

**Town & County Planning Act 1990
As Amended**

**Gibbshaven Farm
Felbridge**

HERITAGE STATEMENT

**By
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**Relating to
Planning and Listed Building Consent Applications by Mosaic
(Felbridge) Ltd for Converting the Barn and attached Granary to a
Dwelling House including an Additional Access, Drive, and Hard
Standing**

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1.0.0 INTRODUCTION

1.1.0 Personal Details

- 1.1.1 My name is David Wyn Lewis. I have an Honours Degree in Architecture from Sheffield University (1969) and became a member of the Royal Institute of British Architects in 1971. I have an M.A. in Architectural Building Conservation. I have been the Senior Partner of David Lewis Associates since the Practice was established in 1978. The Practice specialises in the Conservation of Historic Buildings and designing new buildings for historic contexts.
- 1.1.2 My career has been substantially involved with the conservation and restoration of listed and historic buildings, their alteration and careful extension to accommodate new uses and modern needs, besides the design of new buildings to fit comfortably into historic locations.
- 1.1.3 I am personally appointed by Her Majesty the Queen to the Panel of Architects serving and advising the Royal Household. Clients for architectural services, amongst many others, have included Sir Richard FitzHerbert at Tissington Hall, South Derbyshire (Jacobean Grade II*), Lord and Lady Gray of Codnor, proposed new dower house at High Legh House, Cheshire, the Leghs at Adlington Hall, Cheshire (building 1475-1720 Grade I), Mr. and Mrs. Timothy Richards at Gawsworth Hall, Cheshire (1530 Grade I), The National Trust, The Devonshire Maintenance Fund (Chatsworth), Great Portland Estates (London) and the Diocese of Derby. I have recently retired following a twelve year period as a founding trustee and Architectural Adviser to the Sheffield Galleries and Museums Trust whose buildings include the Weston Park Museum (1820) and Bishops House (1474).
- 1.1.4 I provide an expert consultancy service related to conservation areas and listed buildings and the design of new buildings in historic contexts. I advise and guide both architects and developers on the design of buildings associated with Listed Buildings and Conservation Areas, evaluate and comment on proposals as they develop and when I am content with the final design prepare a Justification Statement as required by the National Planning Policy Framework (NPPF) to accompany Listed Building and Conservation Area Consent Applications. I assist in positive liaison with Planning and Conservation Officers. I also have

considerable experience as an expert witness evaluating issues associated with proposals related to listed buildings and conservation areas and the preparation and presentation of Proofs of Evidence for Planning Appeals and Public Inquiries.

- 1.1.5 Expert Consultancy and Expert Witness Clients have included George Wimpey UK Ltd, John Laing Ltd, St Modwen, Asda, CDC 2020 PLC, Peel Holdings, Modus, Choice Hotels, Grainger PLC, Gold Properties Ltd, The University of Sheffield, Melton Mowbray Borough Council and Newcastle under Lyme Borough Council amongst many others who include the private owners of numerous listed buildings of all grades.

2.0.0 THE SITE, THE PROPOSALS, PLANNING BACKGROUND, AND PURPOSE OF THE HERITAGE STATEMENT

2.1.0 The Site

- 2.1.0 Gibbshaven Farm is located close to the east end of Furnace Farm Road close to its junction with Felbridge Road (which leads into Crawley Down Road) in Felbridge, on the north west outskirts of East Grinstead. (Location Plan Appendix 1.1)

- 2.1.1 The barn and small granary building, for which the renewal of Planning Permission and Listed Building Consent is sought, are located within the grounds of Gibbshaven Farm.

2.2.0 The Proposals, Planning Background and the Heritage Statement

- 2.2.1 Planning Permission Ref 09/01158/ FUL along with Listed Building Consent Ref 09/01157/LBC were granted on 9th June 2009 for conversion of the Grade II Listed barn at Gibbshaven Farm to create a separate residential dwelling, and conversion of the small detached granary to provide ancillary accommodation at first floor level along with the car and parking as existing at ground floor level. Condition 1 of these consents stated that the works to which they related *"shall begin not later than 3 years from the date of the consents."* As this period has now been exceeded, the current application seeks the renewal of these lapsed permissions.

The proposal for the barn conversion is identical to that which was granted Planning and Listed Building Consent, as referred to above, in 2009.

2.2.2 The current Planning and Listed Building Consent Applications also includes for an additional vehicular entrance from Furnace Farm Road, along with a new gravelled drive and hardstanding for cars. This will result in both the existing farmhouse and the converted barn having their own independent access drives and car parking facilities which will enhance their long term sustainability as desirable dwellings. One of the two properties will be served by the existing vehicular access and the garaging within the ground floor of the granary, whilst the second property will be served by the new access drive off Furnace Farm Road with car parking in a discretely located and screened, gravelled hardstanding area. (Block Plan Appendix 1.2)

2.3.0 Since submission of the Approved 2009 Planning and Listed Building Consent Applications, my Heritage Statement has been updated to take into consideration not only the proposed additional access, drive and hardstanding but also the current National and Local Planning Policies relevant to heritage issues associated with the proposed development which have replaced those existing in 2009. In particular PPG15 has been replaced by the National Planning Policy Framework (NPPF), whilst the Mid Sussex Local Plan adopted in 2004 has been replaced by The Local Development Framework (LDF) which includes the saved policies from the Mid Sussex Local Plan 2004 and contains Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

2.4.0 My Statement is restricted to considering heritage issues related to the renewal of permissions for the proposed converting the grade II listed barn and separate small granary building and for the new vehicular access, drive and hardstanding, taking into consideration that the proposals also form part of the setting for both of the two directly affected Grade II listed buildings, and Gibbshaven Farm which is also Listed Grade II

2.5.0 Purpose of this Statement

2.5.1 My Statement will fulfil the requirements of the NPPF and Local Plan Policies, and consider the following:

- The site

- The relevant Planning History
- The Historical Background of the site of Gibbshaven Farm including the barn and the granary, along with the drive and the associated Furnace Farm Road and its general environment.
- The overall character and appearance of the listed buildings on the site comprising the farmhouse, the barn and granary taking into consideration their immediate setting.
- overall character and appearance of the location of the barn and granary including nearby listed buildings
- The appearance, character and architectural status of the barn and granary.
- The Proposed conversion of the barn to a dwelling including use of the granary and their impact on the appearance and character of the barn and granary bearing in mind that they are Listed Grade II.
- The Impact of the proposed barn and granary conversions on the setting of nearby Grade II Listed Farmhouse.
- The impact of the setting as existing on the heritage significance of the listed buildings, bearing in mind the significance of historical development and change.
- The Impact of the proposed new entrance, drive and hardstanding on the setting of nearby Listed Buildings and their consequent effect on the appearance, character and significance of the Listed Buildings as designated Heritage Assets.
- Consideration of Relevant Planning Policies Related to Conservation Issues
- Overall Conclusion

3.0.0 CONSIDERATION OF RELEVANT LOCAL AND NATIONAL PLANNING POLICIES RELEVANT TO CONSERVATION ISSUES IN ASSOCIATED WITH THE PROPOSAL

- 3.1.0** The proposals for renewal of the lapsed Planning and Listed Building Consent permissions for converting the barn and granary and for the additional access, drive and hardstanding will be separately considered within my Heritage statement.

3.2.0 My assessment is restricted to considering conservation and heritage issues related to the fact that the barn, granary and the farmhouse are separately listed Grade II. It will take into consideration the impact of the proposals on the setting and the heritage significance, architectural appearance, character and quality of all three listed buildings and their settings whilst taking relevant national and local planning policies into consideration.

3.3.0 Extracts of Currently Saved Policies in the Mid Sussex Local Plan and Policies from the National Planning Policy Framework (NPPF) considered relevant to Heritage Issues and the proposals within the current Planning and Listed Building Consent Applications are included in Appendix 3 for ease of reference

4.0.0 THE HISTORICAL BACKGROUND OF GIBBSHAVEN FARM, THE BARN, THE GRANARY AND THEIR SURROUNDINGS

4.1.0 Gibbshaven Farm is sited on what was once part of the manor of Hedgecourt.

4.2.0 The eastern bay of the house dates from about 1400 or slightly earlier and probably formed part of a longer hall house the eastern end of which has been subsequently demolished. The eastern bay probably was added in all probability as a freestanding kitchen building in about 1530. The two building elements were joined by a link at some later stage. The construction is oak framed although this was later overclad. The barn to which the current planning application relates dates from the seventeenth century

4.3.0 The Wealdon House provided accommodation for a new class of Englishman who emerged in the fourteenth century benefitting from the shortage of labour and expertise after the Black Death and from the considerable wealth of Kentish and Sussex farmers who took advantage of the varied geology of the area with farming ranging from the oak forestry on the heavy Wealden clay which served the iron smelting industry, to arable farming on the rich alluvial soils, cattle grazing along with sheep farming on the limestone Downs. Owing to the geological variety in comparatively small areas mixed farming became commonplace. Oak grown on the thick Wealdon Clay provided the perfect building material for the abundance of

high quality oak framed houses that extended from Kent into Sussex. The heavy clay later provided the material for bricks and tiles for updating the earlier houses.

4.4.0 The earliest houses were typically hall houses that extended up into the roof void with a central hearth for an open fire. One end bay usually was provided with a first floor bed-chamber, the solar, whilst sometimes the bay at the second end was also floored with the ground floor used for a buttery or pantry with the first floor providing a store room, an extra bedroom, or even the solar itself. The low ceilinged room below the solar often became the “parlour” named after the rooms in monasteries where monks received visitors and could “parler”. Most hall houses had hipped roofs of thatch or occasionally clay tiles.

