



Heritage Statement

REV A
A1173
Bowders Farm
Balcombe
May 2025





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On behalf of: **Balcombe Estate**

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Contents

1.0 Understanding the Heritage	4
1.1 Introduction	4
1.2 Description and Setting	5
1.3 Historic Development	8
1.4 Building Development	10
2.0 Statement of Significance	18
2.1 Approach	18
2.2 Degrees of Significance	18
2.3 Assessment of Values	19
2.4 Evidential Value	19
2.5 Historical Value	19
2.6 Aesthetic Value	20
2.7 Communal Value	20
2.8 Summary of Significance	20
3.0 Curtilage Listing	21
3.0 Assessment of Impact	23
Outline of Proposals	23
Impact of proposals	24
4.0 References	27
Appendix A - Historic Maps	28
Appendix B - Fair Rent Application	31

1.0 Understanding the Heritage

1.1 Introduction

There are many ways heritage assets are protected to ensure they are passed onto future generations for their enjoyment. One way is by legal protection through national designation: all assets which have this appear on the National Heritage List for England. Criteria for the designation of different types of heritage assets - buildings, archaeological sites, designed landscapes, and even battlefields, and ships and boats - are included within separate pieces of legislation. Broadly speaking, buildings in use will be listed (in three categories), standing structures (ruins) and field monuments (long barrows etc.) will be scheduled, landscapes will be registered (in three categories), and cityscapes will be designated as conservation areas. Some sites will carry more than one type of designation.

Bowders Farm is located approximately 600m north west of Balcombe Place and 1.3km south of the village of Balcombe, West Sussex. The site has a mix of historic and modern agricultural buildings. Of particular importance, the farmhouse is a Grade II Listed building, its list entry is found below. The purpose of this report is to understand the history and significance of the farmstead, specifically the collection of buildings at the front of the site. The report will also establish if this collection of buildings should be curtilage listed or considered as a non-designated heritage asset.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1286441

Date first listed: 11-May-1983

List Entry Name: BOWDERS FARMHOUSE

Statutory Address 1: BOWDERS FARMHOUSE, HAYWARDS HEATH ROAD



Fig 1, Bowders Farm, Looking east

1.2 Description and Setting

Bowders Farm is a farmstead located along Haywards Heath Road, as part of the Balcombe Estate, sitting within the High Weald National Landscape.

Balcombe has been described to have a collection of widely scattered old farm houses of which Bowders Farm is identified. Within the selection of historic and modern agricultural buildings which make up the farmstead, there is a Grade II Listed farmhouse of which part of the building can be dated back to C15. The farmhouse sits to the north of the site. It is described as follows:

L-shaped timber-framed building. The original portion C15, north west wing added in the C17 with a chimney breast in the angle of the L. Now faced with red brick on ground floor and tile-bung above. Tiled roof. Casement windows. Two storeys. Four windows.

Further west of the site, past the farmhouse, there are a 6no. modern barns with several ancillary and workshop buildings. To the south of the farmhouse, fronting the farmstead from the road, there is an adjoined historic stable block and cart sheds creating a courtyard, open to the east. Whilst some historic openings have been blocked up, there are also several new openings within these buildings as it changed use from agricultural to commercial. Directly joined to the west of these buildings is a small historic barn, of approximately 110sqm.



Fig 2, Bowders Farm, Google Earth Aerial

The buildings have been identified by the following features:

The Stables

The stable block is oriented along its long axis east to west. The roof ridge of this building is higher than the other two buildings attached. To its east elevation there is a central opening at high level, thought to have been used as access to the hay loft. Whilst there is no evidence of external access, it is likely that there was internal access through a trap door and a ladder within the stable.



Fig 3, The Stable, North & East Elevations



Fig 4, The Stable, South & West Elevations

Central Cart Sheds

The cart sheds sit at a right angle to the stables from its west end, there are 6 bays which have been infilled with modern blockwork, carried out in the late 20th century/early 21st century. The timber posts and staddle stones are still visible. The rear of the elevation is brick. Original openings can be identified where queen closers have been used, whilst other openings have been crudely cut across the brick bond and can be determined to be later openings.



Fig 5, Cart Shed, East Elevation



Fig 6, Cart Shed, West Elevation

North Cart Sheds

This cart shed flanks the north of the courtyard. The original openings are on the north elevation, facing the farmhouse. These openings were been infilled with blockwork in the late 20th century/ early 21st century but there is some evidence of the posts from looking at the roof structure. There are three openings which face into the courtyard, these are not original as the brick has been cut / there are no queen closers, also a early 21st century alteration.



Fig 7, South Elevation of Cart Sheds



Fig 8, North Elevation of Cart Sheds

The Barn

The barn is currently used to store farming equipment. The barn has a combination of kings post trusses and fink trusses which have been reinforced with modern timber. The roof structure has been fully replaced and the south opening has been boarded up. Externally the barn is clad with horizontal timber boarding and the frame is sat on a low brick plinth.



Fig 9, The Barn, North & West Elevation



Fig 10, The Barn, South Elevation

1.3 Historic Development

History of Balcombe Estate

With history dating back to the 12th century, the Balcombe Estate has a long history managed by a succession of families. Throughout the 19th century, the estate hosted a community of farmers and craftsmen. Balcombe Place, designed by Henry Clutton (1819–1893), was built in 1856 as part of the estate for John Alexander Hankey of Naylands, just north of the building.

Balcombe Place is most well known as the home to Lady Gertrude Denman (1884-1954), from 1905 until her passing. Lady Denman was a pioneer for women's rights. Along with the estate, Balcombe Place was gifted to her as a wedding present from her father, Weetman Pearson, 1st Viscount Cowdray. The ownership of Balcombe Estate has remained within the family.

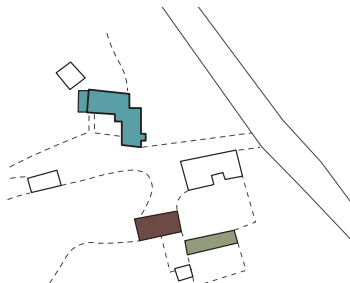
History and development of Bowders Farm

The original part of the farmhouse has been dated to the 15th century, and therefore a farmstead is understood to have existed at this point too. As it is known that estate can be dated back to the 12th century, the land is likely to have been arable.

There is limited documentary evidence of the historical development, however, historic Ordnance Survey Maps and the surviving building fabric provide some useful information. A historic map, dated to 1808, illustrated 'Bowders' sitting to the west of Naylands, but the position and number of buildings is unclear.

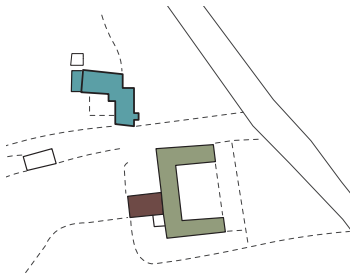
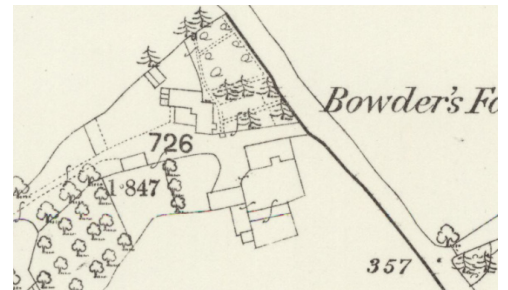


Fig 10, Historic Map, C1808



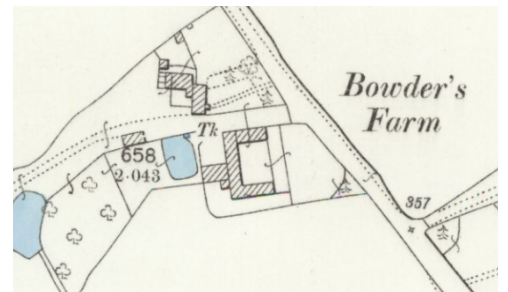
1870s

Subsequent historic maps, noted to the late 19th century, show the farmhouse detached from the farmyard. The barn and other buildings loosely sit in a 'U-shape' around a courtyard. There is potential that the long narrow building is the stables or became the footings of the present stable.



