

October 2025

Gibbshaven Barn & Granary, Crawley Down Historic Buildings Report



Barn. North (front) Elevation (2007)



Granary. Looking southeast (2007)

Jeremy Clarke Research Services

**Gibbshaven Barn & Granary
Furnace Farm Road,
East Grinstead.
West Sussex
RH19 2PU
TQ355 392,**

Historic Buildings Report

October 2025

Summary

The barn was most likely constructed in the period 1580-1640 as a 4-bay arable barn with an aisle along the entire south elevation. A short period later the barn was extended to the east but that addition was then replaced in the period 1650-1750. This eastern extension has always been partitioned off from the main body of the barn, and the lower floor level may also be original. It is highly likely that this east end of the barn was always used for livestock, the lower floor would prevent animal waste flowing back into the barn. The extension at the west end of the barn appears to be a single phase constructed in the 18th century including the face-wing that projects north from the barn. The barn has been significantly altered during the 20th century but retains many historic features.

The 'granary' was most likely constructed in the same period as the barn (1580-1640) and thus they would mark a period of investment in the property as a whole. Its original purpose is unknown as it has a very strong 1st floor in the north bay, but this storage space has multiple mullion windows and therefore was not intended as a granary. It now consists of 2 bays, but it originally extended by at least one more bay to the south, these southern 2 bays had an open truss between them so they may have been a 2-bay barn with the storage room above an enclosed northern ground floor bay. Map evidence suggests that the southern end of the building was removed between 1845 and 1874.

Contents

1. Introduction	4
2. Location	4
1. Historical Information	5
2. Detailed Architectural Descriptions.....	6
2.1. Introduction	6
2.2. The Barn.....	7
2.3. The 'Granary'	23
2.4. Significance.....	35
Appendix 1. Historical Map Evidence.....	36
Appendix 2. Historical Images.....	40

Checked and issued 7th October 2025

1. Introduction

Jeremy Clarke Research Services were commissioned by the owners to provide a Historic Buildings Report for the barn and granary. The overall objectives of this report are to inform professionals, such as planners, surveyors and architects whose job it is to conserve and protect the buildings whilst enabling them to be carefully adapted for contemporary use. It is also for the owners who may want to know more about the history of their property.

This report is my considered view based upon the recent surveys of 6th December 2024, 22nd and 23rd September 2025 and accompanying research. This record is based upon my knowledge and experience of such buildings and is intended as advice. Many of the views which inform the conservation of historical buildings are to some extent subjective – particularly with regards to more recent extensions and alterations – therefore I would like to state that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

Methodology.

The standard and guidance for the archaeological investigation of standing buildings or structures (2014), produced by the Chartered Institute for Archaeology (CIfA), has been adhered to. The methods employed to produce this assessment were non-intrusive, relying upon a careful, measured and visual study of the interior, as well as the exterior of the buildings.

2. Location



Location of Crawley Down within West Sussex

Location Plan (© Crown copyright [and database rights] 2016 OS Licence number: 100045815)

The property lies within what is now the ecclesiastical parish of Crawley Down which was separated from the historic parish of Worth in 1843.

Gibbshaven Farm lies in a rural location at the southeast corner of Furnace Wood, the barn and 'granary' were separated from the farm house in the last few years following planning consent to convert the barn into a dwelling¹. The buildings are a short distance from Felbridge Road and are upon a relatively level site.

1. Historical Information

Gibbshaven Farm has been extensively researched² and consists of a late 14th/early 15th century house (of which only a single bay remains) that is now connected to its former detached kitchen dating to c1500. The barn stands to the south of the house and the access through the farm to and from the local iron furnace passed between the barn and the house in the 16th century. The granary stands to the east of the house on the north side of the access track through the farm. The historic land holding of Gibbshaven Farm is mainly to the north of the farm complex with a small portion of land immediately south of the barn.

The historic maps are included in Appendix 1 and have depictions as follows. The Gardner and Gream map of 1795 and the draft Ordnance Survey of 1805-8 depict the farm but at too small a scale to identify the barn and granary.

The Tithe map of 1845 provides the first large scale depiction of the farm complex, this shows the barn with a face-wing projecting north from the west end and a separate structure at the northeast corner of the barn. This separate structure is probably the timber-walled, thatched structure on the left of the c1910 photograph in Appendix 2. The granary is shown but is much larger than the current structure and it has a projection to the east at the northeast corner.

The 1874/5 Ordnance Survey provides a similar depiction of the barn with an enclosed yard on its north side, there is also a small projection on the west side of the west face-wing. The granary is shown at approximately half the size north-south compared to the Tithe depiction; however, the general accuracy of the Tithe map is poor when overlaid onto the OS mapping. There is a structure shown to the southeast of the granary, this appears to be the thatched structure on the right of the c1910 photograph in Appendix 2.

The 1895 Ordnance Survey provides the same depiction of the barn and granary but the yard in front of the barn is shown as being divided in two.

The 1910 Ordnance Survey has identical depictions of the barn and granary, except that the west face-wing on the barn is shown as being open fronted. The 1937 Ordnance Survey shows the granary as roughly square, having lost approximately one-third from the east side. The barn is depicted the same as 1910 except for a small addition at the southeast corner.

The 1957 Ordnance Survey shows the granary as rectangular again with an addition on the east side; the barn depiction has remained the same except that only the west side in front of the barn is shown as enclosed.

Gibbshaven barn was listed as Grade II on 11 May 1983, [List Entry Number: 1025567] the listing description being;

'Restored C17 timber-framed building with red brick infilling, partly refaced with tarred weatherboarding. Hipped tiled roof with pentice to east, west and south, the south face replaced with corrugated iron, painted red.'

The granary is not individually listed but is legally protected as it was within the curtilage of both the farmhouse and the barn when they were listed. It is therefore considered to be a part of the listed buildings.

¹ DM/20/2602 and DM/20/2603

² <https://www.felbridge.org.uk/index.php/publications/gibbshaven-farm/>

2. Detailed Architectural Descriptions

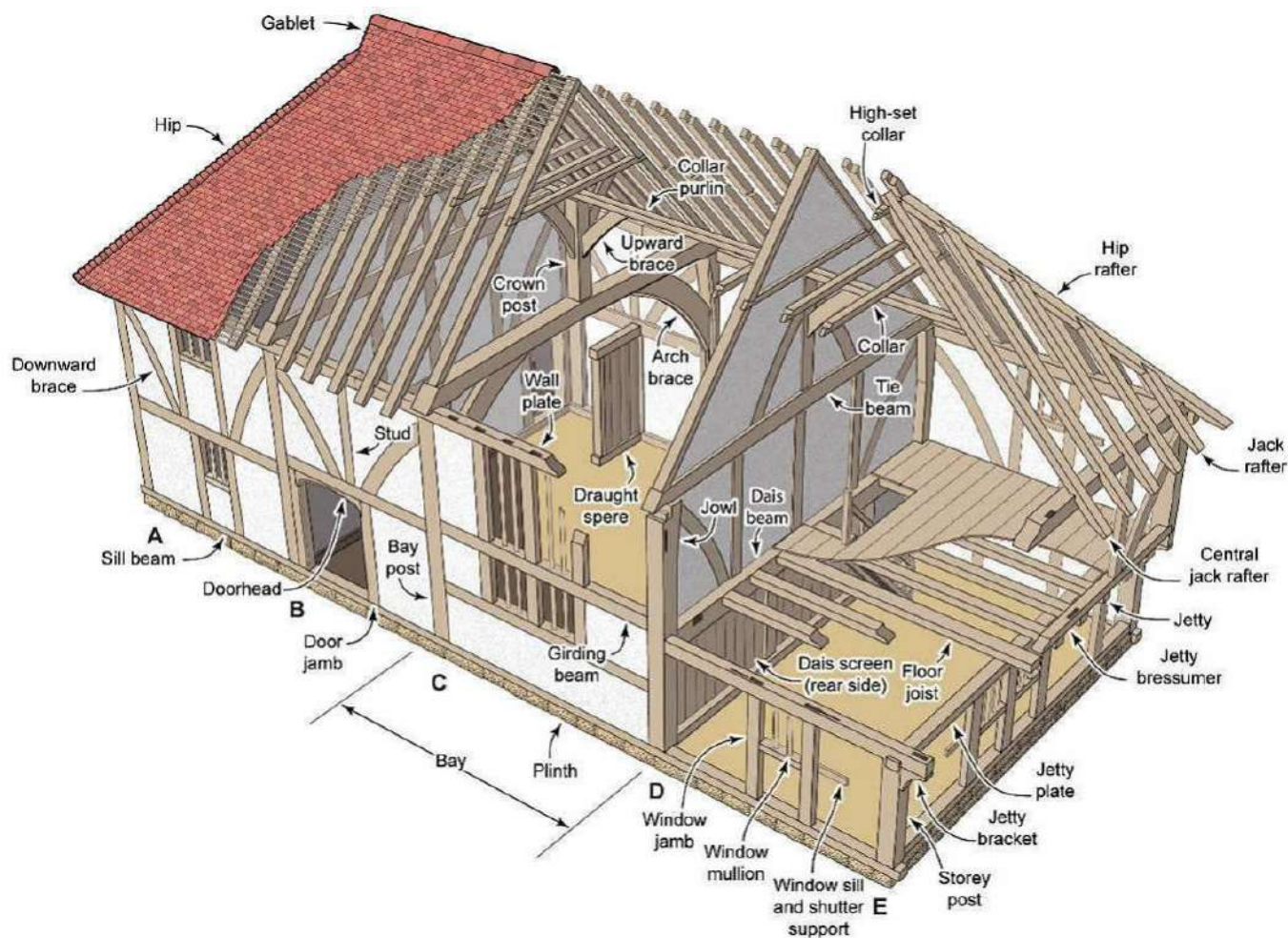
2.1. Introduction

The detailed architectural description of the timber elements complies with the naming conventions as specified by Recording Timber-framed Buildings: An Illustrated Glossary; Practical handbook in archaeology 5 published by the Council for British Archaeology (1989), ISSN 0951-6417. An online version has been published by the Vernacular Architecture Group and can be found at