4.5.0 Gibbshaven formed part of this pattern of early Wealden Houses

4.6.0 The early Court Books for the manor of Hedgecourt refer to the property as Gybbes. This may refer to its ownership by a person named Gybbe and the Lay Subsidy Roll of 1525 records John Gybbe in the Hundred of Lyndefield Arch, formerly the hundred of Buttyngehulle in which the present Gibbeshaven was situated.

4.7.0 Historically the name Gybbe was used as a nickname for Gilbert and this may derive from the possible earlier ownership of the property by Gilbert ate Fenne who must have been of some wealth and importance as he was commissioned by King Edward III in 1366 to arrest Thomas Newebigging “for contempts and rebellions against the King in parts beyond he sea” Other early references appear to the Fenne family in 1332 with John ate Fenne appearing in the Lay Subsidy Roll in the villat of Burle in the hundred of Bunttyngehulle (in which Gibbshaven was located) as paying 2/-rent, a similar amount to that for Gibbshaven at 2/6 in later records. Descending from John was Gilbert ate Fenne who could have given his name to the property.

4.8.0 The first derivation of the current name appeared in the Manor Court Roll of 1530 which recorded the death of John Fenn “who held lands called Gybbes afen and Culyncroft”. Outside the Court, the property was referred to by different spellings, as was normal, and in 1582 it appeared both as Gybbesaven and Gybbesafen in the will of John Bysshe, gentleman. The name may refer to the person named

Gybbe who had a haven or shelter there, or who lived at an area known as a fenne or ffene used to describe swampy land such as a bog or marsh. The letters f and v were interchangeable in the sixteenth century. It was not until 1795 that the present spelling appears and it was not until 1851 that it was referred to as Gibbshaven Farm.

4.9.0 In 1530, the Court Books for the manor at Hedgecourt record that John ateFenne held the Freehold property at Gybbes afen and as such he may have been the most likely person to have extended the property

4.10.0 The earliest part of the currently existing house is the east wing which comprises a single bay aligned approximately east-west. It is considered to date from the beginning of the fifteenth century. The Felbridge and District History Group in their paper on Gibbshaven Farm consider that this bay may have been the end bay with a first floor of an open hall house. Their study notes that the crown post roof would date it after 1320 whilst the very low head height has been used to date other properties to pre 1400. It further adds that the scantlings of the timber and the joint sizes suggest a date range of 1375 to 1400 for this bay. The report considers that the partition below the axial girded and the lack of decoration make it clear that this was originally the lower floored end, whilst a stave slot in the end of the wall plate extending to the east as well as the continuation of the mid rail indicate that the range originally extended to the east. This is plausible as hall houses of the fourteenth century commonly had a proportion with a width of approximately half or two thirds the overall length.

4.11.0 The lean-to outshot at the west end of this bay was probably added within about twenty years of construction of the main range evidenced by the lack of weathering on the western face of the original range. The outshot may well have provided access to the first floor of the western end bay of the main range

4.12.0 The two bay structure at the west end of the present house is considered to have been built by John ate Fenne as a detached kitchen in about 1530. A detached kitchen would only be necessary to support a substantial house-hold supporting the theory that the earlier single bay range probably once extended to the east. The kitchen was originally the full height of the open structure. The chimney would have been inserted during the second half of the sixteenth century, when the first

floor may well have also been introduced. It might also have been a logical time for the kitchen element to have been linked to the original building.

- 4.13.0 At some stage the two structures were joined by a timber framed link which now contains the entrance doorway and the staircase.
- 4.14.0 The property was rented by different people over the next twenty years and the Court Book for the Manor of Hedgecourt records John Bysshe paying rent for Gybbes ate ffen containing twenty acres of land at that date. Records show that he was also acquiring land elsewhere in 1561. At the time of his death in 1582, it was rented by Andrew Stone and was described as "a tenement and certain parcels of land, meadow, pasture and wood adjoining in Worth containing by estimation 26 acres called Gybbeshaven.held of John Gage esquire as of his manor at Hedgecourt by fealty and rent of 18d and is worth 20/- and the land holding was estimated at twenty six acres. It quickly changed hands again and the Court Book in 1597 records Thomas Thorpe paying 2s6p rent on Gybbeshaven worth 20/-.
- 4.15.0 John Thorpe of Cudworth had commenced leasing the manor of Hedgeworth from the Cage family in 1527 and with partners established the blast furnace known as Warren Furnace in Myll Wood (later Furnace Wood). It was his son, Thomas, who acquired Gybbeshaven in 1597 and through this line of descent it remained in the Thorpe family until 1672.
- 4.16.0 In 1603 Thomas Thorpe was recorded as living at Gibbs ate ffen. On his death in 1608 he was recorded as Thomas Thorpe, gentleman of Hedgecourt, Gibbs ate Ffen, and an interest in the manor at Hedgecourt passed to his son Richard, who was recorded in 1605 as "gentleman of Gibbs at Fenne" suggesting he lived also there at that time. He died in 1647 and Gibbs ate Fenne passed to his son, Richard. However, from a grant of 1649 it appears he did not live at the property as the grant for an annuity to his sister Elizabeth Thorpe, of £21 per annum was to come "out of a messuage called Wooten in Fowkington, Sussex and 200 acres belonging, in occupation of John Staples and 40 acres of meadow and pasture called Avery Land in Worth in occupation of Thomas Ridley, and 20 acres called Ven Lands in Worth in occupation of Mercy Martyn, widow who then occupied Gibbs at Fenne with its 20 acres. By 1664, however, Richard Thorpe appears as gentleman of Gibbeshaven, implying he was again in residence there.

- 4.17.0 Richard Thorpe not only owned and occupied Gibbshaven, he and his brother also owned several properties in the area including the "Forgeman's House, , Woodcock Pond, and Furnace Lands in the wiremill area and East Grinstead, although in 1651 they lost their interest in Hedgecourt which was seized by the Sherriff for debts of £50 with £3 costs.
- 4.18.0 In 1672 the brothers sold Gibbshaven to William Saxby of Lingfield, Gentleman. The indenture described the property as "all that messuage, tennement and farm with barns, stables, outhouses, orchard, gardens, lands, meadows, pastures, woods, underwoods, and trees, saplings, tenements, and hereditaments there unto belonging containing by estimation 100 acres, commonly known as Gibbs Aven. The land comprised four separate parcels in the general area. On the death of William Saxby, his nephew William Saxby inherited his lands including Gibbshaven and were held until his death in 1735 when his son William succeeded him and died in 1744.
- 4.19.0 The barn and the granary which are the subject of the current planning application date from sometime in the seventeenth century during the time that Gibbshaven was run by either the Thorpe or the Saxby families when it formed part of a larger agricultural holding. Certainly until 1597 Gibbshaven is recorded as a small holding of only some twenty acres and was rented out to a succession of different tenants. Thomas Thorpe who was evidently already relatively wealth and was already leasing the manor at Hedgecourt acquired the lease of Gibbshaven in 1597 and lived there until his death in 1608. It is possible that the barn and the associated granary at Gibbshaven were built during the occupancy of John Thorpe or his son Richard who were clearly landed gentlemen with extensive holdings in the vicinity and lived at Gibbshaven. *They seem less likely to have been built following 1647 when Gibbshaven with just its 20 acres was leased to Mercy Martin who was a widow, and it may seem unlikely that a new and quite substantial barn with an associated granary would have been built for so small a holding during that period. However Richard Thorpe was himself in residence in 1664 until Gibbshaven was sold in 1672.* As noted, the indenture of 1672 refers to the farm with barns, stables and outhouses, suggesting the timber framed barn was in existence by that date.

- 4.20.0 There is a gap in the court records between 1719 and 1760 but Gibbshaven was clearly acquired by Francis Green as the first entry in the Record when resumed in 1760 is the presentment of the death of Francis Green who held the "messuage of tenement and certain lands called Gibbs at Fenn containing by estimation twenty acres....late the land of William Saxby and before Thorpe"
- 4.21.0 Francis Green amasses substantial land holdings in Surrey, Sussex and Kent during his lifetime including the Mascot Estate, Estcots Farm and Frampost in East Grinstead. On his death his son Edward Green inherited most of the lands but part of his holdings including Gibbshaven and Hart Hall in Felbridge passed to his widow, Catherine.
- 4.22.0 On Catherine's death, Gibbshaven passed to their daughter Catherine who had already inherited the remainder of the Family lands on the death of her brother, Edward Green, and her husband John Cranston who had also inherited Worsted Farm from his father. John Cranston built a new family home called East Court at East Grinstead. However he died in his early forties in 1781 and was succeeded by his son Edward Cranston. On his death in 1841 the name of Cranston died out and the properties were held in trust for his five daughters. Gibbshaven remained part of the trust until it was auctioned.
- 4.23.0 It is unlikely that during ownership by the Green and Cranston families it was lived in by either and will have been leased out. Between 1780 and 1807 records indicate it was leased to one Richard Taylor at a rent of 2/-. Subsequent to 1808 Land Tax records show it was leased by Thomas Stone until 1811 then by John Stone until 1816 and then by Thomas Stone until 1827. Farming had remained a relatively stable occupation between 1800 and 1815.
- 4.24.0 Edward Creasy took over the tenancy in 1827 and the Worth Tithe of 1839 reveals that Gibbshaven then comprised seventy two acres. In addition to Gibbshaven, Edward Creasy owned and occupied 8 acres of land at Little Gibbshaven and 24 acres at Heavy Land Wood. He also owned in his own right Commonfields abutting Gibbshaven as well a cottage with four acres and a garden which was occupied by a William Charman in 1839. The analyses of Gibbshaven in 1839 shows the house, farm buildings and yard too up 1% of the farm and that 61% was used for arable, 24% was used for pasture, 7% for meadow land and 7% was

woodland. The percentage used for arable suggests fertile or soil that had been well enriched over the years. It was clearly a mixed farm with both crops and livestock. It is also known Gibbshaven also had its own lime kiln that produced quicklime which was popular as a fertiliser from the eighteenth century.