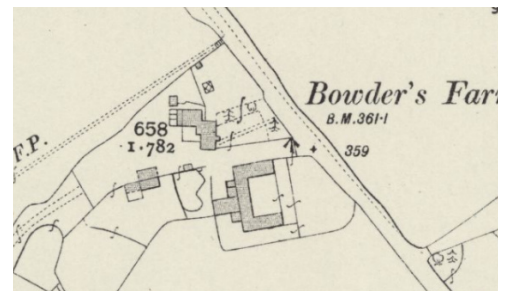
1890s

By the end of the 19th century, a regular 'U-shaped' courtyard can be identified in the place of the previous agricultural buildings. These new buildings have been directly joined with the barn. As there is potential that the stable already existed, extending the building in this way resulted in connecting to the barn too.



1900s

Little change to the building can be identified during the early 1900s besides some small ancillary buildings to the west elevation, either side of the barn. It is understood that the courtyard is made up of a stable (south) and cart sheds to the west and north.



1970s

By the mid to late 20th century, the courtyard and the external space to the east was covered by a modern barn to house cattle, with an adjacent barn built to the east. The space, including the stables and cart sheds, was later used commercially from the early 2000s. This resulted in the infill of original cart shed openings and new openings being made.



Present Day

At present, the modern barn cover has been removed and the alterations to the original openings remain infilled.

1.4 Building Development

The buildings have largely been altered, both externally and internally.

The development of the building has principally been interpreted from historic maps and the historic fabric.

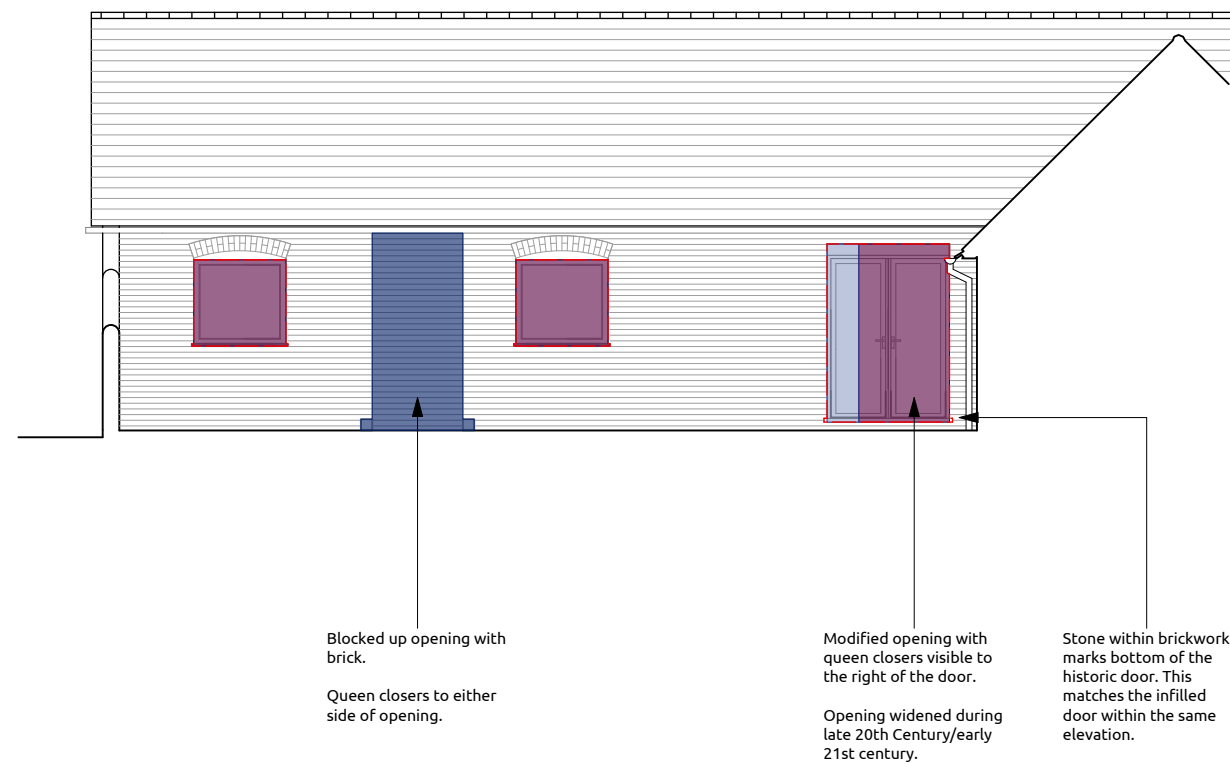
The stables are thought to have been built first or its footings were used to build the present stables. The later cart shed extension results in an unconsidered connection with the barn, indicating that the site evolved as needs demanded, rather than designed as a single piece.

One of the key indicators for understanding the changes across the building has been identifying where openings have been altered, identifying where queen closers have been used in the brickwork, or where openings have been crudely cut across the brick bond. Consequently, the openings can be identified as original, modified original or new.

A set of drawings has been produced to help illustrate these findings.



North Elevation - Stables
A-A



The height of this building has primarily distinguished it as stables. Internally, there is little evidence of the hay loft or internal partitions. The windows are also an indication of its use; horses were given taller and more spacious buildings and were often better lit than other farm buildings for other animals.

The window openings were previously timber framed, painted black and have been replaced with uPVC windows in black wood grain effect as part of this scheme.

The modified door opening was a solid timber door and has been replaced by a uPVC double door in black wood grain effect as part of this scheme.



Key:

Openings

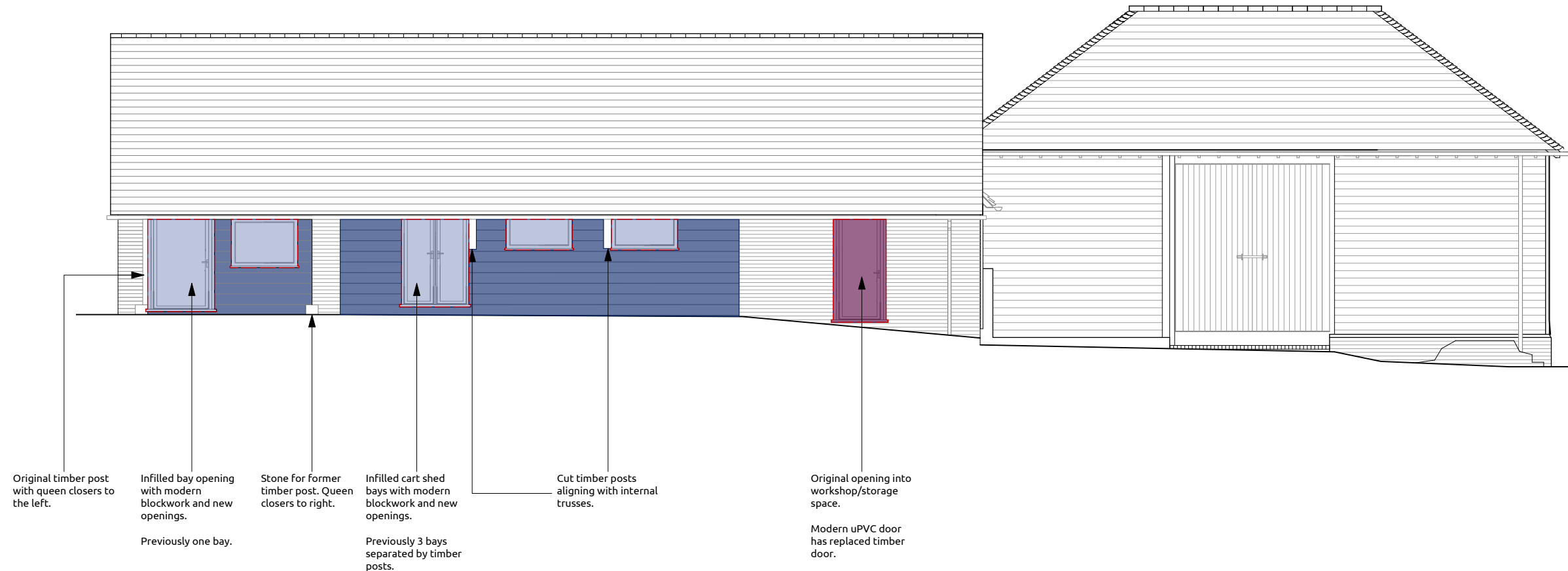
- Original Openings
- Modern Openings (Late 20th/ Early 21st Century)
- New opening (as part of this scheme)
- uPVC Black Wood Grain Effect