<https://www.vernacularbuildingglossary.org.uk/>

The pictorial glossary below and links to other on-line illustrated glossaries is available at

<http://www.wealdenbuildings.org.uk/learning/illustrated-glossary>

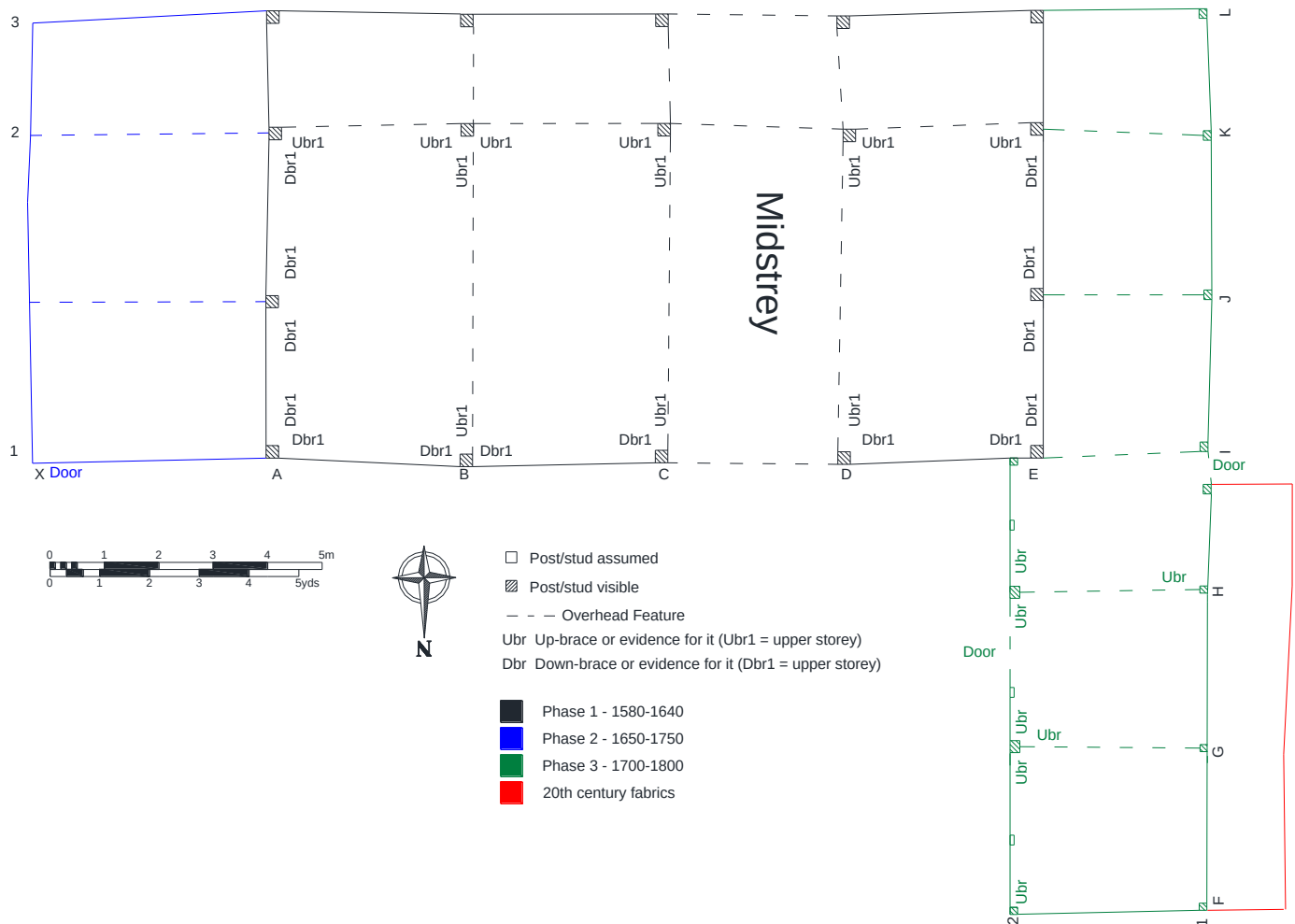


2.2. The Barn

The barn consists of a 4-bay main range with outshots at both ends, the west outshot then continues to the north as a face-wing. The barn is tiled on the north face of the roof, the south face of corrugated steel was replaced c1970, but the 1895 sale catalogue described it as a 'Large Barn, with corrugated iron roof'.

In all places that are exposed, there is concrete visible below the short sandstone plinth that the building's sill beams sit upon. There is a vertical joint in the plinth on the east side of post A1, the lower storey is infilled with brick with cementitious mortar, the upper storey is weather-boarded with 20th century boarding. There are two 20th century windows set into the upper storey weatherboarding towards the east end of the north elevation. The single storey face-wing at the northwest end has a tiled roof with brick and cementitious mortar infilling the timber-framed walls.

Floor Plan



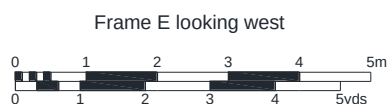
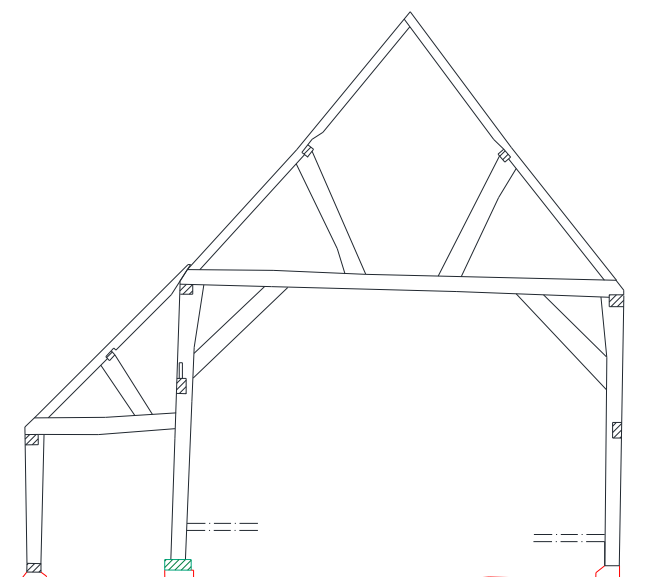
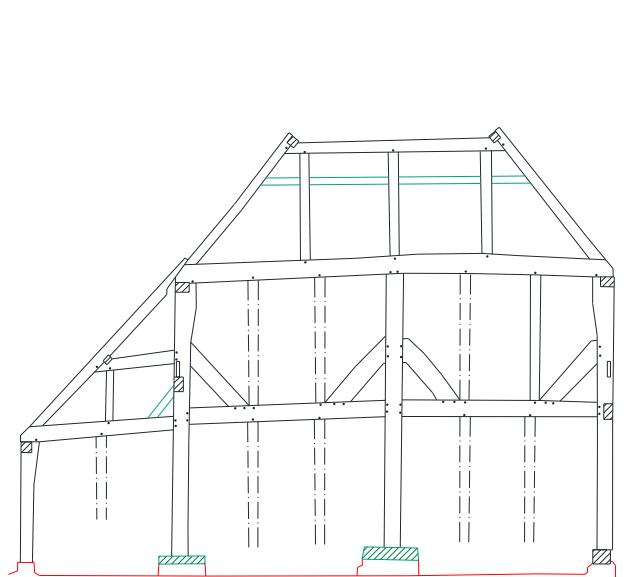
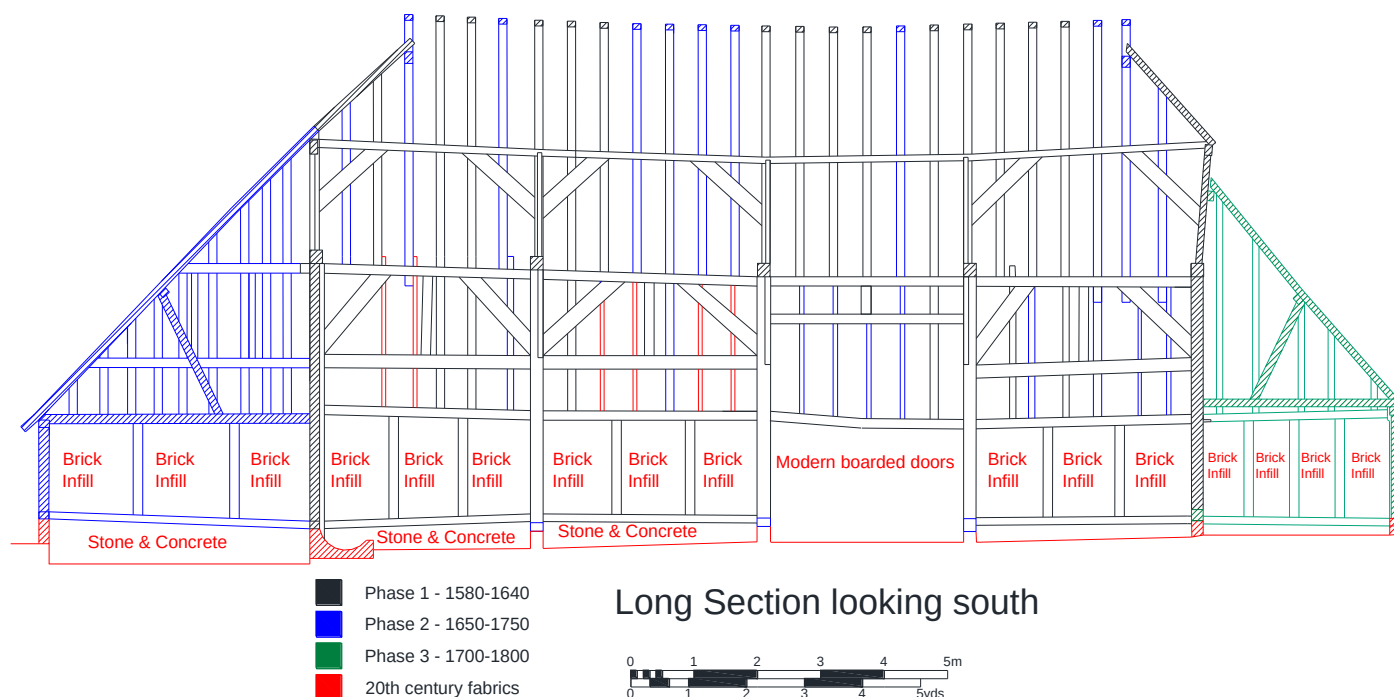
Description