4.25.0 Records suggest that by 1841 Gibbshaven had been divided with Edward Creasy living in part of it and a Samuel Goring whose age was given as fifteen was living in the other part with his wife, Sarah.

4.26.0 The Napoleonic Wars caused great hardship to farmers during the period 1815 to the early 1840s when the price of wheat had collapsed and many small farms of between 20 and 100 acres found it difficult to attract tenants. Gibbshaven, however, appears to have been sufficiently large and sufficiently fertile or varied to have attracted tenants during this period of great economic distress, although the subdivision of the farmhouse with two tenants may have been the result of economic difficulty.

4.27.0 In 1851 Gibbshaven was for the first time recorded as a farm and being in the sole occupation of Henry Stanbridge along with his wife, Jane and two servants, one working as a farm labourer and the other as a house servant. They were there until about 1860. Following, this James Gorringer, nephew of the Samuel Gorringer referred to earlier, lived there until about 1881, following which it was rented for ten years by Thomas Mitchell.

4.28.0 In 1895 Gibbshaven Farm was put up for auction on behalf of the trustees. Heavy Land and Heavy Land Wood were excluded from the sale and it was described as nearly fifty acres comprising Pasture, Arable and Woodland possessing a very extensive frontage to the main road with the house built of brick and partly tiled with a tiled roof containing on the first floor three bedrooms, large landing and numerous cupboards and on the ground floor a living room, kitchen, dairy etc. The farm buildings were described as comprising a large barn with corrugated iron roof, six stall cow pen, two bay cart lodge, divided yard with 4-stall ox-stall, two cart lodges, 3 stall stable, toolhouse, workshop, , implement shed, having granary over, and two pigstys.

4.29.0 In 1901 Edward Marden was reported as living in Gibbshaven but it unknown whether he had purchased it. Alfred Searle, previously an engine driver lived and farmed there from 1915 and purchased it by auction in 1920 The sale catalogue reveals the nature of the farm as included in the sale were hay rakes and knives indicating meadowland growing hay for livestock, a root pulper suggesting turnips or Swedes or mangolds were grown as animal feed. There was also a large variety of dairy equipment including a milk separator and a butter worker indicating that Gibbshaven was run as a dairy farm and this was confirmed by three cows and four heffers included in the sale. Alfred Searle remained there until 1924 when he sold it again by auction. This time the sale included eleven cows and two heifers.

4.30.0 In 1924 it was purchased b John Prevett who with his wife, Catherine, ran it as a dairy farm with free range chickens and pigs and some crops. They remained until he retired at the age of 76 in 1946 when Gibbshaven was again sold by auction. This time the sale included a four year old bull and twenty one cows. The sale included hay making equipment, several ploughs and a potato digger. Animal food included a part stack of 1945 Hay, a full four ton stack of 1946 meadow hay and another of ten tons and also a part stack of oat straw.

4.31.0 The farm was purchased in 1946 by Mr Dickson a greengrocer and corn merchant who bought a portfolio of property Gibbshaven was rented to Wilfred Cleverly who continued to run it as a dairy farm but did nothing to the farm "because it was not ours". Mr Dickson built the Dairy opposite the farm and this was subsequently converted to a bungalow called "The Croft" Gibbshaven was again sold in 1964 to by Stanley and Freda Ainger. By then it was in serious need of renovation. The Aingers undertook restoration work over the years and it was listed Grade II in 1983

4.32.0 Concluding Observation on Historical Research

4.32.1 There is sufficient documentary evidence to show that Gibbshaven was sufficiently mixed as a farm to survive the periodic downturns and depressions in farming, including those of 1816-1840 following the Napoleonic Wars and that of the late 1870s and 1880s caused by a series of very wet seasons which both resulted in low prices for wheat and cereals. Gibbshaven, like many smaller farms were much better placed to withstand the downturns than larger farms which tended to rely on

cereal production, as they equally relied on dairy farming, potatoes, and poultry for which demand was rising, whilst their outgoings were frequently reduced by depressed rents which reflected the problems of the larger cereal farms. Smaller farms, especially rented farms, became increasingly unviable during the twentieth century owing partly to the unavailability of cheap labour following the First World War, increasing mechanisation which resulted in the land of many small farms being incorporated into larger holdings for reasons of sustainability, the increasing difficulty for small holdings to compete with large well managed farms in a more mechanised age, a resulting unwillingness by tenants of small-holdings to invest in the upkeep and improvement which was exacerbated by a growing aspiration for "ownership" with the principle of renting becoming less socially acceptable. These changes in society, aspiration and the economy clearly affected Gibbshaven, evidenced by Mr Cleverley who as referred to above, rented it following 1945 and ran it as a dairy farm but did nothing to it "because it was not ours". It ceased to be a self contained working farm when purchased in 1964 when the buildings were in a run-down condition and subsequently renovated as a desirable and fashionable house leaving the barn and the granary repaired but substantially redundant.

- 4.32.2 It is clear therefore that the use, nature, status and consequently the overall appearance and character of Gibbshaven Farm as an overall small complex will have changed, sometimes quite radically, over time. Evidence of change in the setting and access to Gibbshaven Farm during the late nineteenth century and twentieth century can be found by referring to historic OS Plans.

5.0.0 CONSIDERATION OF THE CHANGES TO THE LAYOUT AND SETTING FOR GIBBSHAVEN FARM INCLUDING THE BARN AND GRANARY BY REFERENCE TO HISTORIC OS PLANS

5.1.0 THE 1874-75 OS Plan (Appendix 2.1)

- 5.1.1 The road later named Felbridge Road is clearly shown curving from the east to the south past Gibbshaven Farm from which a narrow path is shown dotted providing access to the farm.

- 5.1.2 The farm itself appears to be divided by a long central yard with the staggered plan of the farmhouse and a small barn or outbuilding located to the north of the yard (the granary) and the large barn with its associated north offshot forming an L shaped plan located to the south of the elongated farmyard. The irregularly shaped yard appears to extend from the end of the short entrance lane off Felbridge Road then widens and wraps around the east side of the large barn from where it then extends to the west between the farmhouse and the large barn with its north projecting offshot before extending to the west as a yard, wide track or enclosure dividing field Nos. 827 and 828. Surprisingly from its western extremity a wide and formal tree lined causeway or avenue is illustrated, extending to the west dividing field numbers 810 and 809 from field No 806 before it terminates and connects to a grid of pathways that subdivides an area of woodland (Furnace Wood).
- 5.1.3 The north and west sides of the Gibbshaven farmhouse, located to the north of the elongated farmyard, appear to directly abut and partly enclosed field No. 827, although it does appear to be protected by a small shelterbelt of trees in the field to the west and north. A modest enclosed area to the south, and especially east of the farmhouse includes footpaths and may have been a garden area.
- 5.1.4 The farmhouse with its garden and most closely associated field, 827, are bounded to the west, north, south and east by fields.
- 5.1.5 The large barn with its north extending offshot encloses a small rectangular area south of the elongated farmyard. A small quadrant of enclosed land separates the south elevation of the large barn from field No 828 which includes the "old limekiln".
- 5.2.0 The 1897-98 OS Plan (Appendix 2.2)**
- 5.2.1 The field numbers have generally changed and in particular fields 827 and 828 are now numbered 221 and 223 respectively. Little else has changed except that the short lane or drive connecting the farmyard at Gibbshaven to Felbridge Road is illustrated widened. The trees on the tree lined avenue extending to the west of what are now fields 221 and 223 now appear consistently mature and a dotted driveway or path is illustrated along the centre of the avenue connecting to the grid of paths in the woodland (Furnace Wood) to the west. Field 221 is described as 1.572 acres whilst field 223 containing the old limekiln is described as 2.888 acres.

5.3.0 The 1936-37 OS Plan (Appendix 2.3)

- 5.3.1 The area in the broader vicinity of Gibbshaven Farm is shown as having become slightly more developed.
- 5.3.2 To its east, Felbridge Nurseries have appeared with large glasshouses on what was previously field 228 on the south side of Felbridge Road opposite Mount Cottages, along with a modest detached house at Penlee located at the edge of seemingly large grounds incorporating a Maze.
- 5.3.3 In the immediate vicinity of Gibbshaven Farm the track leading from Felbridge Road through the farmyard and dividing the fields now numbered 221 and 223 is now named as Furnace Farm Road south of which two semi-detached buildings, with rear and side gardens, are illustrated close to its junction with Felbridge Road.
- 5.3.4 To the west of Gibbshaven Farm the track along the tree lined avenue is illustrated on the OS Plan as more formally extended westward as a vehicular road where it is also named Furnace Farm Road. Furnace Farm is shown located to its south and the beginnings of the suburban development of modest villas encroaching into the woodland on the north side of the new road. These were clearly facilitated by the development of motor transport for the middle classes between the two World Wars. There can be little doubt that the upgrading of the farm track bisecting Gibbshaven Farm to a road providing access to a second farm and a new suburban development would have had a considerable impact on the character of the previously much more isolated farm at Gibbshaven.

5.4.0 The 1970 OS Plan (Appendix 2.4)

- 5.4.1 Little has changed along what is now named Felbridge Road on the OS Plan, or in the immediate vicinity of Gibbshaven Farm where the Farmhouse remains separated from the large barn to the south by the track linking Felbridge Road and Furnace Farm Road. The farmhouse is located slightly north of the track and remains abutting the field to its west. The farmhouse remains bounded by an enclosure to its north and west which appears to be a garden. The farmhouse and its enclosed garden remains bounded by an expanse of fields to its west, north and east. South of the track which has become Furnace Farm Road is the large barn, for which Planning and Listed Building Consent renewal is sought for its

conversion to a dwelling, with both bounded to the south by fields. None of the fields on this OS Plan is given a reference number.