Fabric

- Modern Alterations (Late 20th/ Early 21st Century)
- New alteration (as part of this scheme)



North Elevation - Cart Sheds & Barn
B-B



Key:
Openings

- Original Openings
- Modern Openings (Late 20th/ Early 21st Century)
- New opening (as part of this scheme)
- uPVC Black Wood Grain Effect

Fabric

- Modern Alterations (Late 20th/ Early 21st Century)
- New alteration (as part of this scheme)

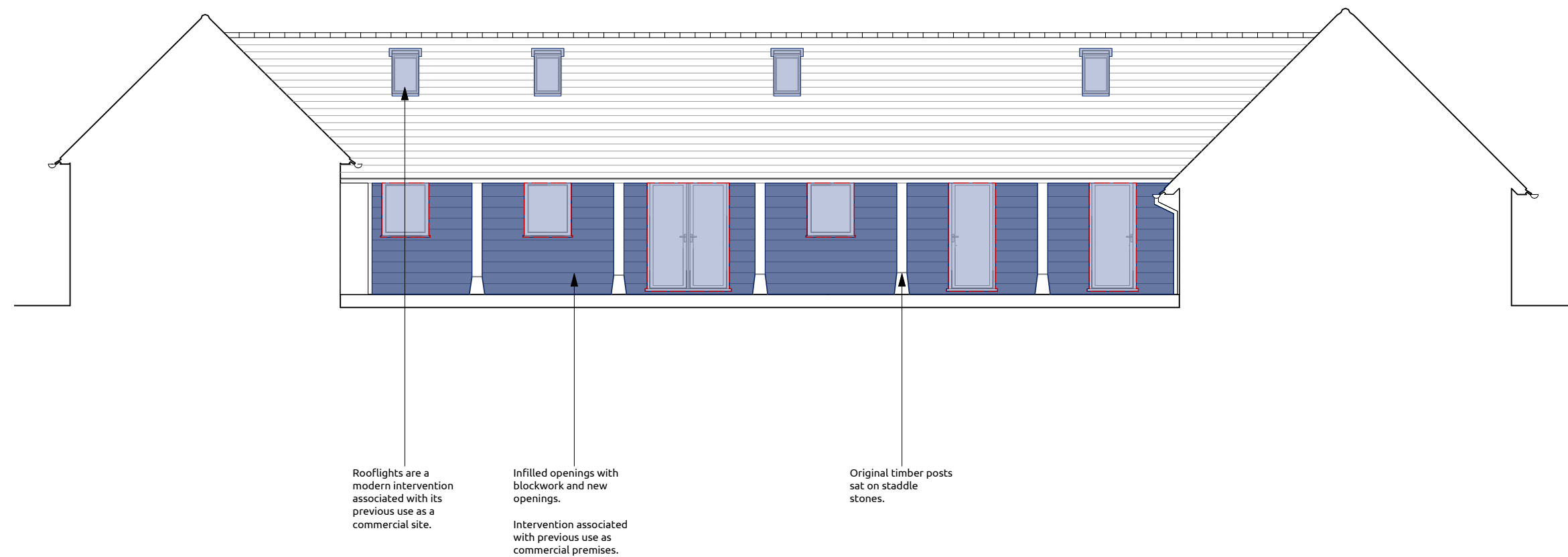
The openings to this cart shed are north facing rather than into the courtyard. Its use is thought to be related to the farmhouse.

In particular, the first bay is isolated by a brick pillar from the next three bays. It is possible that this bay would have stored the carriage used for domestic errands such as going into town, secured by timber doors. Modern uPVC framed doors and windows have replaced timber framed doors and windows within the new openings as part of this scheme.

The next three bays could have been used for the storage of other farming equipment. Modern uPVC framed doors and windows have replaced timber framed doors and windows within the new openings., also as part of this scheme.



East Elevation - Cart Sheds
C-C



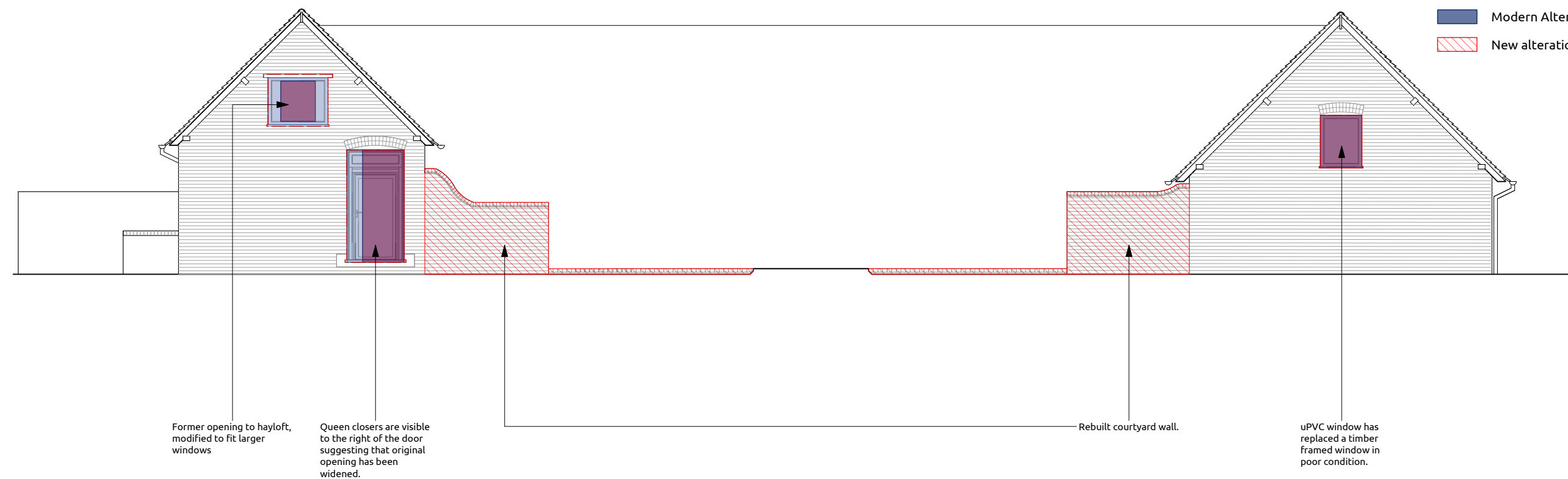
- Key:**
- Openings**
- Original Openings
 - Modern Openings (Late 20th/ Early 21st Century)
 - New opening (as part of this scheme)
 - uPVC Black Wood Grain Effect
- Fabric**
- Modern Alterations (Late 20th/ Early 21st Century)
 - New alteration (as part of this scheme)

A 6-bay cart shed has been infilled with modern blockwork flush to the timber posts. The openings within the blockwork were made at the same time.

Previous windows were timber framed with some painted white. The windows and doors have been replaced with uPVC in black wood grain effect as part of this scheme.



