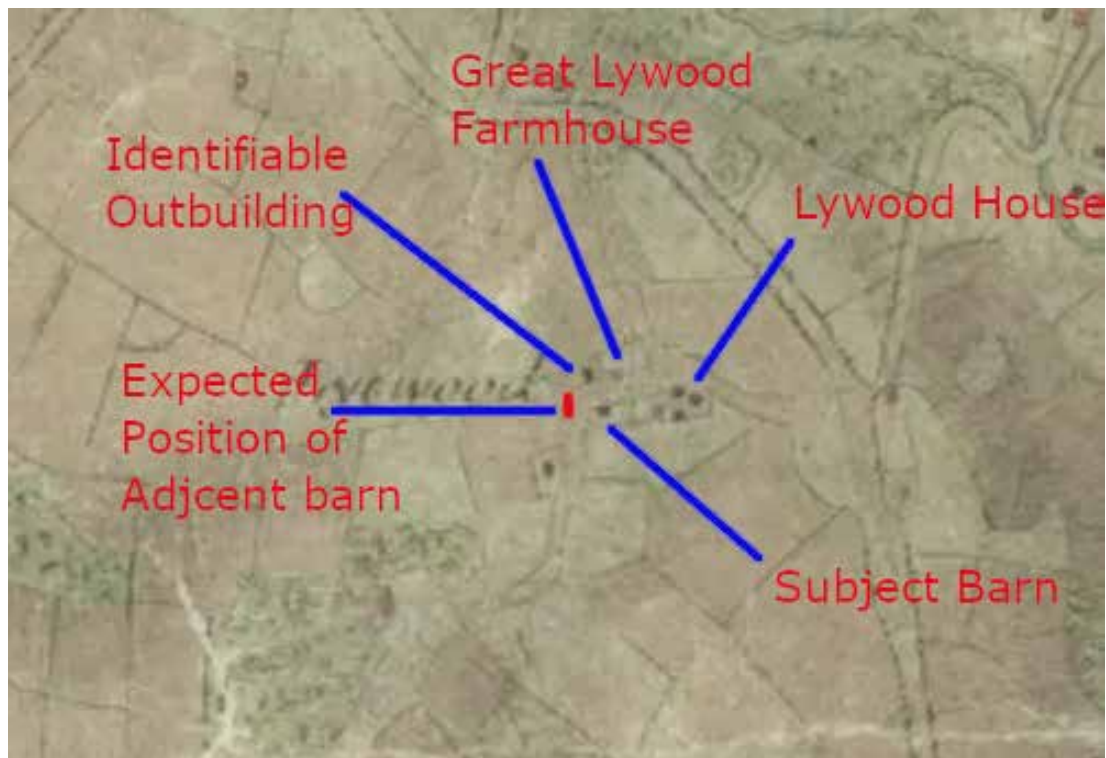
The farmhouse of Great Lywood is also visible, along with a western outbuilding that is also identifiable on later mapping.

Field boundaries are also broadly identifiable and good comparison is possible with the more accurately plotted OS map of 1874 as a direct comparison.

The resultant comparison after plotting both identifiable buildings, field boundaries, road/trackway positions and relative spacings and building positions does indicate that the larger barn to the direct west of the subject barn is not built by the time of this map. This conclusion is also echoed in the map considered next below dated 1805 (although the date of its drawing may be somewhat earlier). This flies in the face of a report on the adjacent barn held by the owner of the adjacent barn by University College London's Field Archaeology Unit of July 1995 which suggests that the adjacent barn is the older of the two barns and that this adjacent barn is late 16th century.

However, if the maps are to be accepted, then this adjacent barn (which is indeed a later 16th century type barn) may have been moved some distance (as will be considered) or may have been brought to site from elsewhere.

To demonstrate the issues arising, the following annotations are inserted:



The above gives positions for the known buildings and a high degree of correlation is indicated to most of the buildings, but there is nothing whatsoever for the adjacent barn. We have indicated in red where the barn should be in relation to the other buildings, but it is not depicted.

What is unusual, however, is what is depicted south of the farmyard site.



This is a building of unknown size and type (the buildings on this map are not given scale, or shape).

The building is likely of some size and importance as there is also an enclosure like a garden around it. This could be a barn but could just as easily be a farm cottage that is no longer in existence. What is clear, however, is that it rests far too far south of the main site to be the adjacent barn unless the cartographers were highly inaccurate for this one particular building. A further point of note is that this building is also depicted in exactly the same position in the slightly later map (below).

When direct comparisons are made to the very accurate 1874 map, the position of this building can be reasonably deduced by its position relative to other buildings on the earlier map and also to field and land boundaries common to the maps. The building would stand somewhere within the red box shown in the map below.



This is certainly not the position of the adjacent barn west of the subject barn (the subject barn being shown in blue).

Below is a slightly later map (although it could have been drafted in the latter years of the 18th century).



1805

This map is very similar to the 1797 version, though the scale is slightly larger. Nonetheless, the cluster of buildings making up Lywood House and also Great Lywood Farm are identifiable and compare well to the 1797 map and also to plotted positions on the 1874 map. Once more, however, the western barn adjacent to the subject barn is not depicted – only the unidentified southern building down the lane.

Again, the expected position of the adjacent barn is indicated on the annotation below by the red dot.



A further point of note involves a manorial court entry of the very late 18th century that indicates a second barn now existing on the site around the year 1794 onwards. Obviously, this entry predates both maps, but the drafting date for both is unknown and maps often took years to issue. It was not uncommon for spans of upwards of five to seven years, which would partially account for the crossover and discrepancy.

Notwithstanding possible drafting latency, both maps do seem to undermine the idea that the larger of the two barns is earlier and, from architectural evidence taken from direct inspection of the subject barn, the smaller subject barn is, we feel, the earlier of the structures in respect of its erection.

Whilst neither the 1797, nor the 1805 map are properly to scale or shape in terms of the buildings concerned, the 1797 example does perhaps suggest some alignment and massing scale to a limited degree. If considered on its merits, the subject barn appears in an unextended state. The commentary of the development outlined in Section 4 of this report will show that the subject barn originated as a three-bay structure and was extended to five bays later. We would consider that whilst the date of the extension is not verifiable, the 1797 may show the barn unextended and the 1874 map shows it in its extended length and so it is reasonable to infer the date of extension being anytime between these two dates.