5.4.2 The major change illustrated on this OS Plan is the extent of residential development of detached houses in modestly substantial gardens illustrated within what was Furnace Wood west of Chestnut Lodge including that along Felcott Road with further development just evident still further to the west. By this time car ownership had very considerably increased and the intensity of traffic along the track bisecting Gibbshaven Farm will undoubtedly have been considerable.

5.5.0 Consideration of the 1978 OS Plan (Appendix 2.5)

5.5.1 The south side of Felbridge Road is now illustrated developed with greenhouses where the Felbridge Nursery has expanded as far west as the junction with Furnace Farm Road

5.5.2 The major change illustrated, however, was that the route of Furnace Farm Road has been diverted from the already existing link to Felbridge Road and no longer follows the route of the erstwhile farmyard separating the farmhouse from its barn, but is shown skirting the south side of the large barn. Further to the west the route of the track dividing fields shown as refs 221 and 223 on the 1936-7 OS Plan has been slightly adjusted to suite. As a consequence the small complex of buildings at Gibbshaven have regained their integrity as a group in a rural setting located flanking two sides of the elongated farmyard.

5.5.3 The front garden to Gibbshaven farmhouse has been slightly extended to the west and now wraps around the side of the farmhouse by encroaching into the field.

5.5.4 The small area of land to the west of large barn has been slightly reconfigured located between what is now the elongated drive serving only the farmhouse and large barn to take into account the new route of Furnace Farm Road skirting around the south side of the barn.

5.6.0 Overall Comment on the Access and Road Changes that have affected Gibbshaven Farm over Time

- 5.6.1 With regards to its access track and farmyard, significant changes in the immediate environment of Gibbshaven Farm were first apparent from about the time of publication of the 1937 OS Plan when the track, which incorporated the farmyard, between the farmhouse and the large barn and which already extended through the field to its west was developed and named Furnace Farm Road to provide access to the new Furnace Farm and the beginnings of suburban residential development to the west in the vicinity of Furnace Wood. By publication of the 1970 OS Plan this residential development along Furnace Farm Road and along Felcot and other Roads within what had been Furnace Wood had become much more extensive, enabled by the widespread ownership of cars to provide access, with the result that the quiet rural and isolated character of Gibbshaven Farm would have been radically altered by the public road that then subdividing it.
- 5.6.2 This period of change to the public access road passing through the farm and its increased use already referred to substantially coincided with its significant downturn in fortune as a small farm when it was rented to Wilfred Cleverly who continued to run it as a dairy farm but did nothing to the farm "because it was not ours". During this period, however, Mr Dickson, built the Dairy opposite the farm on the land previously occupied by a pair of semi-detached buildings, and this was subsequently converted to a bungalow called "The Croft" and illustrated on the 1970 OS Plan. Drawing more threads together from the historic research and consideration of the OS Plans, Gibbshaven was again sold in 1964 to Stanley and Freda Ainger. By then it was in serious need of renovation. The Aingers undertook restoration work over the years encouraged no doubt by the rerouting of Furnace Farm Road to the south side of the large barn which was first illustrated on the 1978 OS Plan.
- 5.6.3 The little complex of buildings was listed Grade II in 1984 illustrating a further change in its perceived status.
- 5.6.4 As already noted, Listed Building Consent, Ref 09/01157/LBC and Planning Permission 09/01158/FULL was obtained on June 9th 2009 for converting the listed barn to create a residential dwelling and for the Grade II Listed granary to provide ancillary accommodation and parking was granted on June 9th 2009. As this time period has lapsed, the current applications include for their renewal along with the proposed additional access from Furnace Farm Road with the associated

drive and hardstanding. With reference to both aspects of the Planning and Listed Building Consent Applications, I shall firstly consider the current character and appearance of the setting for Gibbshaven Farm including the large barn and granary.

6.0.0 CONSIDERATION OF THE HERITAGE SIGNIFICANCE OF SITE, ITS LAYOUT, AND ITS LOCATION AS EXISTING

- 6.1.0 Gibbshaven Farm is located to the north of Furnace Farm Road close to its junction with Felbridge Road (which leads into Crawley Down Road) in Felbridge on the north west outskirts of East Grinstead.
- 6.2.0 The immediate location of Gibbshaven Farm is essentially rural, and agricultural land extends to the north and south. (Photographs 8, 22 and 23) The farmhouse located on the north half of the site (Photograph 19, 20, 21) is currently surrounded to the north east and west by lawns with that to the west encroached on by a now redundant and overgrown vegetable patch. A gravelled driveway separates the farmhouse from the barn and granary along with a lawn to the west of the granary.
- 6.3.0 A small building now used as garaging for two cars, with the original granary at first floor level is located beyond a small lawn to the east of the farm house (Photographs 24, 25, 26 and 27). The timber framed barn is located on the south side of the gravelled entrance drive to its south (Photographs 28, 29). There is a lawn to the west of the barn incorporating a small pond. They form an attractive cluster of buildings, well spaced from each other and enhanced by some fine mature trees in an attractive, open, rural environment. (Photographs 18- 29)
- 6.4.0 The small complex is no longer a working farm.
- 6.5.0 Some short distance to the west of Gibbshaven Farm, approached through open countryside along Furnace Road, there is a substantial area devoted to large detached houses in generous gardens within a generally woodland setting in the vicinity of Felcot Road and Lake View Road whilst some distance further to the

west lies a substantial commercial development off Copthorn Road (the A624), surrounded by areas of woodland and good quality housing.

- 6.6.0 Gibbshaven Farm has an immediate neighbour located on the triangle of land bounded by the west side of Furnace Road and Felbridge Road. As already noted this was originally built as a dairy by Mr. Gibson during the late 1940s or early 1950s. It was later converted to a bungalow known as "The Croft" and clearly appears to have been extended at some stage. The original east-west range has white rendered walls and a wide low pitched roof whilst the cross wing at the southern end is brick built from expressed brickwork. The Eima Windows are typical of mid twentieth century post war utility domestic building.(Photographs 3 and 4)
- 6.7.0 East of its junction with Furnace Road, the southern side of Felbridge Road, is bounded by the extensive glasshouses and other purely practical buildings comprising Felbridge Nursery. (See photographs 11 and 12) Some two or three hundred meters to the west along Felbridge Road, typically ribbon development of good quality detached housing flanking the road commences (Photographs 13 – 17) and this extends along Crawley Down Road where it joins similar good quality residential ribbon development along both sides of Copthorne Road.
- 6.8.0 Essentially rural and agricultural land extends to the north and south. To the east and west, however, the character is more mixed and forms an irregular patchwork of open agricultural land and areas of suburban or commercial development sometimes linked by intermittent ribbon developments along the various categories of roadway in the area. There is a band of farmland, mostly grazing, extending two or three fields to the west of Gibbshaven Farm and four or five fields wide to the east.
- 6.9.0 Overall Conclusion Regarding the Heritage Significance of the Site, its Building Layout as Existing, and its Location.**
- 6.9.1 It is clear that the layout, character and appearance of the site and its setting has undergone a series of changes over the centuries. These included the erection of the barn and attached granary at some stage in the early seventeenth century followed in the twentieth century by a decline in the fortunes of Gibbshaven Farm resulting in it becoming run down and dilapidated coinciding with a series of

developing changes to the track incorporating the farmyard that bisected the site until it became a public roadway branching off Fellbridge Road providing access to a growing and by 1970 a substantial community of suburban houses some distance to the east of the site. It was not until the late 1970s, when Gibbshaven had been sold and ceased to be a functioning if run down small-holding and become a well maintained private house, that the Furnace Farm Road was diverted to skirt the south side of the Gibbshaven Barn. By this time the barn had become dilapidated but was subsequently sufficiently restored by its new owners to ensure its survival to the present day. The appearance, character and significance of the site and the heritage assets on it are now the direct and inevitable result of these changes over time. Change is ongoing and in 2009 planning and Listed Building Consent was granted for the barn to be conserved and converted to a private house with the granary to be restored and used as a garage and this will ensure the sustainable preservation of both heritage assets and add to the significance of the historic barn, the granary and indeed the farmhouse as heritage assets.

7.0.0 IN CONSIDERATION OF THE PROPOSALS: ASSESSMENT OF THE EXISTING CHARACTER, APPEARANCE AND HERITAGE SIGNIFICANCE OF GIBBSHAVEN FARM-HOUSE, THE BARN AND THE GRANARY

- 7.1.0** Gibbshaven Farmhouse is Listed Grade II. The statutory listing describes it as *“Half H-shaped building. The whole building is timber framed. The east wing is C15 with a crown post roof, the west wing C16. The latter has some timbering exposed with plaster infilling in its west front, but otherwise the building has been refaced with painted brick on ground floor with tile hung on ground floor and tile hung above. Hipped tiled roof with pentice to north-east. Casement windows. Two storeys. Three windows to each wing.”* (Photographs 19, 20, 21 22) The small building is charming and clearly demonstrates its timber framed origins, along with many of the amendments that were subsequently made in order to improve its comfort and weather-tightness and indeed satisfy aspirations for a more fashionable and “modern” appearance as time progressed into the eighteenth century and timber framed buildings became considered old fashioned and not

aspirational. It is now a typical example of many Weald and Sussex timber framed houses that have been similarly altered.

7.2.0 Bearing in mind the proposed conversion of the timber framed barn to a dwelling, it is appropriate at this stage to take into account the historical context for aisled barns in the seventeenth century.