Main range A-B-C-D

The main range of the barn has an aisle along the entire south side. The bay posts are 230mm square with short straight down-braces to the girding-beam along the north side of the barn, this northern girding-beam is about half way up the wall height except for the midstrey where it is just below the wall-plate. The girding-beam below the aisle-plate on the south side is 45cm higher than the north side being about two-thirds of the height to the aisle-plate, there are single studs between the south girding-beam and the aisle-plate in every bay except the midstrey where the girding beam is even higher being just below the aisle plate. There are straight up-braces between the bay posts and the aisle-plate except for the midstrey. The aisle-ties slope down to the aisle wall-plate which is only 1500mm above the sill beam. The wall plate continues at this height across bay C-D, there is no brick infill below the wall plate in this bay, the wall being constructed of timber boards. There are no stud mortices below the aisle-ties of frames C or D and no nail holes to

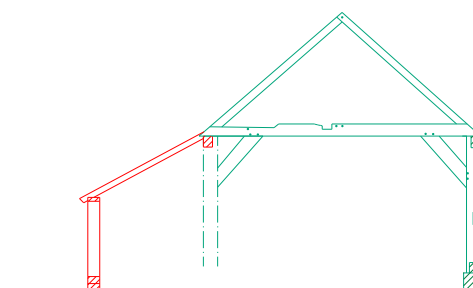
indicate boarding has ever been present on them. There are no studs below the girding beam on the south side of the barn, whilst the north side has studs dividing each bay into 3 panels.

The floor of the main range is uneven compacted earth and there is a brick and concrete food trough on the west side of frame A.



--- Removed timber

- Phase 1 - 1580-1640
- Phase 2 - 1650-1750
- Phase 3 - 1700-1800
- 20th century fabrics



Frame A has slightly swelling jowls on the posts A1 and A2, there are no jowls on any of the posts of the outer aisle wall. There is an interval post dividing the frame into two, there are short straight down-braces from the bay posts and interval post to the transverse beams of this frame. The frame is faced to the east and there are some surviving weatherboards on the east face, these are up to 350mm high, 25mm thick with square edges and are fixed with a slight overlap. No weathering is visible on the east face of frame A.

Frames B, C & D are all open trusses with up-braces to the tie-beam and jowls similar to that of frame A on posts 1 and 2. Frame C has redundant mortices on the inner faces of the bay posts that could indicate a rail that partitioned the eastern bays from the midstrete. Frame E is identical in construction to frame A but faced to the west, it has evidence of weathering on its west face and there is no surviving weatherboarding and all the studs below the transverse beams have been removed leaving redundant mortices.

Posts C1 and D1 have pintles for large barn doors, there are also shaped mortices on their inner faces that would accommodate drop in rails between the two posts.

Above the tie-beams of frames A & E there are 3 queen-struts supporting the collar, the roof is clasped side-purlin with straight raking queen-struts supporting the purlin above the tie-beams of frames B, C & D. The aisle roof has a side-purlin supported on a straight raking strut tenoned into the top of the aisle ties of frames B, C & D, at frames A and E, it is supported by a vertical strut from the aisle tie and a horizontal rail from the bay post. The rafters are laid flat and pegged at the apex, there are thatching rope marks on many of the rafters indicating that the roof was previously thatched. Many of the rafters have been replaced, although the replacements are similar scantling to the originals suggesting that these were historic replacements compared to the 20th century timbers used for more recent replacements. There are straight wind-braces in bays, A-B, B-C and D-E. The jack rafters above the collars run to high set collars to generate the original half-hipped roof terminals.

East outshot

The outshot at the east end is constructed with many reused timbers, its concrete floor is about 30cm below the floor level of the main range. There are redundant mortices in the east face of frame A for ties/roof supports at different heights to those present today. The south and north side-purlins are tacked onto the ends of the purlins from the main range, and the wall plates are simply lapped onto those to its west. The east roof slope presents itself as a hipped roof, although the jack rafters of the half-hipped roof terminate at frame A and the rafters of the outshot extend from frame A to the wall-plate at X. These rafters are pegged into staggered butt-purlins, although supplemental upper and lower side-purlins have been added later.

West outshot and face-wing

The west outshot was in a very poor condition in December 2024, and a lot of failed timbers have been replaced to stabilise this structure which was still being supported by scaffolding when recorded in September 2025. The west outshot contains few reused timbers with most of them being used as studs in the south wall, it has gunstock-jowls on the western posts and I1, J1 & K1. The ties from frame E are close to horizontal and have nearly vertical raking struts rising from them to support the side-purlin of the roof, the rafters are set on-edge. Identical gunstock-jowls are present on posts F1, G1 & H1, however there are larger scantling posts with only slightly swelling jowls at F2, G2 and H2. The short straight up-braces to the tie-beam have chiselled assembly marks with I at G1, II at G2, III at H2 and IIII at H1. There are redundant mortices for studs beneath the wall plate F1-I1 indicating that this wall was closed beneath this plate, the sill beams are neatly joined at F1 with no intended extension of the original sill beam to the west of F1. The stud below the wall-plate G2-H2 is offset to the north and there is a redundant mortice in both north and south faces of post G2 for a rail at low level, this is not present on post H2 and thus it is likely that an original opening existed immediately north of post H2. Post H1 has round ended mortices aligned with 'drop notches' in the west face of post H2 to take drop in rails, there is a round hole in the notch into which a pin could be inserted to stop the rail being lifted out by livestock. There is a vertical V-groove on the west face of post E1, this may have been for horizontal staves and daub that infilled the spaces around the junction of the single storey roof of the range F-I with the wall at I1-E1.

There is a modern brick and cementitious mortar wall supporting an outshot roof to the west of the face-wing, at the southern end of the outshot is a narrow doorway.

Discussion and interpretation

The main range is a typical arable 4-bay barn with a single aisle. These are rarer in the Weald as typically the Weald has mixed use barns, where either an end bay and/or the aisle is designed for livestock. As there is no evidence of any partitions below tie-beam B or to partition the aisle off from the body of the barn this must have all been intended for arable use. The midstrey was bay C-D with the typical high door entry, in this case from the north; there was no exit on the south of the barn as there never was a porch fitted to divide the aisle and provide a waggon door. The absence of any partitioning below the aisle-ties C or D and no evidence for weatherboarding of their faces demonstrates that whilst the carpenter allowed for a future porch by raising the girding beam height between posts C2 and D2, this was never installed. The very low door C3-D3 therefore only provides the necessary control over the velocity of the cross-flow of air that is needed during winnowing. There is no evidence for thatching on the original rafters, so the roof was probably always tiled. The wall structures are designed for external weatherboarding which would have extended to ground level. Some of the original weatherboards survive on the east face of frame A.

The dating features for the main range are the wide spacing of the studs for the 25mm thick weatherboards, straight half-height braces, tapered jowls, straight wind-braces, raking queen struts on the central trusses, queen-strut-3 clasped side-purlin roof, half-hipped roof terminals at both ends. The suggested timeframe is therefore 1580-1640, although the use of flat rafters would be more typical at the early part of this range, as is the support and style of the weatherboarding. These features and stylistic date range are identical to the 'granary' and it is therefore likely that they were built during a phase of renewal or investment in the property. The characteristic assembly marks found on the granary frames are not visible in the barn, so it is unlikely they were built by the same carpenter.