East Elevation - Stables & Cart Sheds
D-D



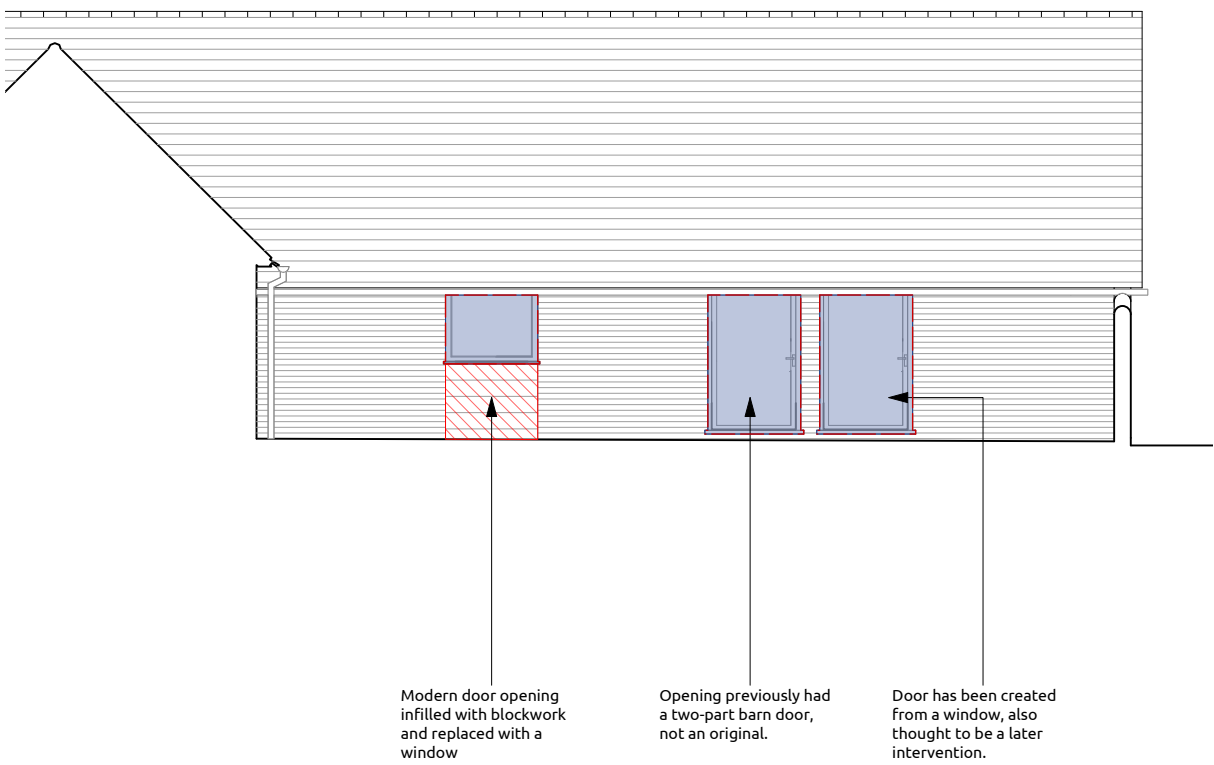
The opening to the hay loft of the stables has been modified to be wider as queen closers are not visible, the brickwork has been crudely cut and it is the only opening with a timber lintel.

The courtyard has been framed by a rebuilt wall but its original form is unknown.

The windows and door have been replaced with uPVC in black wood grain effect as part of this scheme.



South Elevation - Cart Sheds
E-E



There is potential there may have been an opening to access the cart sheds from the courtyard however as a result of the modern interventions there are no indications of this.

All openings have been replaced with uPVC windows and doors with black wood grain effect.



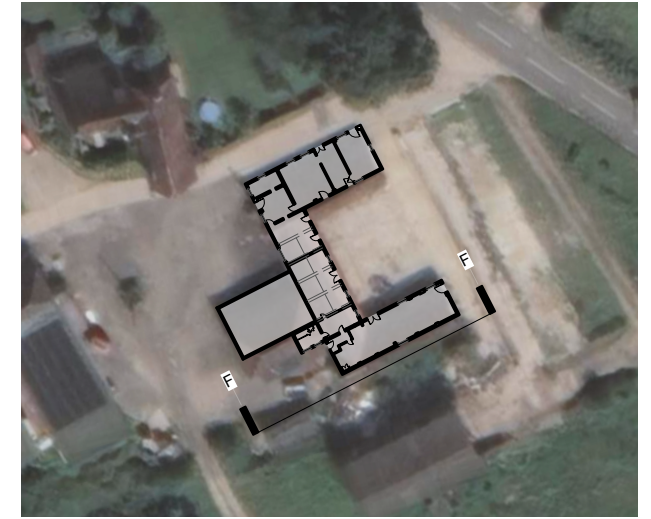
Key:

Openings

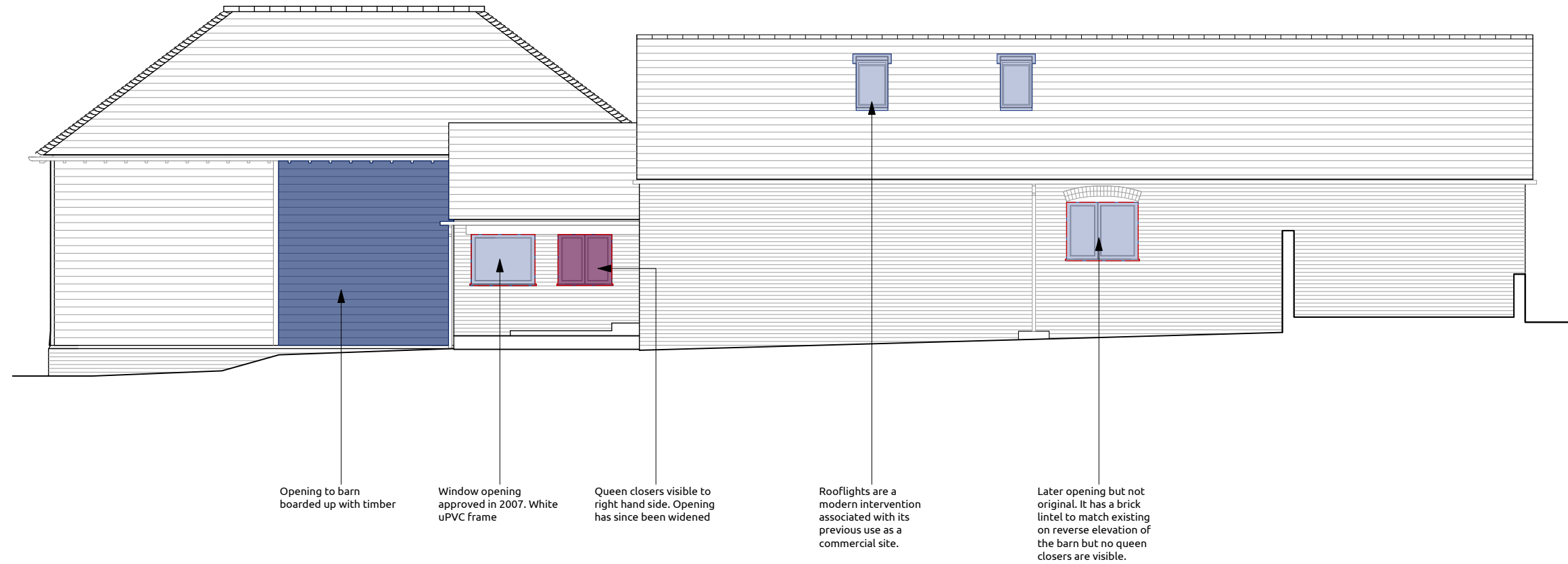
- Original Openings
- Modern Openings (Late 20th/ Early 21st Century)
- New opening (as part of this scheme)
- uPVC Black Wood Grain Effect

Fabric

- Modern Alterations (Late 20th/ Early 21st Century)
- New alteration (as part of this scheme)