7.2.1 The Romans utilised rectangular timber framed buildings and they tended to hide rather than express the timber frame beneath wattle and daub and a thick layer of plaster which was painted. In medieval British houses the frame tended to be expressed as a decorative element. There was considerable development of the timber frame and its technology for houses including hall houses during the twelfth and thirteenth centuries and some complex structures were built. Many of the earlier houses were aisled. Long timbers were not easily available and spans of about twenty feet were about the maximum that could be achieved in normal properties. In order to achieve a greater width and area, houses were constructed with a principal nave-like hall with an aisle on one or both sides. The roof of the main hall then continued to slope down over the width of the lower aisle. Some early houses had an end aisle as well as one or two side aisles. Aisled houses were especially popular during the thirteenth and fourteenth centuries, and continued to a lesser extent into the fifteenth century. This admirably suited a lifestyle where all the accommodation was on the ground floor centred around an open hearth and where smoke disappeared through a louvered lantern on the roof or through open triangular lucarnes in half-hipped gables. However, once upper floors became desirable for added space, privacy and as an expression of wealth, aisles became a problem as the roof sloped down over the aisles restricting first floor headroom and making the provision of first floor windows difficult. The problem was solved by building one or both of the end bays of houses which incorporated first floor levels as cross wings, often projecting, at right angles to the main two storey hall with its aisle.

7.2.2 As home-life became less communal and private rooms serving different purposes were developed, houses adopted first floors throughout and aisles became unnecessary and fell out of favour. There were far fewer examples of aisles in houses built in the 16th and 17th centuries.

- 7.2.3 There is little surviving evidence of timber framed farm buildings which were erected before the C16. Gibbshaven barn and its associated granary appears to have been built at some stage between 1597 and 1672 and is therefore a relatively early surviving example of an oak framed barn the 16th and 17th centuries.
- 7.2.4 Most of the oak framed barns that now survive were built from the late sixteenth century onwards when agriculture had become well organised and successful, and when the demand for grain and its price were high. Specific barns were built for threshing wheat, corn and other cereals. Maximum space at ground floor level became the primary requirement for barns and they were therefore frequently built using the same technology as the earlier hall-houses with aisles. Barns built throughout the seventeenth century and well into the eighteenth century often used the same technology as the earlier hall-houses which by then had fallen completely out of fashion. The barn at Gibbshaven is a typical example dating, as already noted, from the seventeenth century.
- 7.3.0 The barn was Listed grade II along with the farm-house and granary in 1984. The statutory listing describes the barn as follows: *"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."*
- 7.4.0 Apart from the few great medieval barns such as Bredon and Great Coxwell, which can not be described as vernacular architecture, there is little surviving evidence of timber framed farm buildings which were erected before the C16. Gibbshaven Barn appears to have been built at some stage between 1597 and 1772 and is therefore a mid-period surviving example of an oak framed barn. The granary as already noted would almost certainly have been contemporary with the barn.
- 7.4.1 The barn is oak framed and essentially six bays long in total. The bays do vary in width. It is aisled on the south side (Photographs 36 and 37) to maximise its width, indicating it formed part of a thriving agricultural holding, with the southern roof-slope extending continuously down as a Pent roof over the aisle. The western end bay is wider than the remaining bays, possibly to allow the southern roof including the continuous pent to wrap around on the west end also as a continued pent roof with a simple hipped formation which would have maximised weather protection

against the prevailing west winds. The western end bay forms an aisle similar to the south aisle separated from the main ground floor volume by two oak posts (photograph 36) presumably to provide additional accommodation but with a low pent roof wrapped round from the southern aisle roof forming a half hip. The roofs are generally tiled but the southern slope is of corrugated iron painted with red oxide paint.

- 7.4.2 The posts of the main frame are founded on stone plinths. (Photographs 37, 37, 40, 41) The posts are halved to support wall plates on the north side and purlins on the south side which are connected by tie beams which are the bottom members of a series of trusses. Above the tie beams the principal rafters are braced by raking struts which are tenoned into the tie beams. (Photograph 39) The tie beams are themselves supported by diagonal braces. To the south the rafters and principal rafters extend down across the aisle to the wall plate of the south enclosing wall, with tie beams crossing the aisle from the aisle posts to the external wall-plate. (Photographs 36 and 37)
- 7.4.3 An aisle similar to the south aisle with a pent roof extends around the west end of the main volume of the barn, separated from the main volume of the barn by a trussed box frame with one central post seated on a stone plinth extending up to support the centre of the tie beam at the base of the truss. (Photographs 36 and 38) A second lower tie beam connects the three posts with inverted braces between posts and the top of the tie beams. The pented west roof over the aisle includes a half hip that is expressed externally. (Photograph 29)
- 7.4.4 The oak frame comprising the north enclosing wall of the barn is seated on a low stone plinth wall. (Photograph 32) The wall below mid-rail level comprises substantial quite well spaced vertical studs in each bay between the posts of the main trussed box frame. The panels between the studs up to mid rail level are infilled with stretcher bond red brick that appears to date from the mid twentieth century. (Photograph 32) The panel at the eastern end of the facade is filled by a doorway. Above mid-rail level the panels in the oak frame are further subdivided by more slender oak studs, with diagonal braces wall against the main posts. From the base of the midrail to eaves and verge levels, the external wall is clad with oak weather-boarding. The sloping verge of the pent roof is expressed over part of the easternmost bay of the weather-boarded façade, and across this end bay the

midrail is located at a lower level to continue the wall-plate level of the east elevation. There are two small windows located in the oak weather-boarding. (Photographs 31 and 32) It is possible that the wall has always been clad with weatherboarding and the presence of nail-holes in the external faces of studs and posts below midrail level suggests that weatherboarding at some earlier stage may have extended down to the plinth level. A full bay width opening into the barn extends up to a head rail located slightly below the wall plate level.

7.4.5 The structure of the wall framing of the north elevation is returned to separate the main volume of the central four bays of the barn from the eastern end bay which has a pent roof, indicating that this was intended to be a separately enclosed lower volume. The oak frame forming the partition includes a central post, mid rail and diagonal braces. (Photograph 37) The presence of stored materials prevented close examination to investigate whether the panels in the internal partition were ever infilled. This may well have been the six stall cow pen referred to in the Auction details of 1895.

7.4.6 The eaves of the east, south and west elevations are low and located below the level of the midrail of the central three bays of the main north elevation. These three facades comprise panels between oak posts and studs which are infilled with stretcher bonded red brick, as on the lower half of the north elevation. (Photographs 29 - 35) There is a full bay width door opening extending up to the eaves level on the south elevation of the south aisle. (Photographs 31 and 32) This door is located directly opposite the higher opening on the north elevation (Photographs 34, 35 and 40) suggesting the barn was, or could be used for threshing, and the presence of a small granary with first floor grain storage over cart or other storage (Photographs 25 and 26) indicates the necessity for a degree of threshing. However, the mixed nature of the farm and its small size indicates that this could not have been only a threshing barn but must have fulfilled several purposes. Sales details for the farm dated 1945 refer to hay and straw storage and this may well have occurred in the barn.

7.4.7 The pented roof is substantially covered with clay plain tiles, although the south pitch is covered with corrugated iron painted with red oxide paint. The auction details of 1895 refer to the barn having a corrugated iron roof but this may have been only the south elevation as the clay tiling appears to predate this and it

seems unlikely that subsequent owners prior to its purchase in 1964 would have undertaken any serious work to the barn. Reported evidence indicates that the corrugated iron on the south elevation was renewed following purchase of the farmhouse in 1964 by Mr. and Mrs. Ainger.

7.4.8 There is a single storey two offshot on the north elevation with a two bay open entrance on its east side (Photograph 30) which may well be the two bay cart lodge referred to in the 1895 auction details. The west pitch of the half hipped roof forms an extension from the pent roof to the west end aisle of the barn. The enclosing walls comprise oak posts with brick infill panels matching those to the remainder of the barn.(Photographs 28, 29, 42, 43)

7.4.9 The granary, located a short distance to the east of the farmhouse, comprises a timber framed two storey little detached building that probably housed carts and implements at ground level and grain at first floor level and is almost certainly contemporary with the threshing barn as their uses were directly complementary. It almost certainly dates from the mid seventeenth century when cereal prices were at a premium. Grain was frequently stored at first floor level to reduce access by vermin. It was also understood that first floor storage allowed ventilation below the grain which was considered beneficial. The building, like the barn, is timber framed. It has a complex and tall penticed and half hipped roof structure that would have allowed the necessary air circulation and gentle overall "stack" ventilation. The roof is plain tiled and the walls are timber clad throughout. It is a charming and interesting small building that clearly demonstrates its original mixed use purpose. At ground floor level a full width opening facing south is divided into two bays by a central timber post. This open sided area would have permitted the good ventilation that was considered desirable below the granary floor and would have provided storage for carts and equipment. It would not have housed animals as their foodstuff would have attracted mice and rats The timber cladding is showing signs of deterioration and this small building will need care and attention in the reasonably near future to prevent significant decline