The absence of weathering on the east face of frame A compared to that visible on the west face of frame E, suggests that the east end of the barn was extended first. Unfortunately, that original extension appears to have been swept away by the larger extension seen today, leaving only the redundant mortices in the west face of frame A as evidence of its former existence. The staggered butt-purlin roof over the larger west extension is most likely to date from the late 17th century through to the mid-18th century and there is no other dating evidence available as so much of the fabric is reused timber. This end extension has always been partitioned off from the main body of the barn, and the lower floor level may also be original. It is highly likely that this end of the barn was always used for livestock, the lower floor would prevent animal waste flowing back into the barn.

The extension at the west end of the barn appears to be a single phase with the gunstock jowls on the posts both north and east of the original barn. The heavier posts at G2 and H2 appears to be conscious choice by the carpenter to accommodate the additional up-braces needed on this elevation as the chiselled assembly marks are the same on these posts and on G1 & H1. It is clear that this was a single range and did not include the later west brick outshot indicated in red on the plan. The additional up-braces along the wall F2-I2 would suggest that this side of the building was not fully walled and therefore required additional support for the wall plate, it is possible that it had the single studs down to a lower rail, but there was no weatherboarding such that this side was open at the upper wall level, with the large door on the north side of H2. The map evidence shows that by the 1878 all of these external bays were fully open on the east side (rather like a cart lodge). The general arrangement of the range would be typical of cattle pens. The use of gunstock jowls is typical of the 18th and early 19th centuries, and the chiselled assembly marks are also most often found in 18th century construction, so this broad period is the likely date of the east addition. The brick outshot is probably 1960's as it does not show on the 1957 mapping.

Barn - Photographs of key features



Looking southwest



East elevation



Looking northeast



West elevation



North wall with post C1 at right edge of image showing modern brick infill and stone plinth both with cementitious mortar



North elevation break in sill beam immediately east of post A1



East end showing concrete below the stone plinth and brick infill of panels both with cementitious mortar



Aisle wall east of frame C showing concrete below stone plinth & brick infill both with cementitious mortar



Concrete below stone plinth of west outshot. Looking south at corner L1



South elevation doorway between post D3 and C3



Upper view of frame A looking east with the eastern end outshot beyond



Concrete and brick food trough on west side of frame A



Tie-beam of frame B looking east with raking struts supporting the purlins with wind-braces below them



Looking west. Frame C tie-beam at top of image with frames D and E beyond



Typical construction of main range north elevation, post E1 on left and post D1 on right



Typical construction of main range south elevation with girthing beam and up-braces. This is post B2 on left, post C2 is on right, note higher girthing beam C2-D2 at south of midstrey.



Roof above door D1-C1 in north elevation. Note thatching rope tar marks on original rafters



Staggered butt-purlin roof of east outshot (looking south)



Surviving section of early weatherboards on east side of frame A



Surviving individual weatherboards on east side of frame A, just below tie-beam



Gunstock jowl of post J1 looking south in west end outshot



Earlier weatherboards where west end face-wing covers the north wall of main range



Gunstock jowl of post I1 and extended wall-plate for face-wing



Chiselled assembly marks on post G2 looking southeast



Looking northwest within west end face-wing, later outshot to its west with modern brick infill

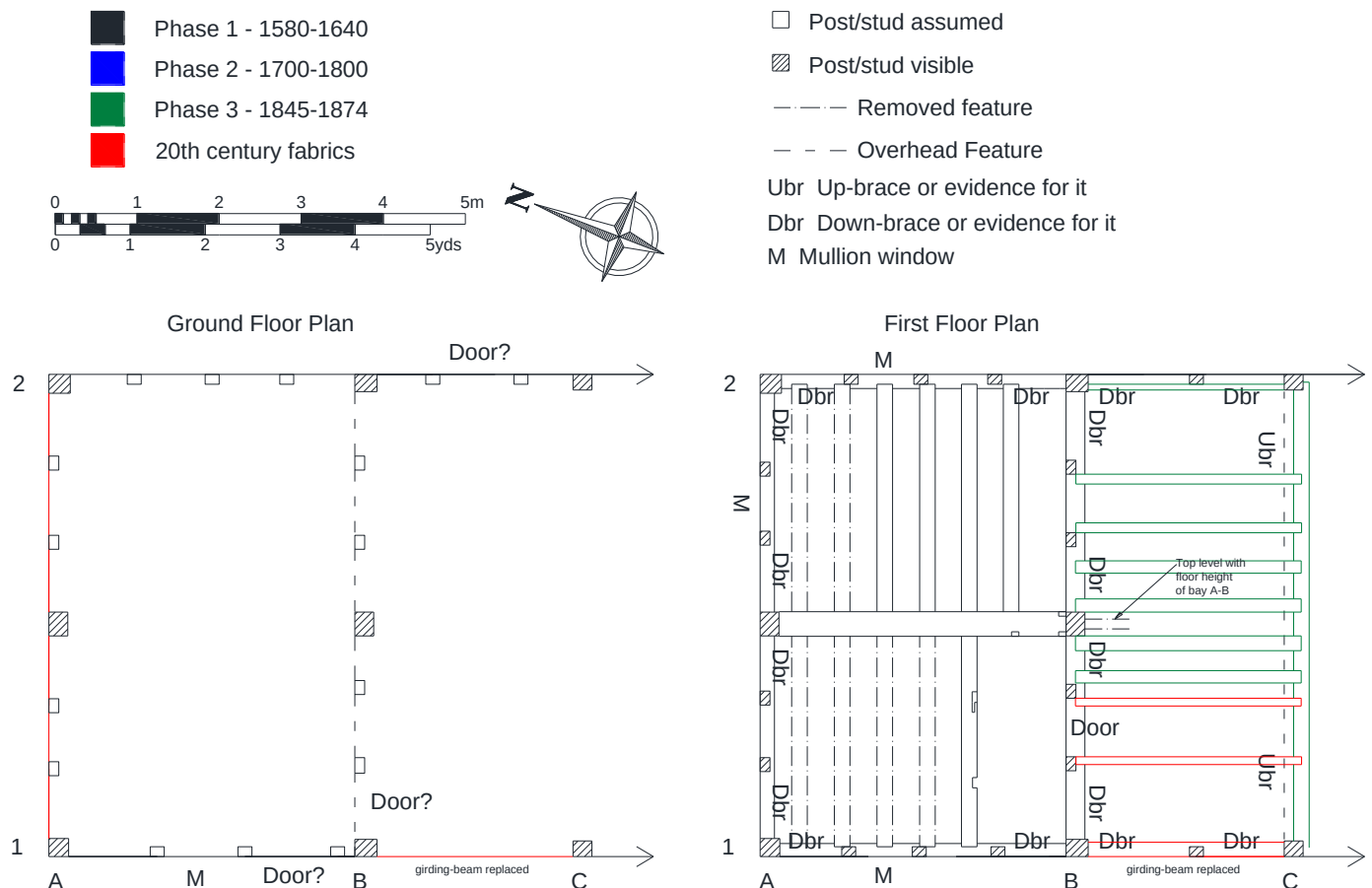
2.3. The 'Granary'