The 1874 map is shown below:



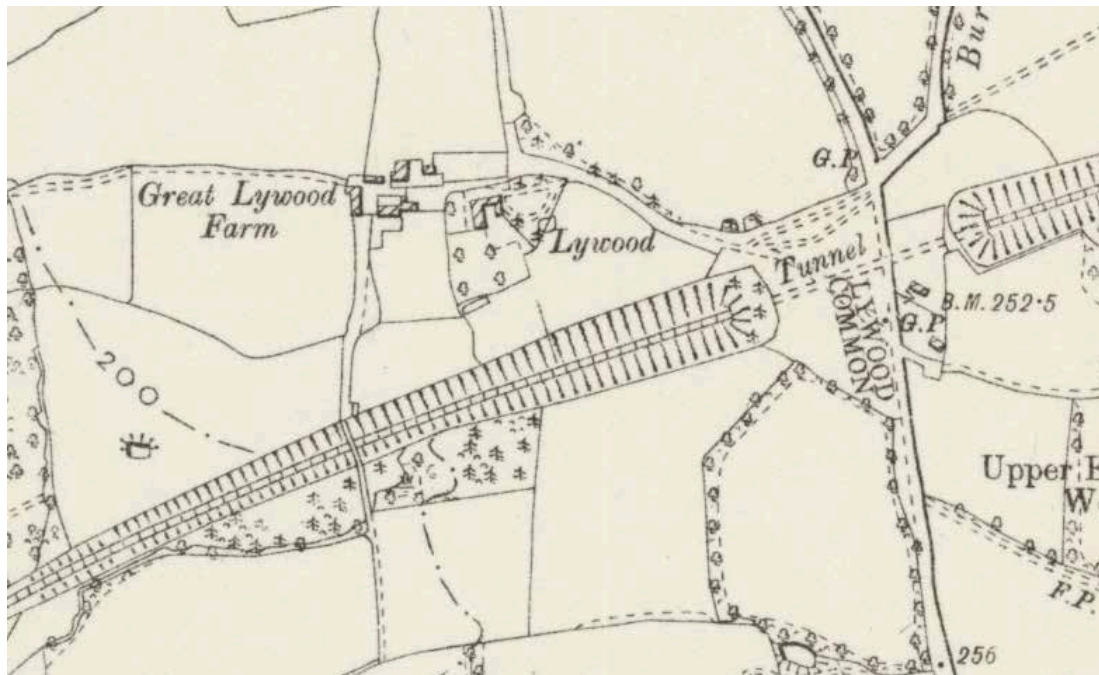
1874

This is the first of the highly accurate OS type maps available to view and depicts Great Lywood Farm and Lywood House, with the common land and also shows the southern field prior to the land that land being obliterated by the coming of the railways.

What is immediately evident is the west barn adjacent to the subject barn. Furthermore, the smaller unidentified outbuilding/cottage to the south is also no longer in existence and neither is its rather clearly depicted garden enclosure by this date.

A few other minor differences are the perpendicular outbuilding to the subject barn (which is today an inline building) and also Farm Pond which stood to the west of the subject barn, and which is only ever depicted in this map. It seems to become filled in and disappears by the 1896 map.

The 1896 map (below) is similar, but with the railway line now dominating land south of the house.



1896

Again, the buildings are identifiable, but the far eastern building does look to have now been turned inline and may indicate that this element of the subject building was re-erected upon that alignment between the 1874 map and the issue of the 1896 version.

The 1909 map shows that the subject barn had northern outshot projections of some sort, though these do not survive.



1909

By 1947 these projections are gone again. and the building broadly retains the shape that it now enjoys today.



1947

The railway line is long gone, although the trackway formed from the track bed is a path and leads up towards the northeast to the Bluebell Railway.

In conclusion, the early mapping does raise questions of provenance in relation to the larger of the barns on the site and suggests that it was this barn and not the subject barn that was moved to the farm from another unknown location. A likely date for this move will be 1794 and with a degree of latency in the publication of the available cartography, this can broadly be accepted.

This then leaves unanswered questions as to the larger of the barns and calls into question the interpretation of produced by UCL in 1995. Though this is outside the scope of this report to explore. What these findings do permit is a more open interpretation of the subject barn – which seems anecdotally to the owner of the larger barn to be probably 18th, or 19th century but which, as will be demonstrated, seems to date from somewhat earlier.

3. LISTED BUILDING DESCRIPTION

3.1 The building is not listed in its own right. It is considered curtilage listed and adjacent to two listed buildings which are listed in their own individual right.

The first of these is Great Lywood Farmhouse

3.2 List entry No: 1354807

Designation: Grade II

Date Listed: 28-Oct-1957

3.3 Description

C16 timber-framed house with high elevation. Red brick infilling. Tiled roof. Casement windows. Narrow 2-storeyed projecting porch with windows bricked up. Two storeys. Three windows. Contemporary staircase.

3.4 The second is Lywood House

3.5 List entry No: 1286547

Designation: Grade II

Date Listed: 11-May-1983

3.6 Description

C17 house, altered in the C18 and since. Two storeys and attic. Three windows. Three gabled dormers. Ground floor ashlar, above tile hung. Tiled roof. Casement windows. Stone chimney breast on north wall.

As the barn concerned was worked and in use for the farm which was split between the farmhouse and Lywood House and with a family and dual operation connection in terms of farming the land, plus its position within the historic farmyard boundary, the designation of curtilage listing is to be accepted.

4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION

4.1 Historical Context

The farm of Lywood is situated in the historic manor of Street, a pre-Norman conquest manor that arose out of the Street Hundred (manors not existing as administrative entities prior to the conquest). There are no manorial records surviving for the manor until the 17th century and so little is known of the manorial court sessions, or indeed the manor's makeup and personages prior to this time. Though it is clear that the manor is made up of Withylands, Berry and Lywood and includes the common land of Lywood common (thought this was undoubtedly land held 'in common' for the tenants of the manor and grazing and other rights would have been reserved by and for those resident tenants and not for general use (as is often considered today in relation to our understanding of common land)).