East Elevation - Stables & Barn
F-F



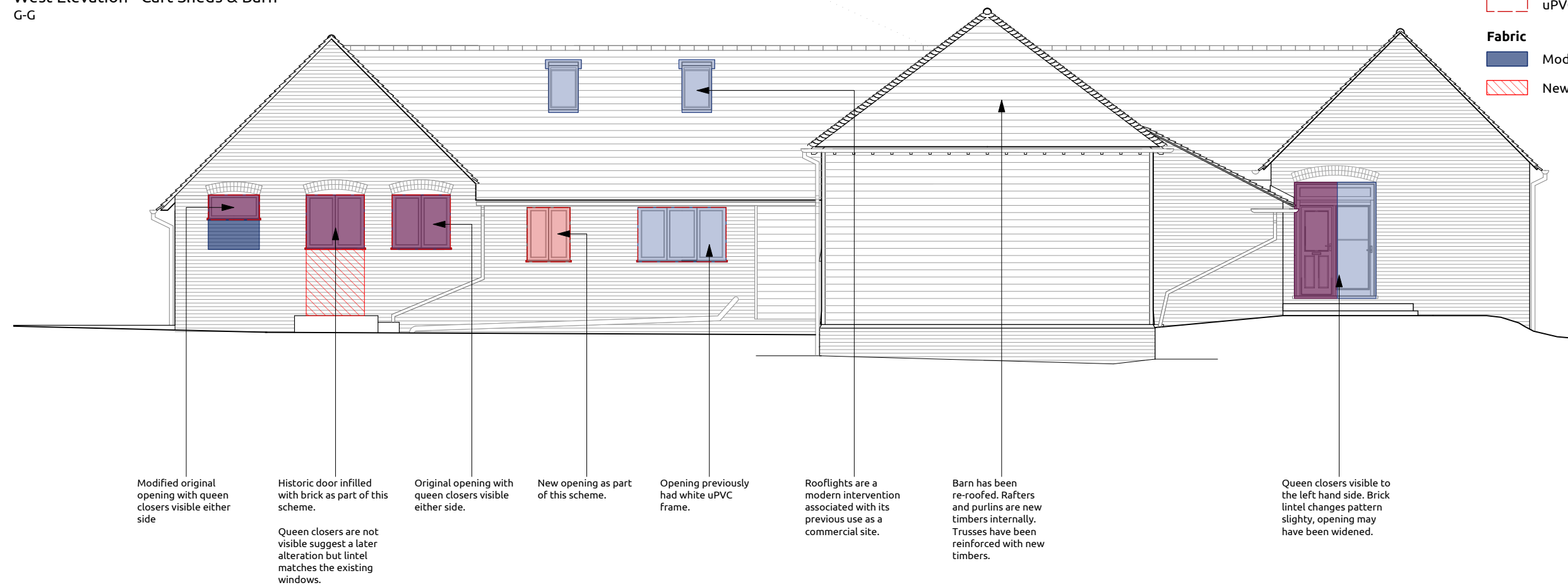
- Key:**
- Openings**
- Original Openings
 - Modern Openings (Late 20th/ Early 21st Century)
 - New opening (as part of this scheme)
 - uPVC Black Wood Grain Effect
- Fabric**
- Modern Alterations (Late 20th/ Early 21st Century)
 - New alteration (as part of this scheme)

The boarded up opening to the barn demonstrates its change of use and it is no longer need to be open. The barn currently stores farming equipment.

The window openings have been replaced with uPVC in black wood grain effect as part of this scheme.



West Elevation - Cart Sheds & Barn
G-G



This elevation of the building shows various interventions as the use has changed.

The original and modified openings would have provided light to the workshop/store whilst no other openings were required on this elevation as a cart shed. These openings were timber frames painted black. The door was also timber and painted black.

All the openings have been replaced with uPVC frames with black wood grain effect as part of this scheme.

2.0 Statement of Significance

2.1 Approach

A 'statement of significance' is intended to provide a summary of the cultural and heritage values currently attached to a particular heritage site and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place, how they relate to its physical fabric, the extent of any uncertainty about its values and identify any tensions between potentially conflicting values.

2.2 Degrees of Significance

The method for assessing the various aspects of significance are drawn from the guidance given by the English Heritage publication "Conservation Principles, Policy and Guidance" (April 2008).

The degrees of significance are defined as:

A. Exceptional Significance

Elements of the place which are of:

- \\ key national or international significance, as among the best, or the only surviving example, of an important type of monument,
- \\ or outstanding representatives of important social or cultural phenomena,
- \\ or are of very major regional or local significance.

B. Considerable Significance

Elements which constitute:

- \\ good and representative examples of an important class of monument or the only example locally,
- \\ or have a particular significance through association, even if surviving examples may be relatively common on a national scale,
- \\ or which make major contributions to the overall significance of the monument.

C. Moderate Significance

Elements which:

- \\ contribute to the character and understanding of the place,
- \\ or which provide an historical or cultural context for features of individually greater significance.

D. Low Significance

Elements which are:

- \\ of individually low value in general terms,
- \\ or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

2.3 Assessment of Values

At the heart of any statement of significance is the articulation of why a historic asset matters to present and future generations. This is typically expressed through four categories of heritage values as set out in Historic England's Conservation Principles: Evidential; Historical; Aesthetic; Communal.

2.4 Evidential Value

Evidential value derives from the potential of a structure or place to yield evidence about past human activity. This section therefore considers the building's ability to demonstrate history in its physical fabric.

Whilst the buildings are all connected to create a courtyard, there are various features of each building which can be associated with the different uses. For example, the building identified as a stable is taller with narrower openings. To its east elevation, there is an opening at high level, understood to have led to the hay loft.

The central cart shed can be identified by its timber posts and staddle stones, its roof height is lower too. The north cart shed is less obvious for its original purpose but it originally had openings on its north elevation, facing to the farmhouse.

Despite the alterations that have been made to the buildings, historic openings can still be identified which aid the understanding of the site. Within the east elevation of the central cart shed, the timber posts and staddle stones are still legible between the blockwork. To the north elevation of the north cart shed, blockwork has also infilled openings but existing timber and trusses can be used to trace the historic openings too. Other original openings can be identified by the brick bonding around the openings. These historic features can help distinguish between the original openings and later alterations made to the building, indicating its change of use.

It can be determined that the collection of buildings have moderate evidential value.

2.5 Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a structure or place to the present. This section considers the building's associational links for which there is no physical evidence.

Historic maps have demonstrated that the barn has existed prior to 1870s, showcasing how long the site has been used for agricultural purposes. The site as it is known today was constructed by the 1890s. The site is an example of traditional farm buildings which contribute to the character of the area.

Due to the change of use of the buildings and needs of the farm, some historic fabric has been lost through the modern alterations of the building. For example, it is understood that there was a hay loft which in the roof space of the stables but access to this space no longer survives. As there are no markings to the external east elevation, access into the hay loft is likely to have been through a trap door and a ladder internally which no longer exists.

It can be considered that the buildings have low to moderate historic value.

2.6 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a structure or place. This section considers how the design of the building contributes to its significance.

This collection of buildings have been built in a regular 'U' shaped which is common across many farmsteads. Despite the modern interventions, each individual building can still be interpreted for its original use.

As the taller building with original openings and upper access to hayloft, the stables can be identified easily. The other two buildings have characteristics of cart sheds, with original open fronted access.

These buildings are the most visible of the farmstead from Haywards Heath Road. They are in a prominent position and are a reflection of the rest of the site. The removal of the modern barn that was attached to its front has already improved the setting of these buildings.

As a result of the relatively modern interventions, the aesthetic value has been negatively impacted as the buildings have been largely changed from their original use. The interventions, such as infilling of openings in concrete blockwork, have not been sensitive to the historic fabric of the building and it can therefore be determined to have low aesthetic value.

2.7 Communal Value

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 of memory.

For the majority of their life, this collection of buildings has been used for agricultural use until the beginning of the 21st century where the use changed to commercial. It has remained as commercial until recently. During this time, the buildings have had very little communal value besides serving as farm buildings.

At present, the communal value is considered to be low.

2.8 Summary of Significance

The collection of buildings date back to 19th century with the barn understood to be older and possibly dating back to the 18th century. They are a good example of traditional farm buildings within the area.

Since, the farmstead has undergone many changes as it has been modified for changes in use. Interventions to the building have been made in association with its change of use from agricultural to commercial. At this point, the most negative impacts were carried out which resulted in blocking up existing openings and making new openings. These interventions were not sensitive to the historic fabric or the heritage setting, and therefore affecting the significance of these buildings.

Overall level of significance: Low to moderate

3.0 Curtilage Listing

The barn, stable and cart sheds are not listed in their own right. Adjacent to the buildings is the Grade II Listed farmhouse which sits within the same farmstead.

In order to distinguish if the buildings are within the curtilage of the farmhouse and can therefore be determined to be curtilage listed, there three key factors to be taken into consideration as set out by Historic England:

- \\ The physical layout of the listed building and the structure
- \\ Their ownership, both historically and at the date of listing
- \\ The use or function of the relevant buildings, again both historically and at the date of listing

Assessing the curtilage of the farmhouse

Historic maps demonstrate that the farmhouse and the buildings in question predate 1948, with the farmhouse and barn shown by 1870 and then the stable and cart sheds by 1890. The core of the farmhouse has been dated to the 16th century but in its current form, little appears to have changed since the 19th century. The farmhouse was first listed in 1983.

The physical layout:

The farmhouse stands within its own garden and the farm buildings are separated by a track outside of the garden, to the south.

Past and Present Ownership:

Bowders Farm is one of many farmsteads under the Balcombe Estate. As previously established, the estate was presented to Lady Gertrude Denman in 1905 and the estate has remained in the family since this time. As a result of this, the current ownership of both the farmhouse and the farm buildings is the same as when the farmhouse was first listed.