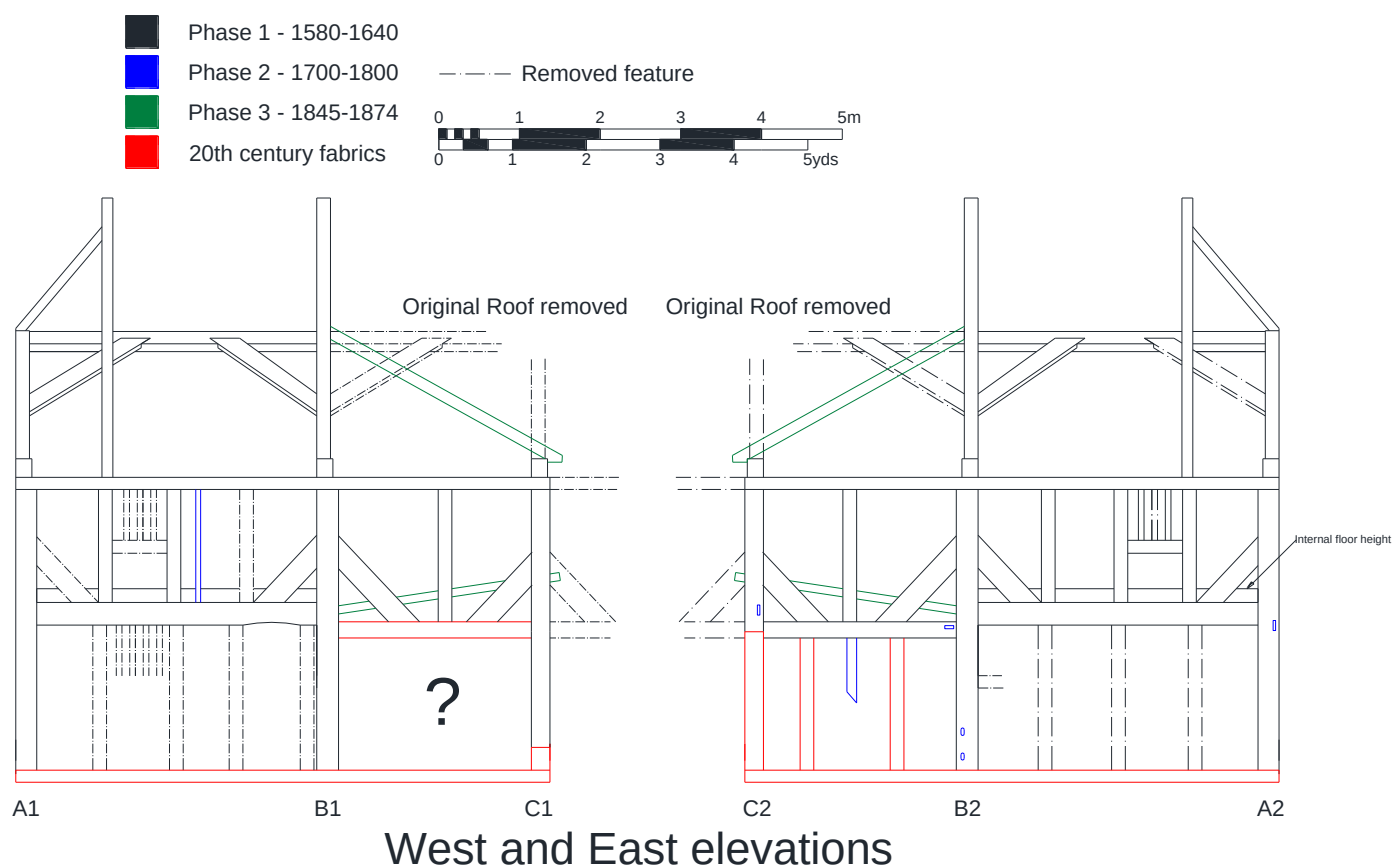
The 'granary' stands to the southeast of the house and to the northwest of the barn. It is aligned roughly north-south and was in a very poor state of repair in 2024 when it was rescued from collapse. It is currently undergoing repair and the removal of the later external cladding and tiling has enabled a detailed recording to be made before the failed timbers were replaced to stabilise this structure which was still being supported by scaffolding when recorded in September 2025.

The structure consists of 3 frames. There are later sill beams beneath the east and west walls but the bay posts of frame A extend below these and therefore the upper face of the original sill beams were at least 375mm below the current ones; or more likely, the whole structure was that much higher and has been reduced in height as the feet of the bay posts of frames B & C rotted off. The sill beams have been replaced and sit upon a short sandstone rubble plinth that has been rebuilt to restore the structure to level. The internal floor of the structure is concrete.

The frame is heavily weathered on the north and west elevations, there is very little weathering visible on the east elevation.

The roof was tiled with a gablet and half-hip at the north end. The roof south of frame B has been removed and it is now a gable above the collar with low pitched jack rafters from the collar to the tie-beam of frame C. The outer walls are weather-boarded using a mixture of 20th century boards.





Description

Ground Floor

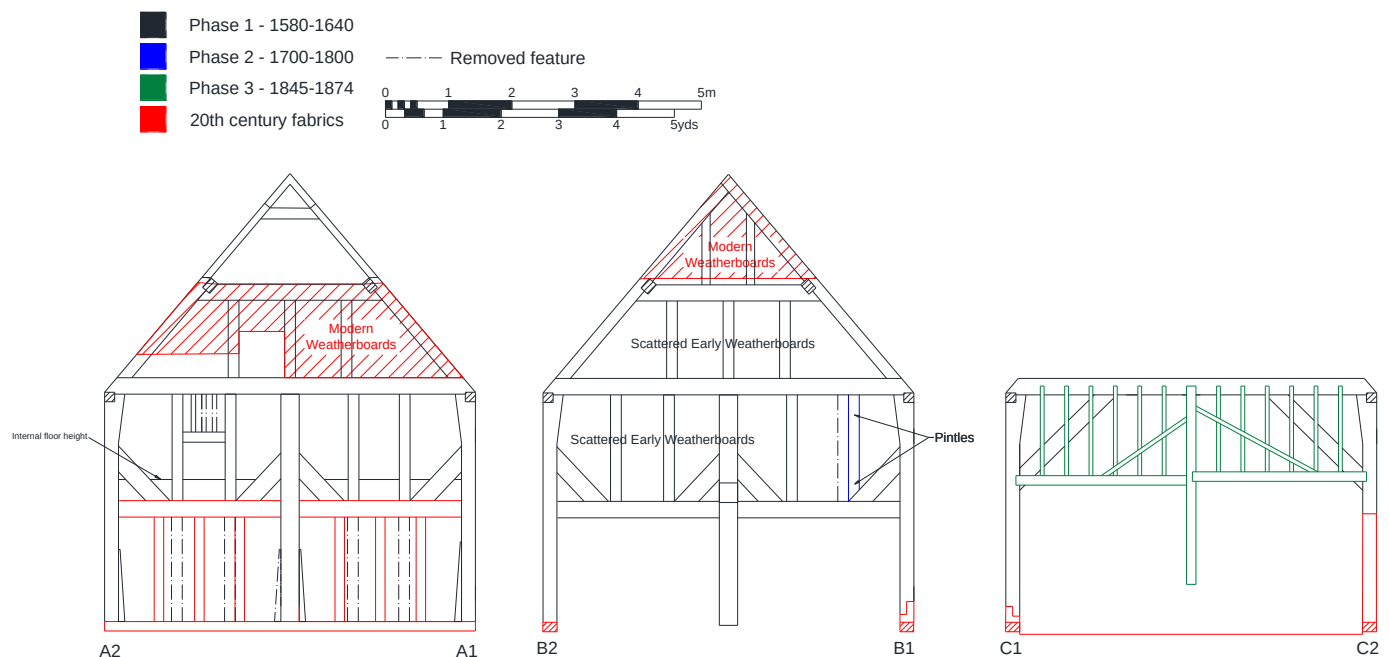
The frame A posts survive; however, the transverse beam was in very poor condition and no original studs below it survive, the mortices indicate that there were studs faced to the north evenly dividing the north elevation of the structure. There are no stave holes and thus the building was originally boarded on the external walls. The posts are heavy with dimensions of approximately 290mm x 230mm. Post A2 has a vertical mortice on its east face just below the girding-beam level. The 270mm high girding-beam A1-B1 survives although there are no original studs below it. The soffit of this beam has mortices for a 5 light mullion window north of the centre. The mortices indicate that there was a stud very close to frame B, and the underside of the girding beam has been curved out potentially for a door. The 270mm high girding-beam A2-B2 survives although there are no original studs below it, the mortices are evenly spaced for the ground floor wall to be divided in four.

Frame B is similar to frame A with large scantling posts. Beneath the transverse beams, the east side was partitioned with evenly spaced studs faced to the north; on the west side there are stud mortices but the spacing is uneven giving a larger gap between post B1 and the first stud, potentially the position of an original door through this partition. There is an empty mortice in the north face of post B2, this is at a suitable height for a window sill, but there are no mullion mortices in the soffit of the girding-beam A2-B2. There are two round-ended mortices in the east face of post B2 close to ground level. There is an empty mortice in the south face of the frame B interval post, the upper edge of which is level with the upper surface of the floor in bay A-B.

The girding-beam B1-C1 has been replaced and therefore there is no evidence for the form of any partition below it. The 200mm high girding-beam B2-C2 survives and shows an uneven spacing of the original studs beneath it with a larger gap against frame C; the girding beam is set at a lower height than the girding-beam of A-B. There is a horizontal mortice in the east face of girding-beam B2-C2 against post B2.

Frame C is an open truss with no mortices for transverse beams, the bay posts are much lighter than frames A & B at 230mm x 190mm. The south faces of posts C1 and C2 have mortices for girding-beams to

continue to the south at the same height as those on the north side of the frame. A later infill of this frame has been fixed to the south face of frame C.



First Floor

The frame A bay posts have tapered jowls and there are short straight down-braces from the bay posts and the interval post to the transverse beams. The first-floor walls are evenly divided with two studs, the soffit of the tie-beam indicating a 4-light mullion window in the centre of the east wall panel, the sill for this window shows that it was 600mm high. There is a taper burn mark on the south face of the interval post. The frame is faced to the north. The east and west walls of bay A-B are similar being divided into 4 even panels with down-braces from the bay posts. There are 4-light mullion windows in the second panels from the north end, the east one is 600mm high, but the west one is 700mm high. The joint for the central stud to the girding beam A2-B2 has the assembly mark 6 (VI) whilst the stud to its south has the number 5 (V). Frame B has the same straight down-bracing and original studs as frame A, although the stud nearest post B1 has been cut out and a later timber stud inserted in the west half of the partition are offset to give a larger central gap for an original first floor door. Frame B is faced to the north and has the scattered remains of lapped weatherboarding, the boards are 320mm high and there are no redundant nail holes, so this is the original boarding on this frame.