The name of the manor is obscure in origin, but as this is a Saxon hundred (a not wholly well understood administrative division in Saxon times that may have denoted both jurisdictional function and also levy requirements), the name may have been taken from association with a Roman road nearby.

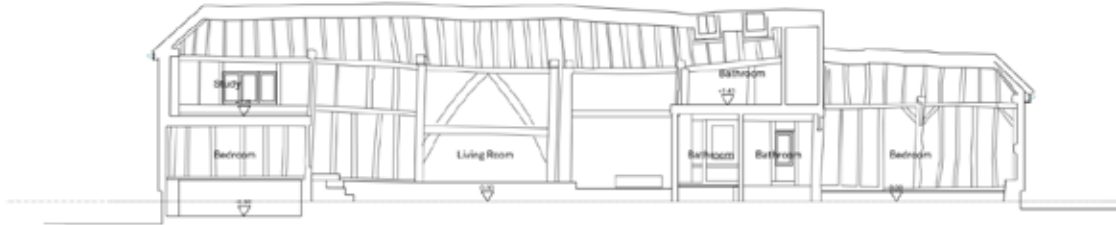
The origin of the name Lywood is also obscure, but with some indication that it relates to the development of words meaning heath land belonging to the family of de la Lehe or atte Legh and will date from just after the Norman Conquest. The farm clearly pre-dates the first court roll records and will be likely a medieval settlement probably dating from at least the 12th century with the land being farmed in some manner since then.

After the 17th century, court rolls indicate that Lywood Farm itself is in two parts and it would seem this arrangement would remain through numerous owners and with the elements of the farm operating respectively from both Great Lywood Farmhouse and also Lywood house.

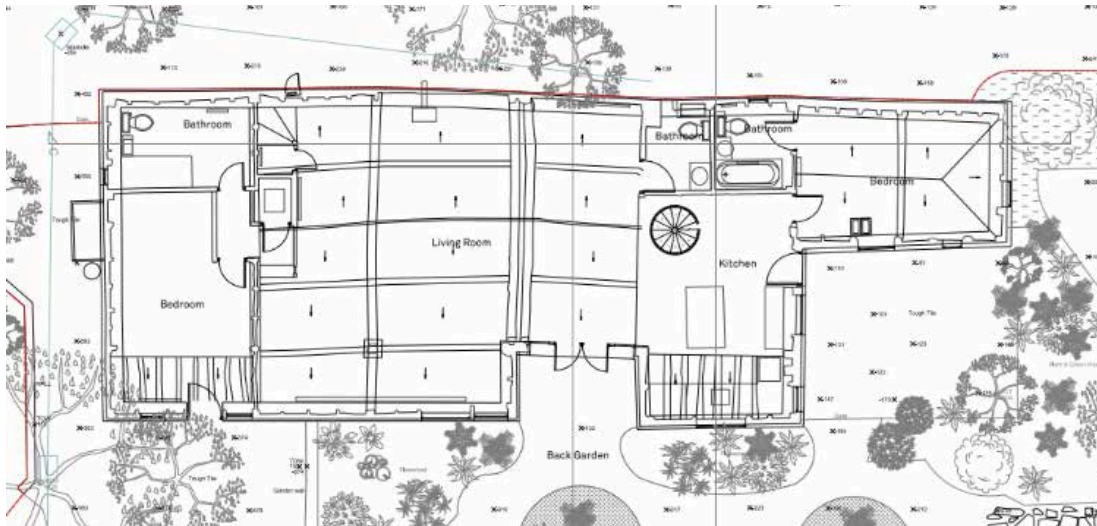
4.2 The Barn

The subject barn is much altered from its original appearance.

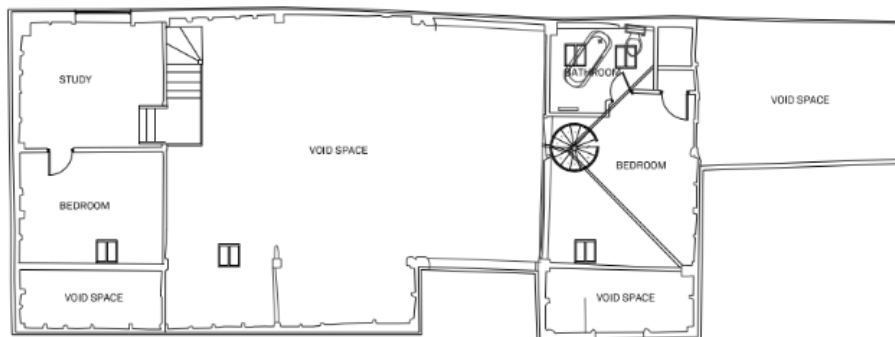
The drawing below indicates the present frame arrangement.



The floor plans below shows the interior layout on the ground and first floors.



Ground

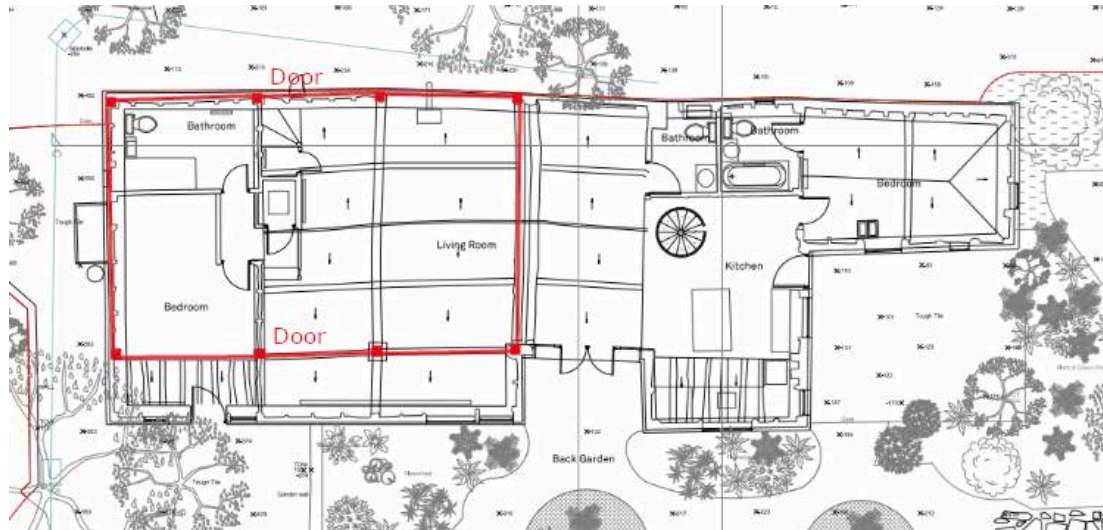


First Floor

The barn started life as a three bay example with a central doorway. The barn appears not to have been aisled either side and was unlikely to have been a threshing barn. It was more likely a general storage barn given its size and lack of aisles.