Previous and current uses of the land and buildings:

The farmhouse was first built in the 16th century with an extension added in the 17th century. The farmhouse would have once served as the farmers dwelling.

Whilst it is still owned by the estate, the farmhouse is part of the estate's rental portfolio and is separate to the activity that occurs within the farm. It is understood that the farmhouse has been rented separately with no connection to the farm for over 70 years, likely from the 1950s.

The farm buildings were built to serve the farm. It is understood that the buildings were originally a stable and two cart sheds with a barn connected to the west. There is potential that one of the cart sheds may have been used as a shelter shed too. The agricultural use of the site slightly changed during the 1960s, at which point, a modern barn and structure was built, covering the courtyard. Evidence of a concrete trough within the barn suggests that these buildings were needed for cattle and therefore a shift in farming activities across the site.

This change on the farm could align with the farmhouse being rented as separately property unrelated to the farm.

At the date of the listing, the farmhouse was a separate dwelling rented out by the estate with no connection to the farm. To support this, a Fair Rent Application has been provided, see appendix B. Whilst it is dated to 1988, there is a letter attached indicating that the same tenant occupied the house for at least 10 years prior to this date, showing the farmhouse to be separate to the farm at the time of its listing in 1983. The application also demonstrates that the tenancy did not include any other property.

Conclusion

It has been concluded that the farm buildings are not within the curtilage of the farmhouse and are therefore not curtilage listed for the following reasons:

- Whilst the farmhouse and farm buildings appear to be located close together, there is a physical separation between the farmhouse and the farm buildings. The garden of the farmhouse is enclosed by a garden wall in which this boundary has been marked on historic maps since the late 1800s. Between the garden wall and the farm buildings there is a track which provides access to other farm buildings.
- The farmhouse can be distinguished by its solely domestic nature compared to the business-related function of the farm buildings. Historically the farm buildings would have been ancillary to the farmhouse, however the sites are no longer connected by use and this scenario pre-dates the listing of the farmhouse and shows changes from its historic use occurred post World War Two.

3.0 Assessment of Impact

Outline of Proposals

The proposed scheme is to undertake the conversion of the farm buildings into commercial units. The proposed alterations to the buildings are summarised as follows:

Stable and Cart Sheds:

- \\ Removal of modern barn and roof structure over courtyard.
- \\ Black woodgrain uPVC windows and doors installed within existing and new openings.
- \\ New window opening to west elevation
- \\ Proposed feather edge cladding, dark stained and weather sealed, affixed to existing blockwork on a battened framing with membrane, leave minimum 100mm gap at ground level to ease water penetration to east and north elevation.
- \\ Replacement of rainwater goods with plastic down pipes and gutters.
- \\ Brickwork to be washed and made good. Where necessary, areas are to be repointed with lime mortar to match existing.
- \\ Horizontal timber boarding to be fixed below the window on south elevation within the courtyard.

Barn:

- \\ Barn to be refurbished with existing featheredge cladding repaired/replaced as necessary and weather sealed, brickwork to be re-pointed with lime mortar to match existing and made good.

Impact of proposals

Description of proposed works	Impact on historic fabric	Impact on setting of heritage asset	Overall impact on significance	Extent of impact
Stable & Cart Sheds				
Removal of modern barn and roof structure over courtyard.	Medium	High	LOW	Low
	The modern barn and roof structure was added in the 1970s and is considered to be a modern intervention. Whilst it reflects the change of use of the buildings and the site to be able to farm cattle, the structure was built purposefully without consideration for the existing buildings particularly to the historic fabric. Removing the structure has not only improved the heritage setting of the asset but will have a positive impact on the historic fabric. The collection of buildings is at the forefront of the farmstead and most visible to the public. Revealing the historic buildings has improved the interpretation of the site and will encourage future engagement with the site. The buildings are a reflection of traditional farm buildings within the area which was previously concealed by the modern structure.			
Black woodgrain uPVC windows and doors installed within existing and new openings.	Medium	Low	LOW	Medium
	The blockwork infill has already caused substantial harm to both historic fabric and heritage setting. The installation of black uPVC windows will take the appearance of the building even further away from what it was historically than it is currently and will further add to the domestic style. However, it could be argued that substantial harm has already been caused to these elevations by the work carried out in the late 20th century, altering and creating new openings, and we therefore consider that further harm caused by the installation of new windows is less than substantial. Bringing the building back into a viable new use achieves a public benefit which we consider an acceptable compromise. The choice of black grain wood effect reflects the previous black painted timber frames that existed around the building.			

	Positive
	Favourable
	Neutral
	Adverse
	Negative

Description of proposed works	Impact on historic fabric	Impact on setting of heritage asset	Overall impact on significance	Extent of impact
New window opening to west elevation	High	Medium	LOW	Low
	The new window is required to make an internal space viable for reuse. Whilst historically there was no openings within this section of the cart shed, the elevation has been altered several times to modify existing openings as well as to make new ones. As this is a new opening, it has a small negative impact on the historic fabric but balanced against previous interventions carried out across this elevation, a greater amount of harm has already been conducted.			
Proposed feather edge cladding, dark stained and weather sealed, affixed to existing blockwork on a battened framing with membrane, leave minimum 100mm gap at ground level to ease water penetration to east and north elevation.	Low	Medium	LOW	Low
	Covering up the blockwork will generally have a positive impact on the setting of the heritage asset by improving its appearance. As the blockwork is a modern intervention, fixing the cladding will not harm the historic fabric and it will be distinguishable as a modern change from the retained visible historic fabric, the timber posts and staddle stones. Substantial harm has already been caused to these elevations by the work carried out in the late 20th century/early 21st century, and therefore consider that further harm caused by cladding the elevations with modern blockwork is less than substantial. Timber boarding is an appropriate material choice, in keeping with the agricultural context of the building.			
Replacement of rainwater goods with plastic down pipes and gutters.	Low	Medium	LOW	Medium
	The previous rainwater goods were asbestos and so were required to be removed for safety to enable the reuse of the site. The asbestos rainwater goods were likely to have been installed around the 1970s with the change into cattle sheds. Historically the buildings are unlikely to have had metal rainwater goods. Installation of new rainwater goods will help protect the fabric from water penetration. Whilst it is acknowledged that metal rainwater goods are aesthetically more appropriate, the uPVC replacements are no worse than the asbestos ones previously installed.			

	Positive
	Favourable
	Neutral
	Adverse
	Negative

Description of proposed works	Impact on historic fabric	Impact on setting of heritage asset	Overall impact on significance	Extent of impact
Brickwork to be washed and made good. Where necessary, areas are to be repointed with lime mortar to match existing.	Low	Low	LOW	Low
	Cleaning the brickwork will improve the appearance of the building. Generally the build up across the brickwork reflects its varied uses but most recently it has been used for commercial and therefore does not reflect the character of the site. If markings are stubborn these should remain as part of the historic fabric. This will need to be done carefully in order to not damage the bricks or remove pointing. Careful washing down and brushing by hand with a bristled brush should be used. The use of a pressure washer or chemicals should be avoidable. Where re pointing is necessary, a lime mortar to match existing will be used.			
Horizontal timber boarding to be fixed below the window to south elevation within the courtyard.	Low	Low	LOW	Low
	The harm to the historic fabric has already been carried out through creating a new opening as this lead to the removal of historic fabric. The opening has since been partially infilled with blockwork which is not a sensitive consideration. Covering the blockwork with timber boarding will improve the appearance of this elevation and minimal harm to the historic fabric will be carried out as the boarding will be fixed to the modern blockwork. This intervention is considered to be less than substantial.			
Barn				
Barn to be refurbished with existing featheredge cladding repaired/replaced as necessary and weather sealed, brickwork to be re-pointed with lime mortar to match existing and made good.	Low	Low	LOW	Low
	Given the age of the barn, it appears to be in fair condition. The timber boarding requires maintenance therefore repairing and replacing boarding where necessary will have a positive impact on historic fabric and will ensure the longevity of the building. Where re pointing is necessary, a lime mortar to match existing will be used.			