Bay A-B has a very heavy (300mm square) axial beam tenoned into the interval posts of frames A & B, the post has a cut-back immediately below the axial beam to provide additional support, the axial beam is set above the height of the transverse beams of frames A & B, such that the floor joist ends rest upon the girding-beams. The joists (190mm x 170mm) are laid flat and have diminished haunch joints, the axial beam and joists have simple run out chamfers that respect the position of the walls. The joists and mortices are numbered and there are no mortices or numbers in the southwest corner indicating a gap without joist. In this position there are notches lapped into the upper face of the axial beam and the joist to the north has a lap mortice for a vertical timber.

The first-floor partitioning of the external walls B1-C1 and B2-C2 have slightly uneven spacing with the dividing stud moved to south of centre, this is to accommodate the longer down-brace needed because of the change in level of the girding-beams of bay B-C. The joint between the stud and the girding-beam B2-C2 has the assembly mark 4 (III).

Frame C has straight up-braces from the bay posts to the tie-beam, these braces are faced to the north. The south face of posts C1 & C2 have mortices for the former down-braces to the girding-beams that continued to the south. The east face of post C2 has a redundant vertical mortice just above the girding-beam level. Reused timbers have been nailed to the southern face of frame C to create an infill of this open truss with long diagonal braces. This is boarded on the inside with softwood tongue and groove boards.

Later joists have been laid axially in bay B-C, the difference in height between the inserted horizontal beam of frame C and the transverse beam of frame B has resulted in these joists being at a considerable slope. There is a sloping rail nailed on the inside face of the studs B2-C2 to support the end of boards laid upon the sloping joists.

Roof

There are 3 queen-struts supporting the collar of frame A. The principal rafters are 180mm high x 170mm wide whilst the common rafters are 110mm high and 135mm wide laid flat. The rafters, which are tenoned at the apex, have no evidence of thatching rope, so the original roof must have been tiled. There are straight wind-braces below the side-purlins to each principal rafter. Frame B also has 3 queen-struts, the side purlins have a scarf joint as they pass frame B, the purlins to the south have been removed, however the mortices for the original wind-braces on the south side of frame B indicate that the roof continued towards frame C in a similar design to A-B.

Discussion and interpretation

The absence of stave holes and thus the original weather-boarded infill of the external walls and ground and first floor partitions of frame B indicate that this was an agricultural/industrial building rather than domestic. There is no evidence of heating, but there are 3 first-floor mullion windows in bay A-B and a single ground floor mullion window in the same bay.

There appear to be two original external doorways in the surviving structure, in the east wall against post C2 and in the west wall against post B1. The consecutive assembly numbers on the east wall imply that there are a further 3 studs joined to girding-beams south of frame C which could represent a single long bay (similar to A-B) or 3 short bays (similar to B-C); either way, it is clear that the building originally continued south as it cannot end at frame C with an open truss faced to the north. The map evidence suggests that the southern end of the building was removed between 1845 and 1874, this would then be when the southern roof was created and the addition of the timbers to the south side of frame C to close it off.

The larger scantling bay posts and girding beam along with the increased level of the girding-beams A-B to afford more head room all indicate that the building was designed specifically to incorporate the floored bay A-B. The chamfers on the joists and beam respecting the wall positions also suggest that the axial beam and joists were fabricated for this structure rather than reused from a former building.

The heavy-duty flooring of bay A-B is unusual as the usual agricultural buildings with elevated heavy-duty storage are granaries, but they don't have windows which would let vermin in, let alone three windows. The access to this first-floor storage is from within the building and the redundant mortice in the south face of the frame B interval post is likely to be associated with a platform or stair for that access as it aligns with the floor level. Alternatively, the gap in the joists in the southwest corner of bay A-B could have been the location of a ladder. It is unknown what they would want to store above ground level that was heavy; there has to be an assumption that storing these objects at ground level was inappropriate, otherwise in a rural environment you would just build another outshot for storage and not have to lift the items up and down.

The dating features are tapered jowls, queen-strut-3 clasped side-purlin roof with principal-rafters, straight wind-braces, straight half-height braces, diminished-haunch joists and a half-hipped roof terminal. The suggested timeframe is therefore 1580-1640, although the use of flat rafters would be more typical at the early part of this range, as is the support and style of the weatherboarding.

The original internal boarding on the 1st floor north face of frame B implies that the first floor of bay A-B was intended for storage. Old grain was found in crevices of the first floor strongly implies that the structure was later used as a granary, even if that was not its original purpose. The ground floor bay A-B may have been constructed as a stable, either for oxen or horses, typically these would have a loft above for hay or feed. However, there is no location for a wide door for livestock to enter into bay A-B.

The absence of significant weathering on the east elevation is explained by the redundant mortices on that side of the building which would have been for a later outshot or adjacent structure, the map evidence shows the building wider than its current width in 1842, 1874/5 and 1910. This addition to the east could not be contemporary to the original building as there would not be a window in the first-floor wall A2-B2. The pintles exist in the east face of post A2 for a door to enter this adjacent structure from the north side. The

round ended mortices low down on the east side of post B2 are potentially for movable rails, similar mortices are seen in a later western extension to the barn in the same complex. No other parts of this adjacent structure survive, so it cannot be dated.