The barn actually survives almost complete in terms of the main frame structure, though the phasing shows that the entire roof frame structure has been replaced.

The plan below indicates the original layout of the barn in red.



The barn had central doors on the north and south sides (though little evidence remains for them due to later alteration).

The barn was, however, quite unusual in its framing.

As depicted on the drawings, the bays had long passing braces arching from the lower bay posts up to the underside of the wall plates.



These long passing braces are placed outside the line of the inner girdings at midrail level. The girdings themselves and also the underside of the wall plates are notched and grooved for studs and wattles.



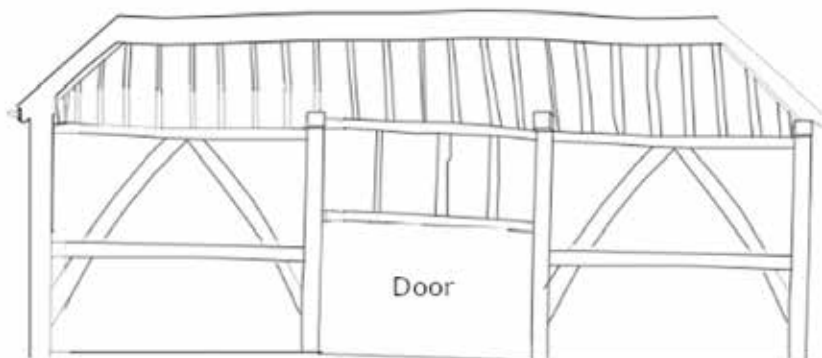
This studding and grooving is remarkably consistent around the building.



Not only this, but the empty mortises for the up braces and their upper mortise sockets in the wall plates are also consistent all around the original building despite later infill.



The barn, when built, had these double passing braces on every wall. The studs and wattles were affixed into the mid rails and their use indicates that the barn was formerly wattle and daub paneled and not weatherboarded. The design would have meant that the passing braces would have been visible externally, with the wattle and daub probably flush with the face of the braces, or the braces slightly proud. The exterior design would have been quite striking.



Reconstruction of Barn Frontage Framing Internally

There are few similar examples of this passing brace, wattle and daub design in the south east that we have identified. There is a single 18th century example that shows some distinct differences to this barn and is not otherwise comparable. There is also an example in Surrey, but we were unable to gain access to this barn nor glean any additional information due to it being otherwise undocumented and a private dwelling.

Reviews of the archives of The DBRG (Domestic Buildings Research Group), WBSG (Wealden Buildings Study Group) and other organisations also shows a dearth of comparable designs other than a single possible late 15th century example. Undoubtedly there will be others that may be identified in due course. However, suffice to say that the design is certainly uncommon and has some design elements that indicate a relatively early date for the main structure.

Long passing braces are always indicative of a relatively early date. Indeed in domestic buildings they are almost exclusively 14th and 15th century in Surrey into the west. In this case, this is a barn and would be expected to be a little later. But nonetheless will tend to focus consideration on a broadly early date. However, a very early date is moderated by other features.

Jowls (thickening of the upper part of the bay posts) is noted to all main posts and these are all consistent in design.

Jowls are cut back. This design goes through two phases, ranging from an initial phase in the 15th and early 16th century, falling out of favour and then returning in the 17th century.

The lateral tie beams are also consistent in design and do not appear to have been replaced.



The original roof structure is lost. Replaced when the two bay extension was added. However, it can reasonably be deduced from the retained tie beams that the roof must have been a side purlin variant. Empty mortises are visible and in line with each other across all tie beams in the original part of the building. These have been superseded by the raking struts of the present roof design, but these struts do not use the same mortises, leaving the older examples open.



The most noticeable thing about the mortises is that they are central and close together.



A standard queen strut roof frame would have to be exceptionally/abnormally shallow in pitch to accommodate the distance between the mortises in this instance. Therefore, the roof frame must have been a variant of the raking queen strut much like the present roof.

However, this would possibly impact dating, as the design tends to be late, with the roof type not becoming popular until around 1580 in domestic buildings. Notwithstanding this, the earliest example yet dated is in Surrey in 1445 and that building is a barn. Other barns have also been identified that employ this roof type dating from prior to when the roof frame type became popular in domestic buildings, suggesting that the design was more prevalent in barns before perhaps transferring to a domestic setting.

The assumed design of the original roof would also allow for a pitch that would have supported thatch – the likely original roofing material in this instance.

Another indicator of a slightly earlier date is that the roof must have been fully hipped at both ends prior to the later two bay extension.

4.2.1 Conclusion and Dating

Given all of the evidence, the original barn was therefore a three bay working barn with a central doorway (probably through both sides, given the lack of evidence of closed partitioning to the north and south central bays). Whilst this would normally indicate a threshing barn, this barn had no aisles and was also somewhat small for this function and so the barn may have started life with an alternative function.

The roof was a fully hipped side purlin, raking queen strut example, almost certainly thatched.

Main posts were cut back jowled and the wall infill included sizeable raking passing braces meeting together in mortises inserted into the underside of the main wall plates and rising from angled mortises in the bay posts. Wall infill was stud and wattle with daub and the passing braces would have been visible with the mid rail concealed externally. Scarf jointing was splayed and early in type.