8.0.0 THE PROPOSED ALTERATIONS IN THE GENERAL CONTEXT OF HISTORICAL CHANGE

8.1.0 The Proposed Alteration in the Context of Historical Change

- 8.1.1 Country houses and their associated outbuildings in Britain, whether large or small have been the subject of constant changes throughout the centuries to enable them to satisfy changing aspirations, changing requirements for privacy and comfort, changing sources of heat, changing relationships with servants and staff, to account for changes in technology and the availability of materials, the necessity or repair and refurbishment and not least to satisfy the impact of the economy. Early Hall Houses were changed by the introduction of intermediate floors whilst both these and timber framed houses constructed in the early sixteenth century later benefited from the introduction of chimneys and fireplaces, Tudor houses such as Chatsworth originally built with rooms enfilade, opening one to the next, were altered during the seventeenth century to accommodate corridors to provide convenience and privacy, and were re-dressed in a more fashionable classical or Baroque manner; innumerable timber framed houses, difficult and time consuming to keep weathertight were hung with tiles, clad in brick or stone, and refenestrated during the eighteenth century throughout Britain; medieval castles such as Bolsover were provided with Renaissance windows, balconies and detailing by the likes of Bess of Hardwick whilst thatch, once common to virtually every village in Britain is now a rarity. Changes in the economy, changes in the returns from farming, changes in the status and wealth of the classes in Britain, the intensive use and later the absence of servants after the two World Wars and the introduction of water, gas, electricity, plumbing and central heating has totally changed the manner in which most houses are occupied and used. Farms were similarly affected by these changes.
- 8.1.2 As already noted, threshing barns and granaries were erected in the seventeenth and eighteenth century, especially to serve larger agricultural holdings where wheat and cereals were grown, to take advantage of high demand, high prices, and the improved grain production which resulted from the improved nitrogen content in soils following the adoption of rotation farming. The process of hand threshing was universal until the mid nineteenth century, with unthreshed sheaves of corn or wheat stored on one side of the threshing floor with the straw residue stored on the other side. The threshing floor was cross ventilated by a large doorway on one side and a second similar or smaller doorway located on the opposite side to winnow the ears during threshing. The grain was stored in granaries, generally in heaps on the floor, often a first floor level for added protection against vermin and also because it was believed that air movement

below floor level would help keep the grain sweet. Access would be by means of either an internal or an external stair. The ground floor was frequently used as a cart shed with an open front. Such a barn and small granary had been erected at Gibbshaven Farm during the seventeenth century. Collapses in the prices of cereals following the Napoleonic wars and again in the 1870s resulted in small farms relying more heavily on dairy farming, hens, and the production of crops such as potatoes. Evidence already referred to indicates that Gibbshaven was certainly a mixed farm in the mid to late nineteenth century. Threshing barns became used for more general purposes such as the storage of hay and straw, the storage of machinery and tractors or for overwintering cows and other farm stock. During the twentieth century, barns tended to decline rather than purposefully and physically change.

8.1.3 The barn at Gibbshaven has clearly suffered from ongoing neglect and decline over a number of years although deterioration was halted following 1964 by somewhat makeshift repairs such as patching a substantial area of the roof with corrugated iron, by infilling the oak framed panels on the external walls with half brick thick stretcher bonded brickwork bedded on inappropriate hard cement mortar, and by and the southern doorway being infilled with single skin brickwork, and the southern door aperture being boarded up. Nevertheless these alterations made to halt its decline have succeeded, and the building remains in relatively good condition. As noted the granary building, in common with many agricultural buildings, has equally suffered from neglect over a considerable period of time. Good natural ventilation and the absence of insulation and heating has, however, prevented the worst problems of dry rot and beetle infestation that occasionally affect neglected domestic properties.

8.1.4 The proposed conservation, restoration and conversion of the barn and associated granary to a house will reverse a century or more of decline of a typical timber framed Sussex barn and granary and ensure their long term survival. The long recognised conservation principle that "*Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use*" remains true today. The proposal will also maintain the historic inter-relationship between the two buildings and their uses. The proposal will also continue into the twenty first century the inevitable history of change, reflecting the varying and evolving social and economic climate that has affected domestic and work-place architecture

throughout the centuries. The ability of buildings to satisfy changing needs and aspirations has secured the survival of what are now historic buildings throughout the centuries. The proposed alterations and associated conservation to Gibbshaven Barn and the granary and the provision of a new access drive and Hardstanding will continue into the twenty first century this inevitable history of change. It is this that will secure its future.

9.0.0 CONSIDERATION OF THE PROPOSED ALTERATIONS TO THE BARN AND GRANARY AND THE IMPACT THEY MAY HAVE ON THEIR CHARACTER AND APPEARANCE AND ON THE SETTING FOR THE LISTED FARMHOUSE TAKING LOCAL AND NATIONAL PLANNING POLICIES INTO CONSIDERATION

9.1.0 Consideration of the Design of the Proposed Alterations to the Barn on Its Internal Character and Appearance and Character

9.1.1 Internally, the proposed design for converting the barn to a house respects the form, character and appearance of the oak framed aisled barn.

9.1.2 The proposed main living space is sensitively designed to occupy the entire volume of three of the four principal bays of the barn, including the south aisle and is centred on the bay that includes the cross ventilating eaves height openings that typified all threshing barns. The retention of the volumetric form of three bays within the barn without intervention will preserve the essential character and appearance of a rectangular threshing barn flanked by an almost eaves height opening on the north side with a lower but eaves height opening on the opposite aisle wall which will continue to reflect the original use of the space as a threshing barn with its necessity for cross ventilation. These existing openings will be glazed with minimal framing and an absence of visually substantial mullions or transoms to retain the appearance of simple apertures in the enclosing fabric of the barn, rather than being visually changed or aggrandised into formal statement-making windows with more substantial dividing elements. The complex three dimensional forest-like pattern created by the major structural oak frame including posts,

diagonal bracing timbers, tie beams and roof trusses supporting purlins, along with the faster more insistent rhythm and pattern of sloping rafters, will remain fully expressed when the long redundant and substantially disused barn changes its use and becomes a house.

- 9.1.3 The proposal will retain this three dimensional visual complexity which is further emphasised by the form and structure of the south aisle with its transparent screen of aisle posts supporting purlins, lower girding beams spanning between the posts, diagonal bracings between posts and purlins all of which contrast with the regular pattern of rafters which inexorably continue their slope from the main barn roof and extend down over the sloping pent roof will remain and continue to tease and amaze the eye. Within the proposed conversion to a dwelling house, the sitting/dining hall extending across three bays of the original barn and including the associated side aisle will positively embrace the fullness of these complex interlocking volumes, and retain the complex pattern and rhythm of the structural timber.
- 9.1.4 The proposal also allows the south aisle with its pent roof to continue to wrap around the south east corner of the interior, below its hipped return into the aisle at the east end of the barn where the kitchen is proposed so maintaining the sense of purely practical and stylistically unselfconscious visual permeability between the different volumes that contribute to the appearance and character of the overall space.
- 9.1.5 However, although the aisle at the east end of the barn wraps around from the south aisle, with a similar expression on plan, and under a similar pent roof which maintains a similar character within the aisle, its visual relationship to the volume and expression of the main barn is in fact very different from that of the side aisle, and this is substantially determined by the structure of the barn. The manner in which the proposed kitchen is incorporated into part of the end aisle acknowledges and respects the different relationship between the east aisle and the volume of the main barn compared to that of the side aisle. It also recognises and takes advantage of the essential character of the east aisle, and the nature of the oak structure that separates the east aisle from the principal barn volume.

- 9.1.6 The presence of a truss between the end aisle and the volume of the main barn at first suggests a continuity of the volumetric form of the main barn into the eastern bay. However, this is not the case and they are volumes of differing characters, and with a particular sense of demarcation between them. It also quickly becomes apparent that this truss is different from the remaining trussed box frames supporting the main volume of the barns owing to its tie-beam being substantially lowered from the springing points of the principal rafters to a height between the posts similar to the height of the tie beams across the width of south aisle. This creates the beginnings of a sense of more substantial visual separation between the main barn and the east aisle. It also creates a strong continuity of line from the main barn across the south aisle resulting in a weir-like pause in the flow of space from the south aisle into the east end aisle. From the main barn, the sense of partial separation from the eastern aisled bay is further amplified by the aisle post located under the centre of the truss which extends up through the lower tie beam to a second tie beam located at purlin level, and also by substantial inverted diagonal braces between the lower tie beams and the supporting posts. The pattern of the exposed rafters forming the hipped end of the barn remains visible and creates dynamic movement and direction as the rafters slope down to form the pent roof to the east aisle although this dynamic slope is briefly interrupted by a half gable into the roof also reduces the strong diagonal axis. Unlike the rafters to the side aisle, those at the west end are visible only above the lower tie beam through the braced box truss.
- 9.1.7 The proposed kitchen which will be located in part of the west aisle at the end of the barn will be provided with a slightly lowered floor level and be screened from the view of people in the main volume of the barn by a partition built on the line of the posts supporting the truss. However, the screen will only extend up to the height of the lower tie beam as the lowered floor proposed for the kitchen will permit the introduction of a first floor gallery over part of its width at the appropriate level of the tie beam to the truss. The gallery will extend slightly into the three dimensional volume of the sitting area where the open side of the gallery overlooking the sitting room will enable the dynamic sloping pattern of exposed rafters and through the semi permeable screen of the timbers which form the truss. As the gallery will extend over only about half the width of the kitchen, the sloping rafters of the pent roof will remain dynamically visible taking full advantage of the character, appearance and drama of the existing roof structure. The screen will

sensitively prevent the domestic paraphernalia of the kitchen from intruding on the volumetric drama and timber framed character of the sitting room within the main volume of the barn. A fireplace will be located against the screen with a simple insulated steel flue extending to the roof which will be consistent with the character and appearance of a rural barn.

- 9.1.8 The design nevertheless ensures that the existing west end aisle will remain open from the main volume of the sitting room at its north extremity which, with the similar opening off the side aisle at its south end, will maintain and demonstrate the original form of the aisle. It will also provide access to a bedroom with an associated en suite bathroom which will be located in the single storey offshot.
- 9.1.9 The bedroom will provide an appropriate use for the single storey offshot, leaving the structure fully expressed internally. Underfloor heating will remove the necessity for pipework or radiators on the walls. The glazed, west facing screen located inside of the braced post and beam open entrance structure will sensitively preserve its open character along with the free standing three dimensional articulation of the structure.
- 9.1.10 At the opposite end of the barn, the easternmost bay of the main barn, underneath a cant roof that slopes down to low eaves, already forms a nearly separate visual space with its own entrance door on the north elevation. The proposal exploits and extends this separate identity across the two easternmost bays to accommodate two ground floor bedrooms and two bathrooms at ground floor level with one further bedroom at first floor level in the tall full height second bay.
- 9.1.11 Internally, therefore, the principal visual impact of the proposal is to reduce the principal volume of the barn from four bays to three, but retaining its essentially rectangular shape, height, character and appearance.
- 9.1.12 The entrance door replaces the door to what was once a cowshed at the eastern end of the north elevation. The entrance door provides access to a lobby which leads to a modest entrance hall which is open to the roof revealing its form and oak beamed structure. An oak staircase is proposed leading to a first floor gallery which will provide access to the single first floor bedroom whilst adding to the three dimensionality of an small but visually stimulating space. Even within the part of

the barn most affected by the design of the proposal the concept and the detailing will reveal the character and appearance of the original structure during the natural course of its use.