‘Granary’ - Photographs of key features



East Elevation



South Elevation



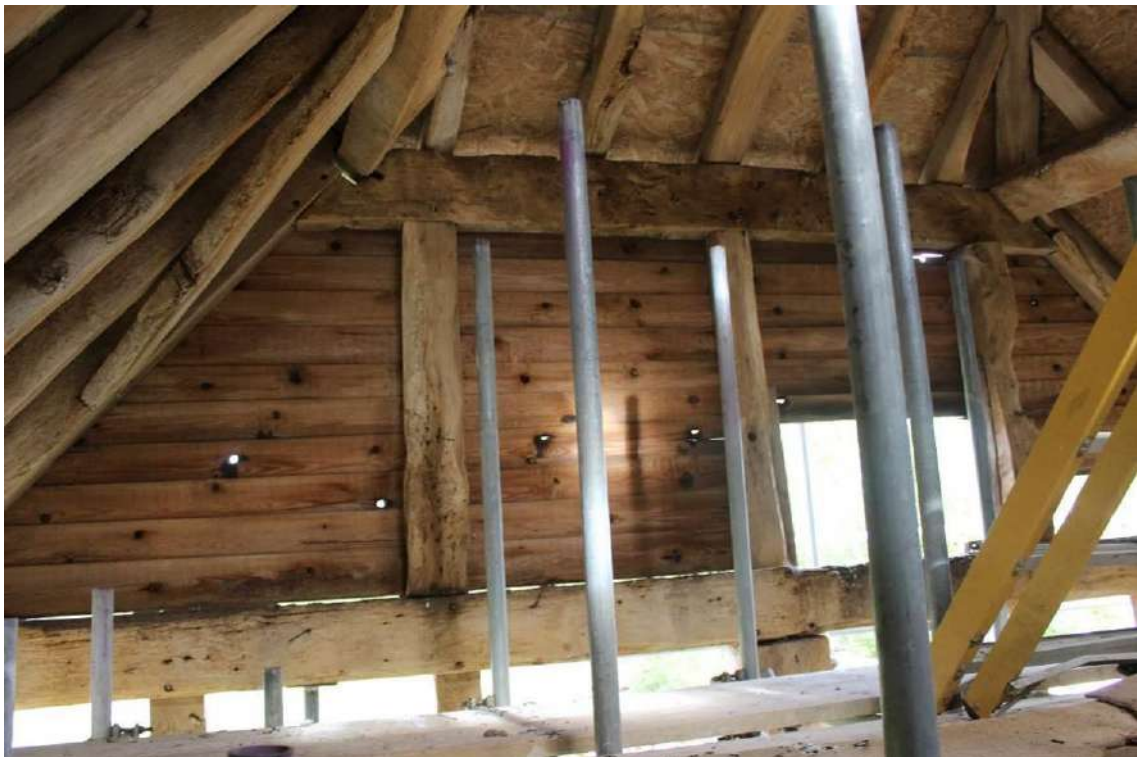
West Elevation



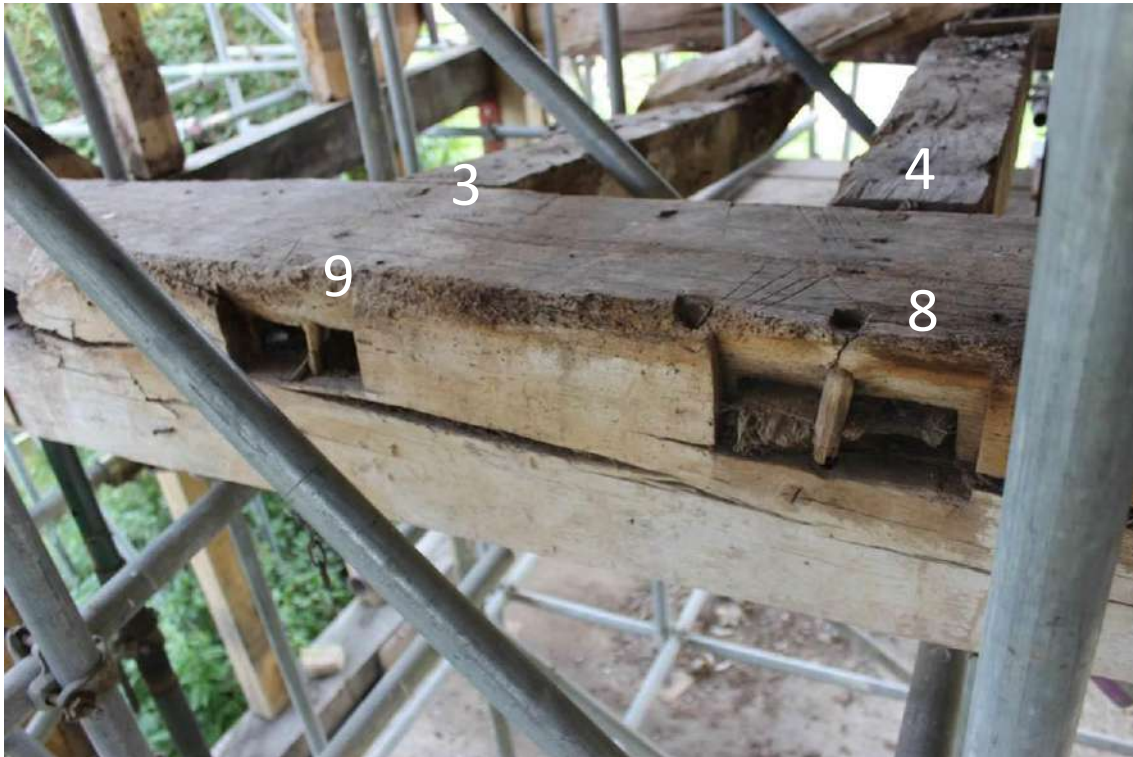
North Elevation showing short straight down-braces and mullion window above left



Girding beam C2 (left) - B2 (right). Note assembly mark 4 on the right hand down-brace



Top of frame A looking north showing 3-queen struts for the collar and a wind-brace on left



Heavy axial beam A-B with diminished haunch mortices. Note assembly marks on top



South end of axial beam A-B. Assembly mark numbers indicate no joist opposite No.6
Note remnant of original internal boarding



South face of joist 7 has lap joint for a vertical timber



Lower pintle for internal 1st floor door to east of post B1



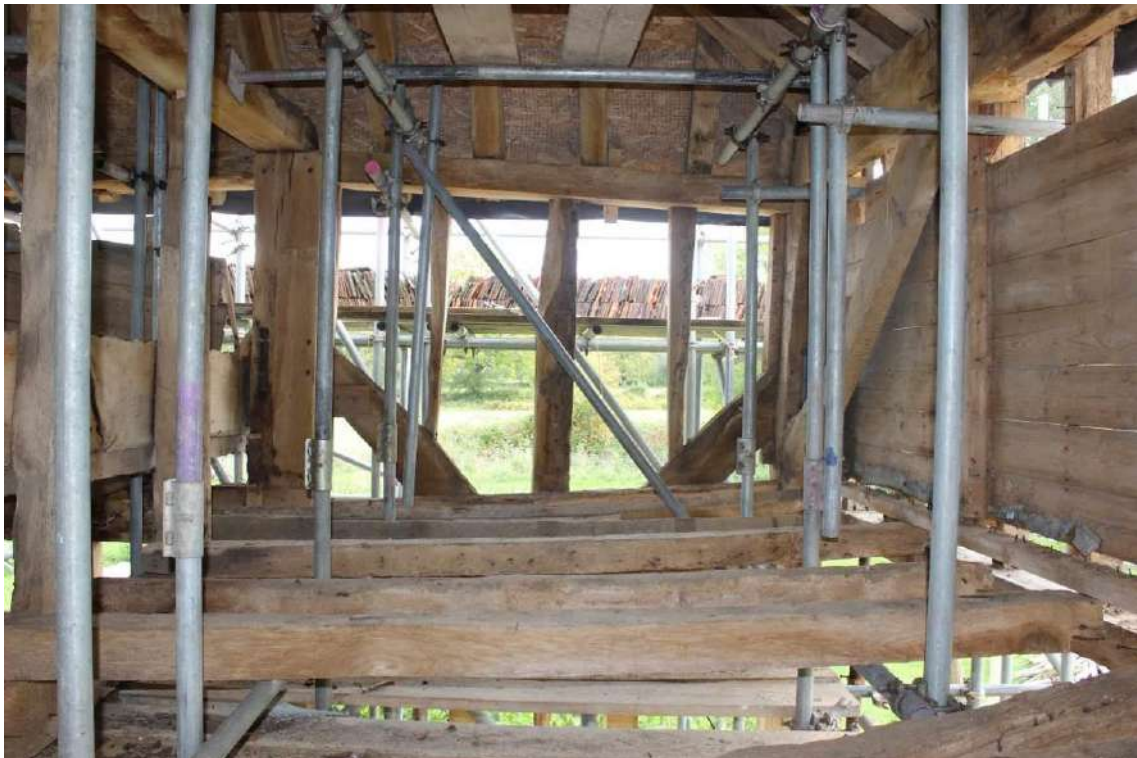
Upper pintle for internal 1st floor door to east of post B1
Note original stud mortice was to the east



First floor mullion window in wall A1-B1



Frame A interval post with taper burn on south face and ledge supporting the axial beam



First floor bay B-C looking east with sloping floor joists



South side of frame B collar supporting reused timbers as rafters for later roof on right



South face of frame C showing phase 3 infill with long diagonal braces

2.4. Significance

Gibbshaven farmhouse and barn are listed at Grade II, meaning that they are 'of special interest'. Significance is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. The NPPF definition continues that in a planning context heritage interest may be archaeological, architectural, artistic or historic. The Planning Practice Guidance (July 2019) states this can be interpreted as:

- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The farmhouse, barn and granary form a group of buildings that are important in demonstrating their combined setting within a farm complex.

Given the current stripped back nature of the barn and granary, it is unlikely that there is significant evidential interest that is still obscured or concealed that could provide further information about the history of the building when studied in the future.

The significance of the barn relates primarily to its original fabric, it is a fair example of a late 16th century arable barn and the alterations at the east and west ends demonstrate the adaptation of these buildings to changing farming practices in the 17th and 18th centuries. The later replacement of the roof with corrugated steel is detrimental to the appearance and character of the building.

The significance of the 'granary' also relates primarily to its original fabric, its unusual construction means that its original purpose is still unclear, although it was later used as a granary. Therefore, it is possible that it could be identified as a survival of a rare building type in the future. The loss of the southern end of the earlier building and the remedial work in the 19th century, in an unskilled agricultural style, resulted in a shallow southern roof pitch is detrimental to the appearance of the structure.