The lack of comparable barns with a similar design hinders accurate dating, but what has been identified and also in view of the discrete framing and roof evidence would suggest a date of erection of somewhere between 1450 and 1500 for the original three bay barn element.

4.2.2 Extension and Alteration

The original barn was extended with a two-bay extension and as the map regression suggests, this is likely to have been carried out sometime between the early and mid-19th century, with the extension certainly being in place by 1874.

The extension was achieved by the building of two bays taken from another barn building (utilising varying reclaimed timber parts) up against the existing barn. The bay posts of the new barn are adjacent to those of the older example.



The timber used in the two additional bays varies in date but is mostly also of some age. The jowls are sizeable, as is the general scantling (sectional size) of the timber. The ties are also showing signs of being formerly installed in a barn that had an alternate footbraced crown post roof which would allow for at least 16th century dating for most of the timber. However, the provenance of these two bays will likely never be known.

The original barn was then altered significantly to accommodate the addition of two bays. The east flank wall studding and infill was removed including the passing braces. Both original doors were removed, as the two new bays were now going to hold the barn door openings.



At this stage, the barn will have become a threshing barn, but with the doors offset in bay four (the first of the extended bays, rather than centralised). No trace survives of either 19th century doorset, with the external doors being modern timber examples, the south set being glazed.

The entire roof frame was then removed from the original barn building and replaced with the present example (re-using some older timbers).



The roof must have been renewed at the time of adding the two-bay extension, as the present roof is consistent along the length of the two barns to cover them both as a single unit and weathering them both without doing so would have been near impossible. The decision must have been taken to extend a new roof frame over both barns rather than trying to find a way to extend that of the original barn. Furthermore, if the original barn still had thatch, this would have been a hindrance to weathering the additional bays effectively and further goes to suggest the need to reframe both ends. Indeed, this later roof frame shows signs of being designed well after 1750-1800 with the type of ridge board and purlin size – which would again suggest the right date for this to have occurred.

The south aisle was seemingly also added at this date, or at around the same time, The framing is typically late 18th century, to early 19th century and may actually be the more certain indicator of how close to 1800 the original barn was extended.



At some stage in the 19th and early 20th centuries all of the wattle and daub infill panelling was removed and disposed of. Many of the studs, wattles and passing braces were also removed. Much of this must have been carried out due to the deteriorating condition of the lower mortises of the passing braces. Many are heavily degraded and suggest that such work was needed, as opposed to being a conscious aesthetic decision. Again, whilst impossible to ascertain exactly, what replaced the infill was studding that could easily be early to mid 19th century in date. The exterior timber cladding is mostly very modern, with little showing signs of being much more than mid 20th century in date.

The low, attached building to the east is also timber framed and includes a good deal of older timber. However, mapping does appear to suggest that the building is no older than the later 19th century and that it has been significantly rebuilt.

Undoubtedly it contains many re-used and older timbers. But it would seem to be of probable 19th century date, despite couple rafters for instance. Collars are nailed and would not have been constructed in this manner, for example.



A loft was added to the west end, but which has been extensively re-built – though it is 19th century in date.

Modern conversion to residential has taken place at some point in the 1980s.

The west end bay has been dug out and lowered to allow for additional floor height under the existing loft at this end of the building.

The lower plinth has been entirely replaced in modern brick with some visible DPC elements. We can see no sign of any original plinth, or footing detailing remaining in situ.

4.3 The Garage



This building was constructed in the late 20th century.

Walls are block masonry.



The roof is a simple softwood rafter frame.



There is no historic fabric with which to note in this report.

Externally, the unit is tile clad to the roof, with weatherboarding to broadly match the main barn conversion. There is a small conservatory to the rear (south face).



An open loggia is also standing nearby and forms a group.



Whilst fabricated from older material, the structure is modern and was probably assembled when the garage was built.

The heritage significance of both the garage and loggia derive solely from their proximity to other listed assets and any alteration will solely be limited to external appearance in this instance and generalised impact upon adjacent assets by virtue of that appearance and proposed usage profile. The fabric within will not be afforded any specific conservation consideration.

5. ASSESSMENT OF HERITAGE VALUES

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifest in its architectural features, or in some other less tangible form. This approach permits a more considered and objective assessment of proposed alterations and can inform management of the process of change.

5.1 Evidential Value

- 5.1.1 Evidential value is described by Historic England as both “physical remains” and “evidence of human past activity.” and evidential value is derived through assessment of what is visible and manifest for inspection.
- 5.1.2 Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions, technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building and some changes may be argued to have resulted in a diluting impact.
- 5.1.3 Externally, whilst alterations and extensions have taken place, these for the most part appear both typical and distinguishable and the building has then been converted to residential use with the attendant structural and aesthetic changes – though the fabric was clearly sympathetically treated during the process of conversion.
- 5.1.4 The building retains much character and remains in good physical order. Traditional materials are still in use. Repairs to some of the bay posts and joints are quite industrial in nature, but this allowed for retention of as much older material as possible and this is to be supported.
- 5.1.5 Internally, the building has clearly undergone significant alteration and probably has done so many times as would be expected. Historic plan form and the original wall treatments and unusual nature of the barn remain very evident.

5.2 Historical Value

- 5.2.1 Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.
- 5.2.2 Historic England state that most buildings which date between 1700 and 1840 and remain ‘in anything like their original condition’ are worthy of statutory

protection. Protection in this case is afforded by the extension of curtilage listing.

- 5.2.3 The age and development history of the subject property has resulted in a building with an eclectic mix of styles and construction methodologies, all deemed necessary and suitable at the time of construction to perform the functions necessary for those in possession and which provides the building with some illustrative evolutionary value.
- 5.2.4 Associative value can be drawn from its direct use as a farm building and the protection afforded by the curtilage listing is primarily from this value.
- 5.2.5 The building spans a considerable historic period and has seen continuous occupation both in relation to farm usage and then residential occupation until the present day. This provides the building with general evolutionary interest.

