



Design and Access Statement

Project	The Barn and Granary Gibbshaven Farm East Grinstead
Stage	Planning Approval for Repair Works
Date	23.06.26

Design

The barn and granary at Gibbshaven Farm are listed Grade II Ref.1025567, and have planning and listed buildings consent for conversion to residential use under application numbers DM/20/2602 and DM/20/2603.

The existing buildings were in a state of partial collapse and urgent repair works were required in order to stabilise them and to prevent further deterioration. This was particularly relevant in respect of the barn west outshot where the main purlin had collapsed allowing the roof to spread and to push over the west wall. This wall was retained in semi collapsed state by a scaffold frame which had been installed by the previous owners.

The granary was also at risk due to water ingress and rot over many years. This had caused considerable internal damage resulting in the building leaning dangerously to the south and in imminent danger of collapse.

The minimum repair works were undertaken to stabilise both buildings and temporary roofing provided to prevent further damage. These works were carried out in a careful and sensitive manner using matching materials and like for like structural members. There were no changes to the original design and no conversion work has been undertaken.

MSDC officers instructed the client to wrap the granary scaffold to provide weather protection. This was carried out expeditiously.



Gibbshaven Farm – East Grinstead



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Access

The site consists of barn and granary on a rural site adjacent to an existing listed dwelling. It is on level ground with easy gated access and on site parking for more than four cars.

Utility and service vehicles can access the site and there are the usual utilities.

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23.06.26