9.1.13 The floor of the barn is currently uneven and with a marked slope. The sitting room area within the three bay volume of the barn and the associated south aisle will be levelled and appropriately paved in limestone, respecting the fact that the floors of barns were generally stone paved for the threshing area. Sensitively, the adoption of limestone flooring in the proposal will maintain the use of natural and high quality materials appropriate for the quality, character, appearance and indeed the original use of the seventeenth century barn. The ground floor level in the proposed two storey bedroom area at the east end of the barn will be lowered slightly in order to achieve the necessary headroom for two storeys and, as already described, in the kitchen area to accommodate the gallery floor at tie beam level. The proposed changes in floor level will be demarked by limestone steps and appropriately designate the intended different zones of use for the barn whilst also demonstrating the zones with differing scopes of alteration. Underfloor heating will be provided for the stone floors which will avoid the necessity for radiators and associated pipework which would appear inappropriate within the vernacular structure of the existing barn.

9.1.14 Changes, where necessary internally to make appropriate use of the interior, are perceptively and sympathetically restricted to the extremities of the barn. At the east end of the barn there is historical precedence for a substantial element of division. The principal change is therefore to the east end of the barn where a second floor has been introduced into the second bay in order to achieve the number of bedrooms propitious to support the extent of daytime living accommodation. As a consequence the principal visual impact of the proposal is restricted to reducing the principal volume of the barn from four bays to three, but whilst still retaining its essentially rectangular shape, height, character and appearance. The relationship of the principal barn volume to the south aisle is preserved in its entirety within the three bays of the proposed sitting room. Sensitive minor adjustments which still succeeds in respecting the essential character and appearance of the end western aisle are carefully designed to accommodate the kitchen in the west end aisle but without compromising the complex fluidity of space or the essential interrelationship of related volumes that

weave between, around and over the complex and sometimes three dimensional pattern and rhythm of structural timbers that epitomises the space. The changes in floor levels will clearly and honestly define the zones of varying change whilst materials are carefully chosen to complement and not compete with the oak which defines the essential character and appearance of the interior.

9.1.15 In my opinion there is no doubt that the proposal within the volume of the existing barn will be subservient to the original building and will not dominate nor detract from its original character and appearance. It will therefore satisfy paragraphs (a) and (c) of Saved Policy B10 of the Mid Sussex Local Plan whilst fully satisfying the requirements of the NPPF including Policies 126 and 131

9.2.0 Consideration of the Impact of the Proposed Alterations to the Barn on its External Appearance and Character.

9.2.1 The proposed design will maintain and enhance the essential external appearance and character of the listed barn whilst also ensuring that modern twentieth century repair materials that detract from its appearance and character will be replaced by materials that are sympathetic to the quality and architectural importance of the Grade II Listed Barn. This will therefore satisfy all aspects of policy 126 of the NPPF which states:

126. *Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

9.2.2 The form of the roof which defines much of the character and appearance of the building will be preserved unaltered, but the untidy and ungainly corrugated iron

sheeting repairs dating from the second half of the twentieth century will be removed. The existing clay plain tiles will be carefully removed and sound tiles stored for reuse. The entire building will be re-roofed incorporating high quality insulation located in a manner to ensure that the rafters remain exposed and expressed as a major design expression of the interior of the barn. As many as possible of the original roof tiles will be reused with additional appropriate tiles salvaged from elsewhere used to make up the shortfall assuming availability, but failing that new tiles that match the original as closely as possible will be used for selected pitches. Black cast aluminium rainwater gutters and down-pipes will be added to dispose of rainwater. Velux rooflights will be added to the south and west elevations to provide additional light as illustrated but these will be kept absent from other roof slopes. There is no doubt that the roof will retain and in part regain its intended vernacular appearance as an enveloping homogeneous form that snugly wraps over and around the building, hugging it protectively close to the ground.

9.2.3 The oak weather-boarding that clads the upper levels of the north elevation above domestic door head level will be retained but with the wall structure discretely detailed to incorporate thermal insulation on its inner side. Investigation during the early stage of the building contract will reveal the condition of the existing weatherboarding and it can then be retained, repaired, conserved or replaced as necessary in the most appropriate manner, which will be agreed following inspections on site with the Conservation Officer. Two windows already penetrate the timber cladding and these will be replaced by slightly larger and appropriately located windows which will still successfully maintain the appearance and character of an essentially timber clad wall with only the two windows.

9.2.4 The existing external walls at ground floor level up to either eaves height, or up to the level of timber cladding on the north elevation, currently comprise oak posts tennoned into mortises in a sole plate which is based on a stone plinth of varying and irregular height. The panels between the oak posts are infilled with stretcher bond brickwork which appears to date from the second half of the twentieth century. The bricks appear to be mass produced and of a mechanical and characterless quality laid in a purely utilitarian manner in inappropriate hard cement mortar. The brickwork as a consequence detracts from rather than adds to the otherwise indigenous hand crafted and irregular quality of the barn yet without

creating any sense of a “high tech” and high quality twentieth century contrast to the original structure.

- 9.2.5 The proposal includes for stripping out this mechanical and somewhat oversized and poor quality brick work. The stripping out operation will permit a thorough investigation of the condition of the oak framework at this particularly vulnerable level immediately above the irregular rubble stone plinth, and allow for appropriate repairs and conservation work to be designed, specified, agreed with the Conservation Officer, and implemented. This is particularly important as in my experience the wet weather experienced during the last ten years has in many cases caused extensive damage to oak frames in vulnerable locations. Infill panels will be replaced using handmade bricks appropriate to the quality of the building bedded in traditional lime mortar with added insulation and an internal lining. Individual panels, where appropriate, will be replaced by discretely framed glazing which will occupy the entire panel size and so maintain the pattern and rhythm of the timber frame separated by panels externally which will adhere to the historic ethos of simple uncluttered and undivided panels between the posts whilst allowing the building to properly fulfil its new roll as a dwelling house. This minor change will reflect the development of the building into the twenty first century as a legitimate part of its continuing history as a response to ongoing social and economic changes which have throughout history affected all buildings.
- 9.2.6 The large threshing access and ventilation apertures will be fully glazed with similarly discretely framed glass which will retain the essential character of openings on opposite side of the barn.
- 9.2.7 As referred to earlier the opening to the single storey offshoot will be similarly glazed but behind the oak framework to maintain the appearance and character of a barn opening approached through a pair of oak framed and braced apertures separated by a free standing post.
- 9.2.8 Externally therefore I am of the opinion that the proposal will be subservient to the original building and will not dominate nor detract from its original character and appearance. It will therefore satisfy paragraphs (a) and (c) of the saved Policy B10 of the Mid Sussex Local Plan. Where restoration work is necessary existing materials will be reused wherever possible but where this is not practical because

of their condition, materials will be used which replicate the original as closely as possible in accordance with the recommendations of English Heritage and the Society for the Protection of Ancient Buildings so satisfying paragraphs (b) and (d) of Saved Policy B10 the Mid Sussex Local Plan. Where inappropriate repairs have been executed in the past using inappropriate materials, such as corrugated iron roofing, this will be removed and replaced with tiles to match the original tiles as closely as possible so fulfilling the requirements of paragraph (e) of Policy B10 of the Local Plan. Where contemporary materials are inevitably necessary, such as glazing of existing apertures, or to replace infill panels between the oak studs at ground floor level, this will be carefully detailed to contribute to the essential essence of the character of the original building, so satisfying paragraphs (c) and (d) of Policy B10 of the Local Plan. In these respects it will also satisfy policy 131 of the NPPF.

9.3.0 Consideration of the Impact of the Proposed Alterations to the Granary on its Internal and External Appearance and Character.

- 9.3.1 The building was constructed for a use that is long since redundant and for which daylight was not required. Conversion to a home office or study, as part of the proposed barn conversion, will ensure its continuing use and survival in good condition and so fit comfortably within the ongoing history of change that, as already discussed, is part of most buildings. Achieving a new use will result in the minimum of impact on its visual appearance and character. At first floor level within the granary the internal alterations will comprise the addition of a lavatory cubicle which can be detailed to have minimal impact on the structure of the existing building. It will have some visual impact but then so did the intended large heap of grain in a state of total darkness. Currently the first floor interior remains totally dark and without daylight as it was never intended for human occupation. Daylight will need to be introduced and this has been proposed by glazing the south half gable which will, in my opinion, result in an elegant part-solution that will emphasise the special form and geometry of the building and have the minimum of impact on its essential character and appearance. Rooflights, as proposed, will provide additional daylight with the very minimum of impact on the overall character. Small carefully located windows will subtly emphasise the irregular and asymmetrical geometric form of the building whilst respecting its diminutive scale.

9.3.2 There will be little impact at ground floor level other than the discrete provision of an enclosed stairway at the rear of the building and the proposed new doorway. This will result in the minimum of visual impact by the stairs on the more complex volume at first floor level. Access is currently by ladder and unacceptable. The cart entrance way divided by a central post will remain and the interior will continue to function as a garage, updating its historic use as a cart shed.