5.3 Communal Value

- 5.3.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be divided into Commemorative and Symbolic values where the place may invoke emotion or contribute to an individual's or community's sense of place or social values where a place can be a form of catalyst for memories associated with it.
- 5.3.2 The communal value of this property can be considered as moderate. This is due to there being long periods of private farm usage and only a short period of domestic development. It's communal value stems, therefore, solely from its combination of historicity and outward aesthetics.
- 5.3.3 This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.

5.4 Aesthetic Value

- 5.4.1 Aesthetic value according to Historic England "derives from the ways in which people draw sensory and intellectual stimulation from a place." This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 5.4.2 The barn is highly unusual in original appearance and will have been a striking example of its vernacular in respect of the 3-bay barn prior to early/mid-19th century extension and alteration. However, some of this can still be seen and appreciated internally.
- 5.4.3 The main roof is tiled, and the walls modern lapped timber clad, and these elements will undoubtedly relate to the residential conversion process.
- 5.4.4 Whilst the interior of the building has received significant alterations over the years, the historic charm and a good many features remain, and this contributes immeasurably to the building.

6. STATEMENT OF SIGNIFICANCE

Following consideration of the above values it can be considered that Lywood Barn presents high to medium level attributes across the full range of heritage values above, both in respect of original features and also of historic changes and alterations to the building which have occurred progressively over the years.

Neither the outward appearance nor the inward fabric of the building should be considered of greater or lesser distinction and changes to each should require sensitive design and careful consideration. Whilst the significance of the building nationally could be considered in line with a grade 2 designation and, thereby medium, the overall historic significance of the building within its local context can be considered as high due to the unusual design elements. Thereby, any future proposed changes to the interior framing of this part of the barn will tend to weigh somewhat heavier than perhaps arguably they should in order to ensure that this older barn, which remains fairly complete and in situ, can be appropriately preserved.

7. PROPOSAL OVERVIEW

7.1 The proposals are with reference to Studio Mango drawing suite (Revision P1) and their associated design Document.

7.2 The section below will consider the proposals for the Main Barn and also the Garage building with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

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

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

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

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

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

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

8. CRITICAL ANALYSIS OF PROPOSALS

Main Barn

Proposal 1: Exterior Changes relating to the Roof

Drawings: 116 20 002 (Roof Plan)

Alterations comprise:

1. New chimney flue
2. Bedroom rooflight

Impact: The chimney flue is black and slim and will not provide any significant visual detriment. It does not draw the eye and is not a focal aspect.

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

Reversibility: The flue could always be removed in the future and the rooflight could be returned to its original size.

Mitigation: N/A

Compensation: N/A

Outcome: The addition of the flue is not controversial.

The increase in rooflight size does not provide any significant detrimental impact. There are no additional rooflights being proposed and it is noted that the increase in size is minimal and on the rear of the building facing away from the primary listed asset. We would consider that the impact of this change is excessively minimal and thereby supportable from a heritage standpoint.

Proposal 2: Exterior Changes relating to the North Elevation

Drawings: 116 21 000 (P2)

Alterations comprise:

1. Renewal of uPVC rainwater goods.
2. Replacement of existing cladding to a grey/silvered hardwood type (whole barn).
3. Fenestration like for like renewals.
4. Re-fixing of the barn doors to an open position.
5. Reinstatement of previous high level letter box type fenestration opening.

Impact: The renewal of the uPVC rainwater goods in more appropriate materials is to be supported.

Cladding to the barn was all renewed in the late 20th century when the barn was converted. We are satisfied that none represents historic fabric of any significance and, therefore, renewal in a differing type to complement surrounding buildings is generally to be supported from a heritage standpoint.

All current fenestration was installed in the late 20th century. It is noted that the proposal to change the fenestration is being carried out without general increase to the vast majority of window openings

The barn doors are to be split into four opening units, allowing the upper 'letterbox' window to be separately opened. The present doors are modern and installed in the later 20th century. So long as the newly proposed doors are matching, then this should not be an issue.

The reinstatement of the letter box window is not contentious, as it merely returns the arrangement to the conversion layout.

Reversibility:	Splitting the barn doors is not designed to be reversible and neither are replacement windows and rainwater goods.
Mitigation:	N/A
Compensation:	N/A
Outcome:	None of the matters raised have any heritage related concerns.

Proposal 3: Exterior Changes relating to the South Elevation

Drawings: 116 21 001

Alterations comprise:

1. Renewal of uPVC rainwater goods.
2. Fenestration like for like renewals.
3. Revised entrance porch detail (full consideration including matters relating to interior planform and materials).
4. Lower the existing kitchen/proposed dining room south window to bench height.

Impact: The renewal of the uPVC rainwater goods in more appropriate materials is to be supported.

Matters relating to the like-for-like renewal of fenestration have been addressed above and are not repeated here.

The entry porch on the south frontage is within the space of the 19th century re-purposed threshing entry to the barn installed when the barn was extended by two bays (hence the entry not being central in this case).

The porch is duly minimalistic and subservient to the opening and existing roofline. Legibility is not at issue. The porch is

reasonably set into the opening, and it can still be understood that this was a primary entry point (as, of course, this remains).

We note that there is no alteration to roof fabric or profile, due to the position and nature of the proposed porch structure, which is to be supported.

The use of Corten steel is complementary to the other design choices and will suite nicely with the proposed extension to the garage. It moderates the modern appearance of a porch entry and provides suitable aesthetic cues to the agricultural history of the site. We have no concerns over the use/selection of this material.

Lowering the south former kitchen window to bench height does increase its general size and impact, but this is not a primary view from the exterior and window provision is otherwise minimal and with little proposed change. We would not consider this a heritage concern.

Reversibility: These matters are not designed to be reversible per se, but do not preclude other alterations in the future.

Mitigation: N/A

Compensation: N/A

Outcome: The porch is of a suitable size, massing and design that understanding the building and general historic legibility is not at risk. Selection of material is appropriate and subdued, with an aesthetic that is understandable. The porch is also not visible from primary external views in any case.

The alteration to the rear former kitchen window is not of significance.

Proposal 4: Exterior Changes relating to the East Elevation

Drawings: 116 21 002

Alterations comprise:

1. Renewal of uPVC rainwater goods.
2. Fenestration like for like renewals.

Impact: The renewal of the uPVC rainwater goods in more appropriate materials is to be supported.