	Positive
	Favourable
	Neutral
	Adverse
	Negative

4.0 References

English Heritage, The Conversion of Traditional Farm Buildings: A guide to good practice

Roberts, B K, 2000, Vernacular Architecture, Faber

Historic England, 2018, Listed Buildings and Curtilage: Historic England Advice Note 10

<https://www.balcombeplace.com/ourhistory>

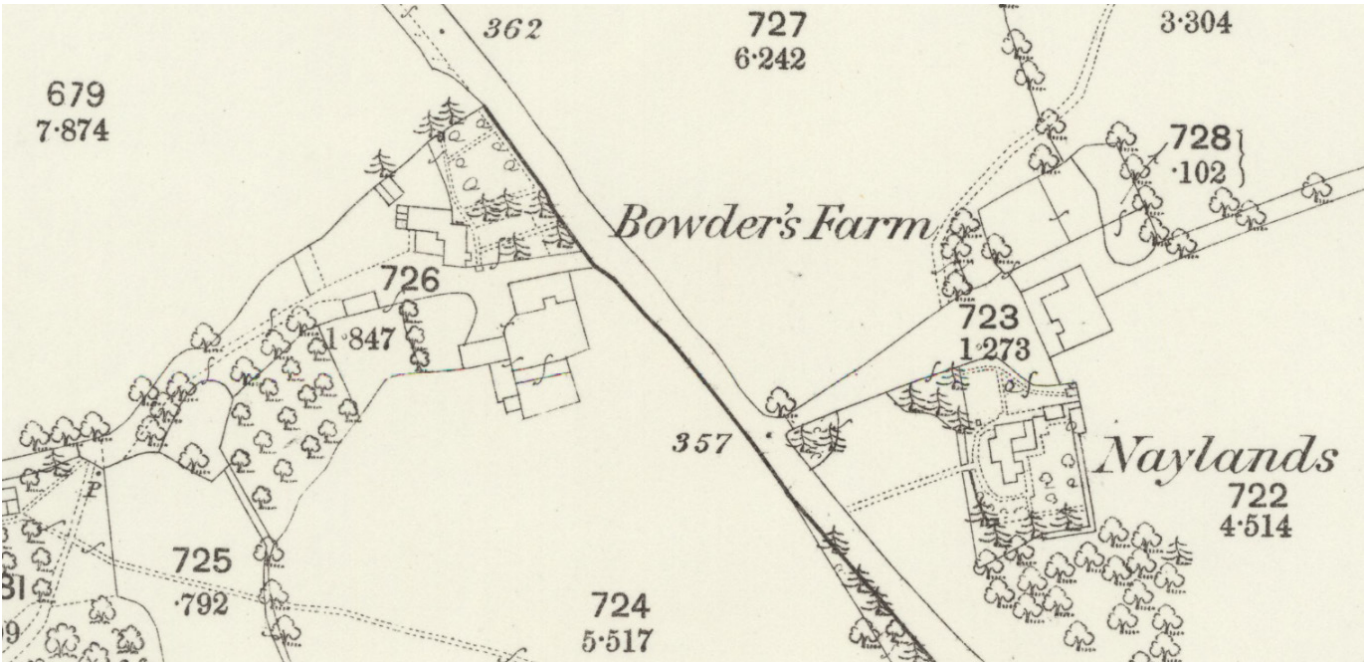
<https://www.balcombesawmill.co.uk/the-estate/#:~:text=The%20Balcombe%20Estate%20has%20a,community%20of%20farmers%20and%20craftsmen.>

<https://historicengland.org.uk/listing/the-list/list-entry/1286441?section=official-list-entry>