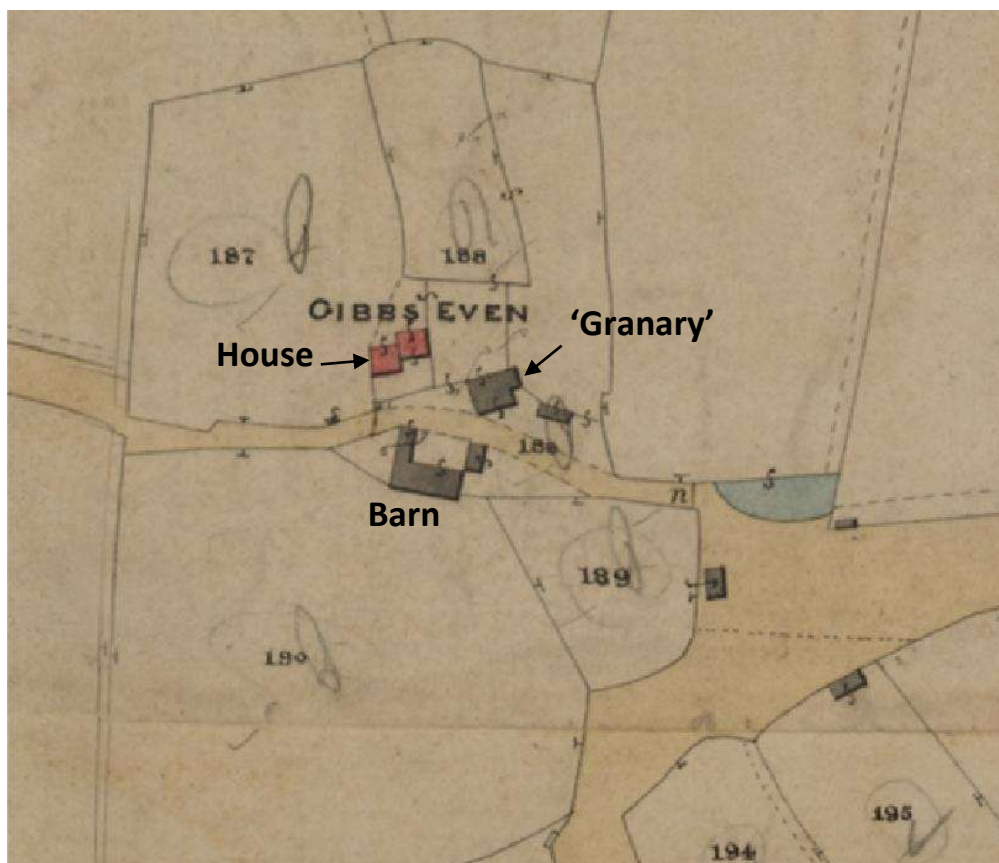
Appendix 1. Historical Map Evidence



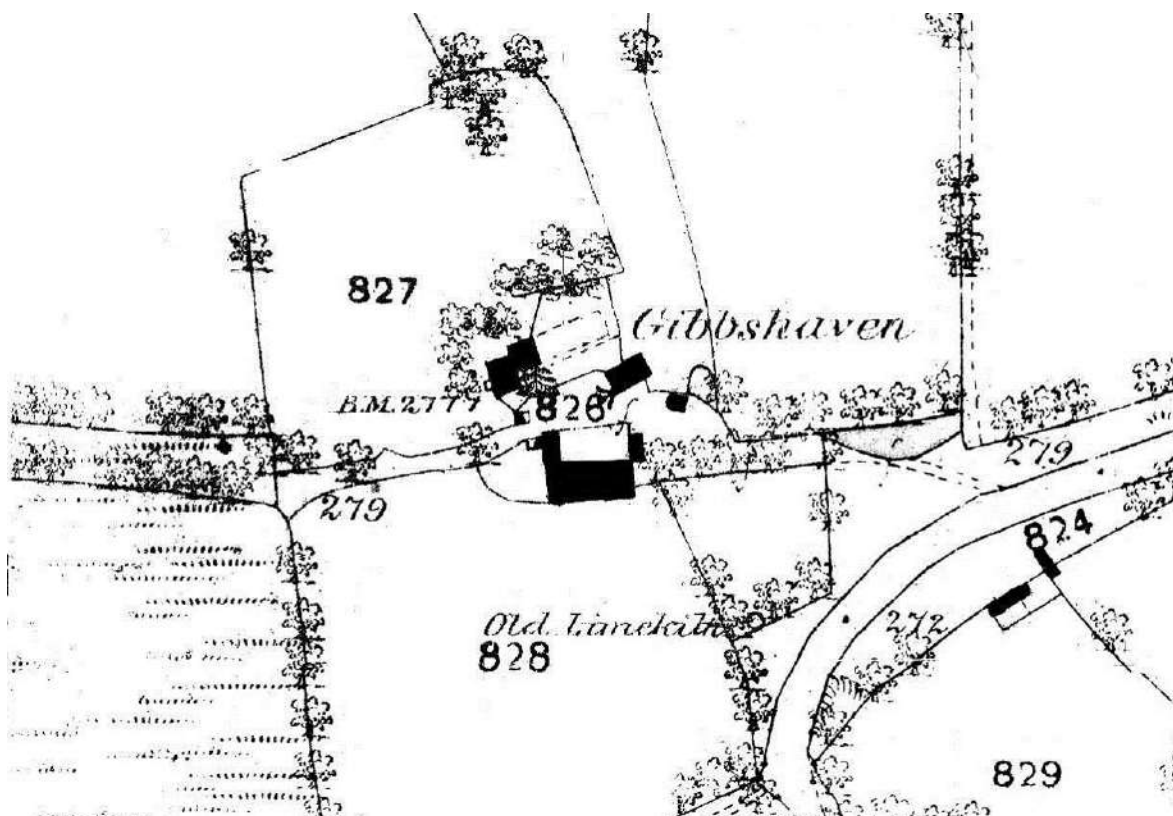
1795 Gardner & Gream



1805-8 Draft OS [BL OSD19]



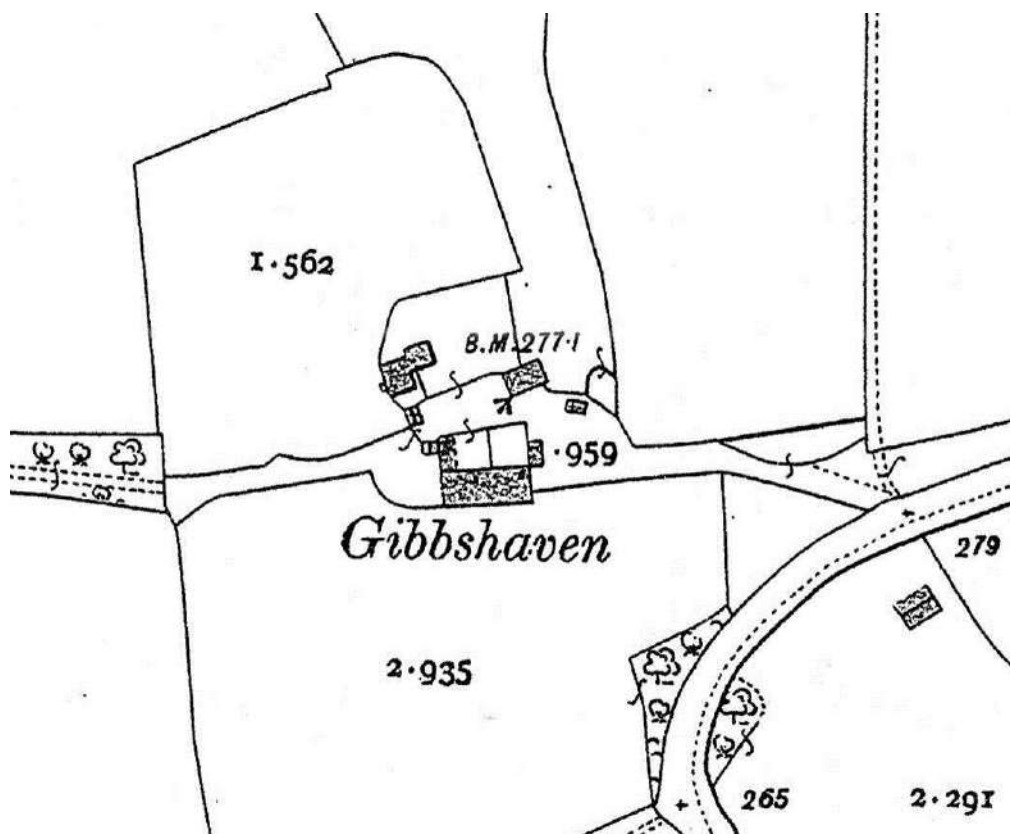
1845 Tithe map



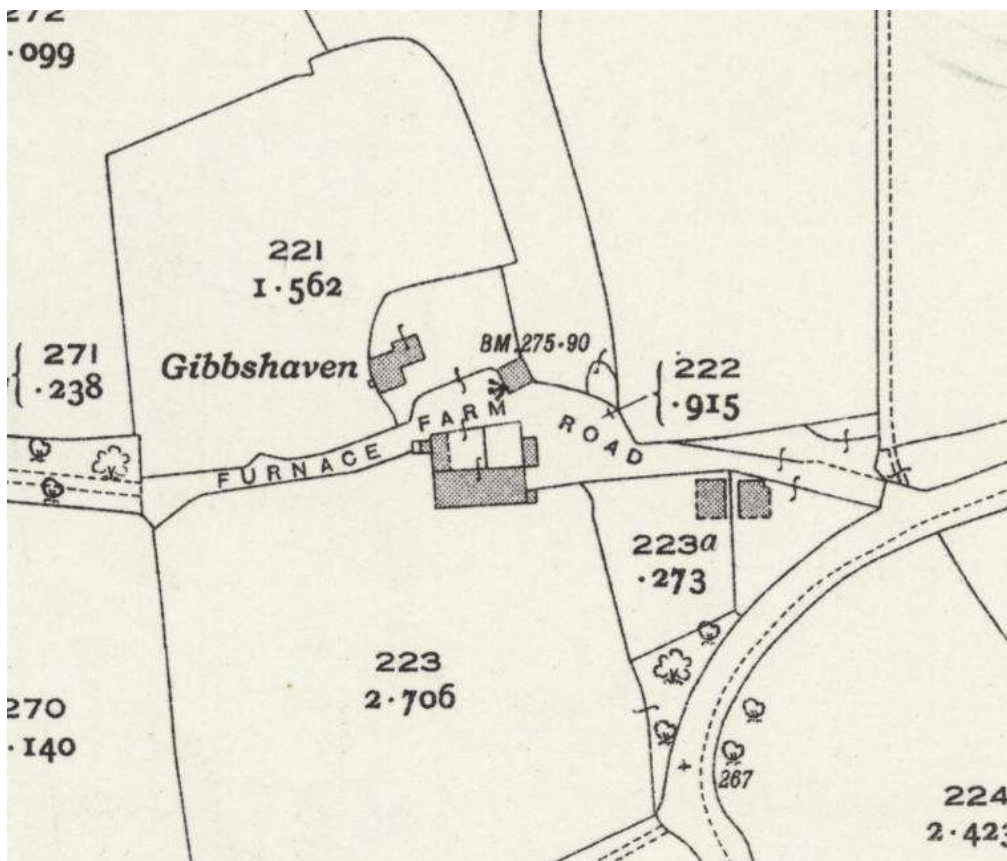
1874/5 OS Sussex IV.8



1895 OS Sussex IV.8



1910 OS Sussex IV.8



1937 OS Sussex IV.8



1957 OS TQ3539 - A

Appendix 2. Historical Images



c1910



c1975