Matters relating to the like-for-like renewal of fenestration have been addressed above and are not repeated here.

Reversibility: The matters proposed are not designed to be reversible, but do not preclude other arrangements in the future.

Mitigation: N/A

Compensation: N/A

Outcome: No heritage related concerns are noted.

Proposal 5: Exterior Changes relating to the West Elevation

Drawings: 116 21 003

Alterations comprise:

1. Renewal of uPVC rainwater goods.
2. Fenestration like for like renewals.
3. Positioning of ASHP.
4. Replacement of bin store.
5. Removal of oil tank.

Impact: The renewal of the uPVC rainwater goods in more appropriate materials is to be supported.

Matters relating to the like-for-like renewal of fenestration have been addressed above and are not repeated here.

Exterior provision in respect of the position of a proposed air source heat pump and also the changes to the bin store are considered appropriate. And the removal of the old tank is not controversial.

Reversibility: The matters proposed are not designed to be reversible, but do not preclude other arrangements in the future.

Mitigation: N/A

Compensation: N/A

Outcome: Whilst no heritage related concerns are noted to matters relating to fenestration and rainwater goods. We are happy to consider support for alteration to the bin store and the positioning of the air source heat pump. Obviously, removal of the oil tank is appropriate given the air source heat pump installation in this instance.

Proposal 6: Interior Changes Ground Floor

Drawings: 116 20 000 (Plans) & 116 22 001-3 (Sections)

Alterations comprise:

1. Change of use of general areas.
2. New opening to boot room.
3. Revised WC entry.
4. Removal of existing spiral stair.
5. Revised stair provision.
6. Additional under stair opening.

Impact:	A general comment upon change of area use is warranted. The kitchen is proposed to be moved to what is now the central living room area and what was previously the kitchen will now become a dining room. There are other alterations to other areas, including the provision of a new staircase which is addressed below. In respect of the general use of areas, there is no heritage concern in relation to moving things around. The barn was converted in the late 20th century and so all room uses were predicated upon that original conversion design. From a heritage standpoint, therefore, there is no impediment to changing such layout. Furthermore, the plinth wall all around the building and also the barn floor is also completely modern and so services and other alterations affecting these elements would also have no heritage fabric concerns and would have no impact upon the overall visual aesthetic of the building. The removal of the spiral stair is not controversial. It was installed as part of the late 20th century conversion of the barn. The positioning of new stairs closer to the north wall will mean the removal of the bathroom area. However, all material within this area including all partitioning and upper floor framework dates from the late 20th century and so we would have no hesitation in supporting its removal and alteration as there is no heritage impact per se. The same can be said for the revised WC entry along with the opening to allow for access to an under stairs cupboard. As above, the revised entrance to the proposed boot room is also not of heritage concern as all of the material proposed to be removed relates to the modern conversion and has no heritage significance. None of the proposals provide instances whereby what is being proposed to be removed or replaced provides significant detrimental visual impact to surrounding listed assets.
Reversibility:	Being alterations to modern material, such present proposals do not preclude other changes being made in the future, subject to approval.
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposed interior changes outlined above relate to material installed during the late 20 th century when the barn was converted. None of the affected material has heritage significance and so there is no fabric impediment. It is further noted that what is being proposed does not damage the interior aesthetic of the barn conversion itself nor provide any detriment to the general building fabric and importance thereof.

Proposal 7: Interior Changes First Floor

Drawings: 116 20 001 (Plans)

Alterations comprise:

1. Revised wall layout and glazed opening.

Impact: The walls to be altered all relate to the late 20th century conversion of the barn and are not considered of heritage significance.

Reversibility: Such alterations to modern materials can always be changed back, or made different in the future, subject to approval.

Mitigation: N/A

Compensation: N/A

Outcome: Alteration to modern material partitions and general fabric is not considered of heritage concern and so can, therefore, be supported.

The Garage

Proposal 1: Exterior Changes relating to the Garage Roof

Drawings: 116 20 005 (Garage Roof Plan)

Alterations comprise:

1. Corten extension roof.

Impact: Primary reaction to the extension is outlined below. In respect of top-down views, the use of Corten steel will blend reasonably well with the existing plain tiled roofing, due to the nature of the surface corrosion finish. It is noted that the footprint of the extension is not appreciably increased.

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: From the perspective of top-down views, no heritage concerns are noted.

Proposal 2: Exterior Changes relating to the Garage North & East Elevations

Drawings: 116 21 004

Alterations comprise:

1. Renewal of uPVC rainwater goods.
2. Replacement of existing cladding to a grey/silvered hardwood type (whole building).
3. Renewal of garage doors.
4. Terrace revision.

Impact: The renewal of rainwater goods is to be considered beneficial.

Previous comment in relation to the change of exterior cladding applies to this building as well as it does to the main barn. These points are not repeated here.

Renewal of the garage doors is also considered acceptable on the basis that they should indeed match the cladding type and, therefore, blend in accordingly.

The terrace area is proposed to be re-clad in sandstone. Whilst this will have a fairly bright appearance when it is first installed, it will eventually weather down and complement the Corten steel finish of the extension. This is a modern outbuilding and is quite some distance from the primary asset. Visual impact is negligible, and we would have no heritage related considerations to such cladding.

Reversibility: None of the alterations described above preclude other options in the future.

Mitigation: N/A

Compensation: N/A

Outcome: We would consider that the proposals outlined above in relation to the north and east elevations are, thereby, acceptable from a heritage standpoint.

Proposal 3: Exterior Changes relating to the Garage South & West Elevations

Drawings: 116 21 005

Alterations comprise:

1. Demolition of the existing projecting south extension.
2. South extension main consideration.
3. New long window.
4. New garage access door.