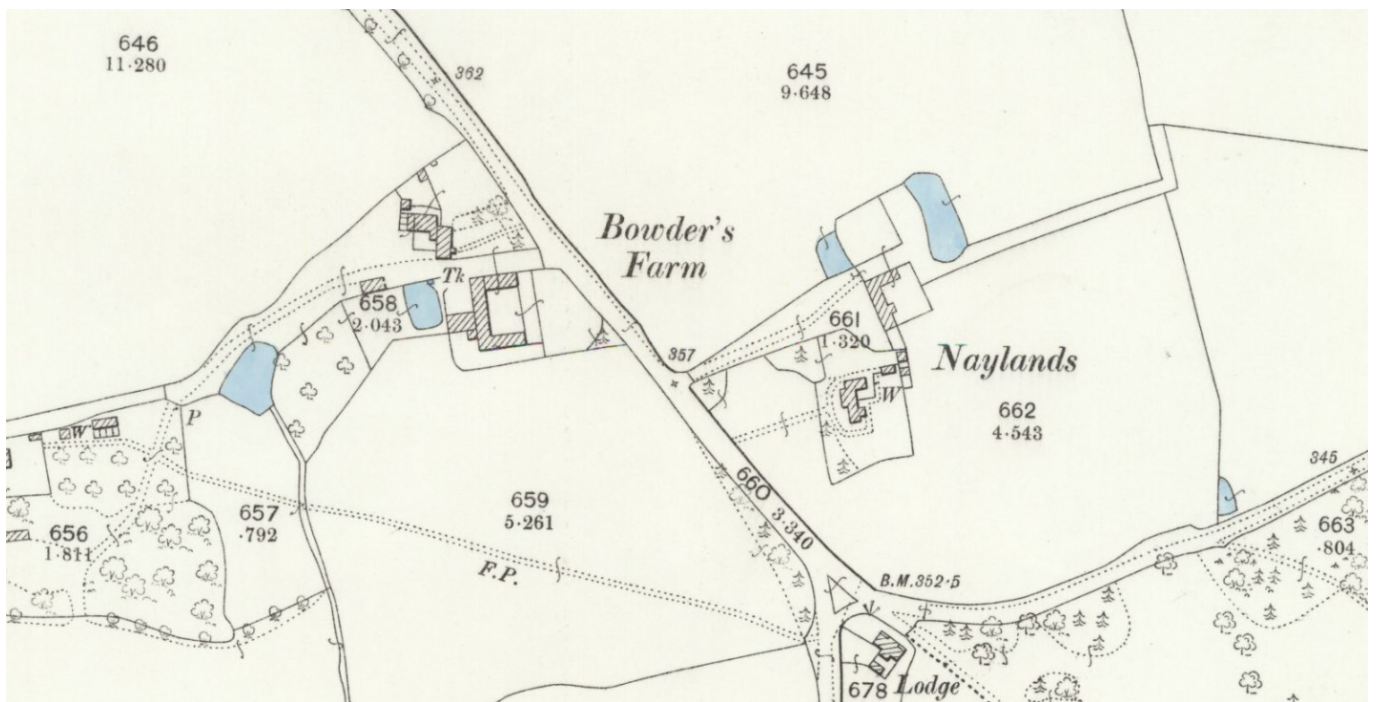
Appendix A - Historic Maps



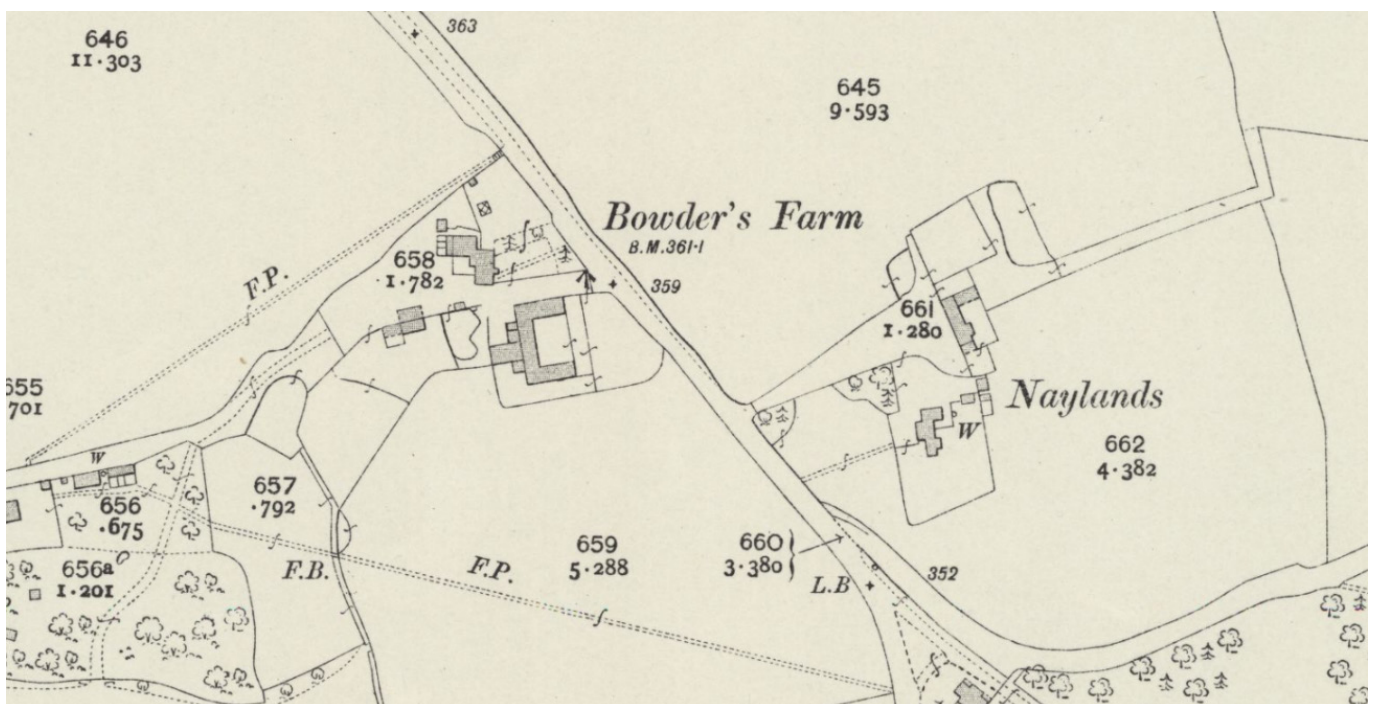
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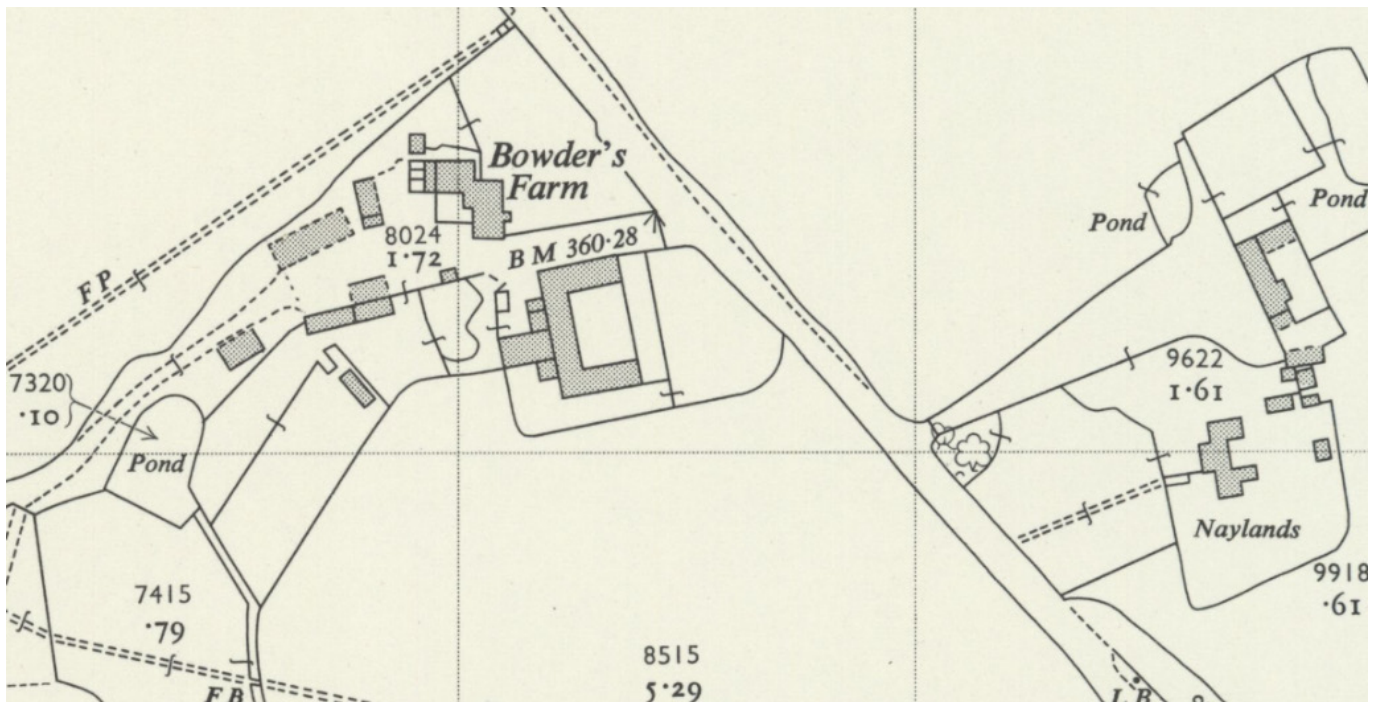
OS 25 Inch - Surveyed 1874, Published 1875



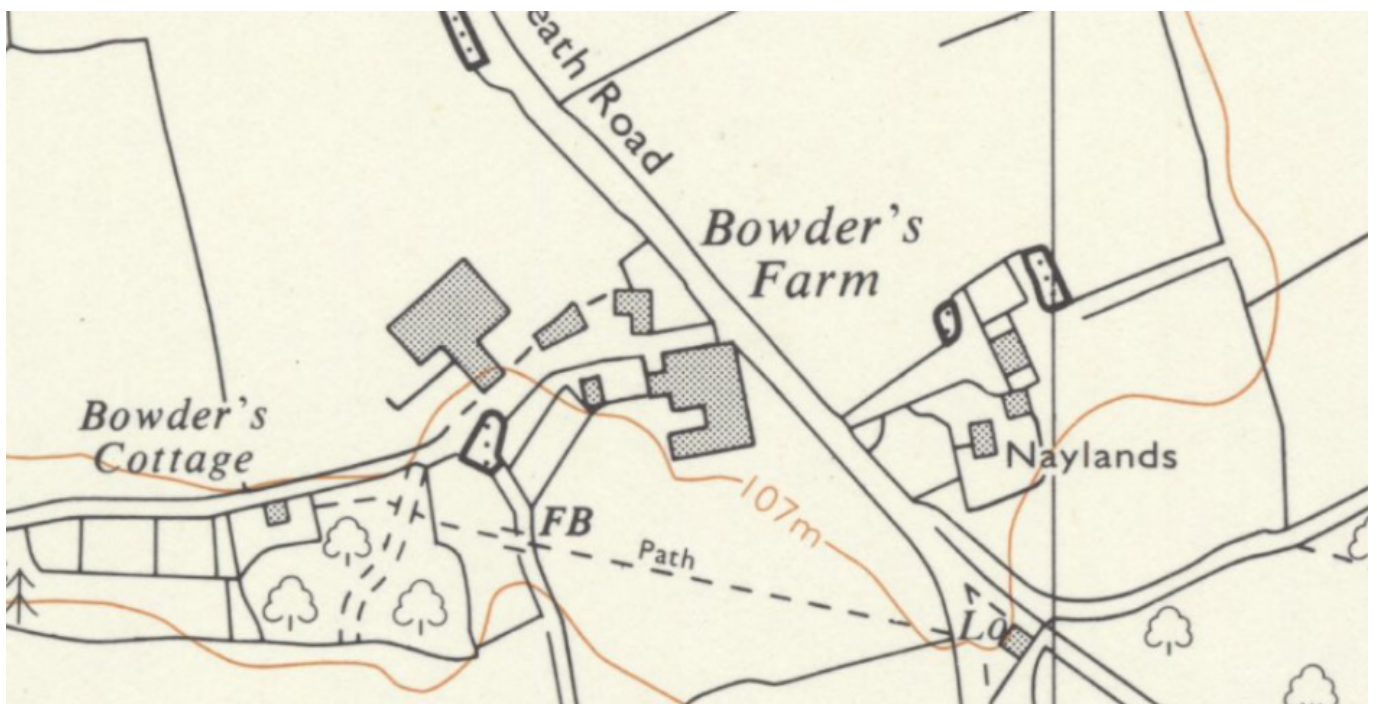
OS 25 Inch - Reviewed 1896, Published 1897



OS 25 Inch - Reviewed 1909, Published 1910



OS National Grid - Reviewed 1956, Published 1956



OS National Grid - Reviewed 1962, Published 1974

Appendix B – Fair Rent Application