Impact:	The primary point to be made is that this is a modern outbuilding. Therefore, there is no historic fabric with which to concern ourselves. In relation to planning strictures, assessment of this building is purely in relation to visual impact, appropriateness, massing, and its effect on nearby listed assets. The demolition of the conservatory is not controversial. The extension, in respect of massing and general dimensions, is less deep, but slightly wider than the conservatory that it is replacing. Whilst a more 'solid' structure, due to the conservatory being a flimsier glass construction, the exterior finish in Corten steel, will tend to allow the structure to blend more readily to surrounding structures and landforms and also give a more appropriate rustic/bucolic, farm aesthetic to what is otherwise a modern building. Can be considered, from a heritage perspective, an improvement on the conservatory. The pitch of the roof is at a slightly higher level, but this does not detract from overall massing of the garage structure. The choice to make the pitch of the roof eccentric adds visual interest and also helps the extension feel almost like it has an 'outshot' type of form. Again, this assists with its more appropriate farmyard style aesthetic. It is nonetheless modern enough to be legible. The introduction of the long window evidently does increase the general fenestration to the south façade. However, the window is relatively slim and is also generally in keeping with the broad aesthetic. It is not overbearing and does not detract from the building, and it must be recalled that this is a modern outbuilding and not a heritage structure. From a visual perspective, we are not concerned that this window would not visit any detrimental effects upon listed assets nearby. The new garage access door, so long as matching in respect of new cladding is not of heritage concern.
Reversibility:	The addition of the extension does not preclude other extensions being built in the future and neither does it preclude returning the structure to having some form of conservatory if ever desired. Furthermore, both the long window and the garage access door could always be blocked in again and cladding placed over in the building could be returned to previous aesthetics.
Mitigation:	N/A
Compensation:	Arguably, the demolition of the conservatory is to be supported as it is less acceptable from a heritage standpoint. General finishes, externally, are far more in keeping with reducing this modern building's visual impact on surrounding assets.

Outcome: in respect of the extension, we would consider this an improvement on the previous arrangement and there is certainly nothing controversial in demolishing the conservatory. The choice of external cladding material in Corten steel is considered reasonable and in keeping with the need to maintain a general farmyard aesthetic. The fact that this is then mirrored in some of the cladding to the revised main barn opening and that also the cladding to the plinth substrate of the extension will be mirrored in the same manner lends a good degree of cohesion. The lack of evident increase in dimensional size and massing is also to be supported. From a heritage standpoint, we have no concerns in lending such an extension general support.

Other proposals outlined above are also supported.

Proposal 4: Interior Changes Garage Ground Floor

Drawings: 116 20 003 (Plans) & 116 22 004-5 (Sections)

Alterations comprise:

1. Revision to stair access

Impact: The revisions to internal stairs are not considered of heritage significance as no material within this unit comprises historic fabric.

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

Proposal 5: Interior Changes Garage First Floor

Drawings: 116 20 004

Alterations comprise:

1. Head of new stairs.

Impact: The revisions to internal stairs are not considered of heritage significance as no material within this unit comprises historic fabric.

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

9. ASSESSMENT OF HERITAGE SETTING

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

In respect of the barn, external alterations are minimal. There is reasonable precedent in relation to the opening of the north barn doors and also the letter box window and their reinstatement is not considered of concern. The flue is of excessively minimal visual impact.

The alteration to fenestration is proportionate and not disruptive to the visual experience. There are no significant additions to window penetrations through the main roof slopes as is good practice.

The alterations to the south entry porch still retain adequate visual legibility.

With regards to the garage, the addition of the extension and the removal of the conservatory is not considered to have visual impact upon the two primary assets to which the main barn is curtilage subordinated.

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

10. POLICY ANALYSIS

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

Section 16, paragraph 200

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

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

Section 16, paragraph 201

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact

of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal.'

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

Section 16, paragraph 208

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

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

11. CONCLUSION

This is intended to demonstrate that there is sufficient information, subject to detail, to comprehensively understand the impact of the works on the character of Lywood Barn, and that the consequence of the proposals has been considered against numerous indicators, given it and the garage's designation as falling under general curtilage listing strictures.

- 11.1 Lywood Barn is an example of a modestly important curtilage listed building, sitting adjacent to two national heritage assets. The building, despite conversion in the late 20th century still warrants investment in its infrastructure, but with the need to balance the need to carry out works with the need to consider conservation, preservation, and the legality of design and execution.
- 11.2 The proposals result in very minor effect upon some historic fabric and moderate change to outward appearance. However, the impact on the setting of the building is not considered to be in danger.
- 11.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the historic evolution of the building in forthcoming years. This, however, is acknowledged as being subjective.

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

- 11.4 The proposals are consistent with the objectives set out in the National Planning Policy Framework stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – the property remains in use as a residential house and given the design and execution of the proposals, this will be able to continue with no great effect to the asset.
- 11.5 The proposals retain the historic character, significant features and heritage values attributed to the listed buildings.
- 11.6 Following a site visit, applicant, and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and

satisfy the principles of conservation in terms of minimum intervention, reversibility and impact.

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

a. there is sufficient information comprehensively to understand the impacts of the proposal

b. the proposal would not materially harm the values of the asset

c. the proposals aspire to a quality of design and execution which may be valued now and, in the future

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.

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



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APPENDIX I

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

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

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

1. General

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

2. The Asset

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

3. The Service

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

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

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

4. The Inspection

(a) Accessibility and Voids

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

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

5. Cancellation

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

6. Validity

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

7. Fees and Expenses

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

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

8. Restriction on Disclosure

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

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

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

APPENDIX II

Official list entry

Heritage Category:

Listed Building

Grade: **II**

List Entry Number: **1286547**

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

List Entry Name: **LYWOOD HOUSE**

Statutory Address 1: **LYWOOD HOUSE, LINDFIELD ROAD**

Location

Statutory Address: **LYWOOD HOUSE, LINDFIELD ROAD**

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

County: **West Sussex**

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

Parish: **Ardingly**

National Grid Reference: **TQ 35392 28556**

Details

ARDINGLY LINDFIELD ROAD 1. 5405 Lywood House TQ 32 NE 12/426 II

2. C17 house, altered in the C18 and since. Two storeys and attic. Three windows. Three gabled dormers. Ground floor ashlar, above tile-hung. Tiled roof. Casement windows. Stone chimney breast on north wall.

Listing NGR: TQ3539228556

Legacy

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

Legacy System number: **302307**

Legacy System: **LBS**

Legal

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