9.3.3 With the exception of the very small impact created by the glazing there will be little change to the essential character and appearance of the exterior. Sympathetic conservation, and sympathetic detailing to ensure insulation and sustainability necessitated by the new use which will ensure the building's safe survival through the present century will be the important change to its fortune, whilst having only minimal impact on its character or appearance. The proposal will therefore satisfy the policies and details contained within Saved Policy B10 of the Local Plan and policy 131 of the NPPF which states:

131. *In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*

9.4.0 Impact of the Proposals to the barn and granary on the settings for Nearby Listed Buildings

Owing to the limited changes proposed to the external appearance of either the barn or the granary, there will be no detrimental affect on the settings of any of the listed buildings, including the barn, the granary and indeed the farmhouse itself. Conversely, the conservation work to each will enhance the setting for all of the three listed buildings in the little complex at Gibbshaven which will add considerably to their significance as heritage assets whilst allowing all to be seen by a greater number of people. The Application and proposal will therefore satisfy all the policies within the NPPF relevant to the conservation of heritage assets including policy 137 which states "*Local planning authorities should look for*

opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

9.5.0 Conclusion with Regards to the Proposed Alterations and Conversion of the Barn and Granary

- 9.5.1 The creation of a house from the redundant barn with ancillary accommodation in the detached granary will result in the conservation of both including their external and internal fabric which, however, will retain their essential appearance and character. The conservation philosophy generally recommended by the Society for the Protection of Ancient Buildings has been adopted by the Architects for the proposals with the avoidance of speculative restoration of materials or detailing. Materials or elements of structure will either be conserved or replaced where in poor condition to match the existing as closely as possible based on the evidence available and to the quality appropriate to the building.
- 9.5.2 These sensitive changes proposed to convert the barn and granary into a house will in my opinion not detract from the appearance or character of the buildings, and the aspects of desirable conservation will positively enhance them. The carefully designed necessary changes will reflect the development of the buildings into the twenty first century as a legitimate part of their continuing history as a response to ongoing social and economic changes which have, throughout history, affected all buildings in order to ensure their continuing survival.
- 9.5.3. The proposed alterations will be sympathetic and subservient to the architectural character and appearance as a threshing barn whilst the reinstatement of missing historic fabric and the appropriate replacement of more recent inappropriate materials will enhance its appearance, character and quality as a heritage asset whilst creating a viable use for the building will secure its future. Equally sensitive alterations to the granary will be equally subservient to its architectural character and appearance. The proposal will therefore satisfy Policy 131 of the NPPF and Saved Policy B10 of the Mid Sussex Local Plan.

9.5.4 The proposal will not detract from the setting of the listed farmhouse, the granary or the threshing barn. On the contrary the proposal will preserve (and enhance) a designated heritage asset which forms an important element of the setting from the other listed buildings referred to above and will make a positive contribution to and better reveal the significance of those assets so fully satisfying Policy 137 of the NPPF published in 2012 which states such proposals should be *“treated favourably”* by local planning authorities. Saved Policy B10 of the Mid Sussex Local Plan will therefore be satisfied. Policies 126, 131 and 137 of the new NPPF will also be satisfied.

9.5.5 The proposal will properly conform to the definition of conservation included within Annex 2 of the National Planning Policy Framework published in 2012 which states ***“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”***

9.5.6 The significance of all the heritage assets affected by the proposal and the impact of the proposal on those heritage assets and, where appropriate, their settings has been carefully observed, assessed and described in the Heritage Statement as required by Policy 128 which will enable the Council to satisfy Policy 129 of the NPPF. As already noted Listed Building Consent was granted in 2009 but this has now expired. It is hoped that Planning Permission and Listed Building Consent will therefore be renewed for the proposed alterations to the barn and granary.

10.0.0 CONSIDERATION OF THE PROPOSED ADDITIONAL ACCESS OFF FURNACE FARM ROAD ALONG WITH THE ASSOCIATED DRIVE AND HARDSTANDING

10.0.1 The block plan submitted with the applications (Appendix 1.2) illustrates the currently existing layout of Gibbshaven Farm with the route of its existing gravelled drive which substantially results from the re-routing of Furnace Farm Road during the 1970s. The plan also illustrates the proposed new access off Furnace Farm Road and the location of the proposed gravelled hardstanding for which Planning Permission and Listed Building Consent is now sought.

10.1.0 The proposed new access off Furnace Farm Road and the additional drive and hard-standing will continue the inevitable and essential history of change in order to satisfy the needs and aspirations of the twenty first century. Bearing in mind the high architectural quality of now two domestic properties on the overall site of the farm, and the importance of satisfying the aspirations of potential owners who will be capable of properly maintaining historic properties of this nature and status with their inevitable high maintenance costs, the purpose of the application is to provide vehicular accesses and dedicated car parking separately for the existing Farmhouse and also for the barn when converted to a dwelling. Importantly, this provision will make a major contribution to the ongoing permanent desirability and the sustainability of both historic listed properties which will secure their long term future as heritage assets. This will satisfy the relevant parts of NPPF Policy 58 and ensure the development will *“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”* and *“respond to local character and history, and reflect the identity of local character, while not preventing or discouraging appropriate innovation.”*

10.2.0 Consideration of the Proposed new access, drive and hardstanding and its Impact on Heritage Assets taking Relevant National and Local Planning Policies into Consideration

10.2.1 The present route of Furnace Farm Road south of the timber framed barn at Gibbshaven Farm dates only from the mid 1970s. (Compare Historic OS Plans dating from 1874-5 to 1970 Appendices 2.1.- 2.4. with OS Plan dated 1977 Appendix 2.5) It is equally evident that the hedges and fences bounding the road in the vicinity of Gibbshaven also date from the last quarter of the twentieth century. (Photographs 1 and 3 and 289 – 292 and 294) It is also noteworthy that the proposed gateway from the road is located where there is an existing gap in the boundary vegetation which is infilled by a modern rustic timber post and rail fence. The proposed entrance-way, therefore, will not involve demolishing trees or affect any historic boundary or any enclosure fencing. The proposed gate will be simply detailed as a five barred timber farm gate in a manner appropriate to its vernacular rural context (Photographs 1 -3, 15 and 16) and similar to others already serving Gibbshaven Farm. (Photographs 5, 20, 24, 27) New fencing will match that already existing. Consequently, the access gateway will have little visual impact on the street scene and not in any way harm the setting for any listed

building in the vicinity. The existing road and its hedges and fences in the vicinity of the farm do not form, and never have formed, part of the historic rural environment or setting for what are now the listed buildings at Gibbshaven Farm. The formation of the proposed vehicular access will not therefore change any historic element of the current setting for either Gibbshaven Farm or the timber framed barn to its south.

10.2.2 Furthermore, the proposed drive providing access from Furnace Farm Road will be located to the west of the area of lawn containing the small pond and involve the demolition of the late twentieth century greenhouse which is of no architectural merit or interest whatsoever. The greenhouse is located a substantial distance from the west elevation of the barn from which it is partly concealed from view by tree and shrub planting. (Photographs 277 and 278) Consequently, although it is a purely utilitarian construction of no architectural or historic interest the greenhouse makes only a very small negative impact on the character and appearance of the barn and makes no material impact on the setting for the farmhouse. Its demolition and replacement by the access gateway and proposed new drive into the site as proposed will therefore have no detrimental impact on either the farmhouse or the timber framed barn. The proposed access crossing from the road way and the driveway into the site will be invisible from the farmhouse and the barn and make no meaningful impact on the setting for either.

10.2.3 Until the construction of the rerouted Furnace Farm Road in the mid 1970s, the track and later the earlier C20 route of Furnace Farm Road continued from the end of the existing gravel drive at Gibbshaven Farm across the field to the west. The proposed drive as it approaches the hardstanding restores the principle of an access route in the field, and it will actually cross a small segment of the now discarded overgrown original early C20 road, beyond the existing five barred timber field gate at the end of the existing Gibbshaven drive.

10.2.4 The proposed hardstanding is to be located partly in what is now an overgrown vegetable patch and partly in the field at the western extremity of the existing drive that serves Gibbshaven Farm. (See Block Plan Appendix 1.2) The vegetable patch, which is not historic in any way, is enclosed by a low hedge and is totally overgrown. It does not form part of the manicured park-like environment that now characterises Gibbshaven. (Photograph 279)

10.2.5 It is also significant that the area of land comprising lawn and including the vegetable patch to the west of the Gibbshaven Farmhouse did not historically form any part of the “domestic” curtilage of the farmhouse. It was only included within the domestic curtilage subsequent to publication of the 1970 OS Plan (Appendix 2.4) but before publication of the 1977 OS Plan which shows the domestic curtilage expanded to the west of the farmhouse and encroaching into the adjacent field. The vegetable plot is not illustrated. As previously noted, the 1977 OS Plan illustrated for the first time the Furnace Farm Road rerouted to the south of the timber framed barn at Gibbshaven. Crucially, therefore, neither the proposed new entrance driveway nor any part of the proposed hardstanding for cars will be located on land that historically formed part of the curtilage or domestic setting for Gibbshaven Farm at any time since publication of the first OS Plan in 1874 until shown as part of the domestic curtilage on the 1977 OS Plan. The proposed drive and hardstanding will not therefore affect any element of historic domestic curtilage or the historic domestic setting of the now Grade II listed farmhouse, barn or granary.

10.2.6 Two cars will be parked in the restored granary which will be allocated to either the Farmhouse or the converted barn. Importantly, the location of the proposed hardstanding will ensure that the cars for the second property will be generally parked at a discreet distance from the listed buildings on the hardstanding at the western extremity of the enlarged site rather than on the gravel drive between the farmhouse and the barn. The drive and the hardstanding will be screened from the central area and from the listed buildings by informal hedging and small trees using a careful selection of species to conform to the existing local character of the boundaries at Gibbshaven. This will also maintain the principle and essential character and appearance of the hedged enclosure to the existing vegetable patch and of the existing overall layout of the domestic curtilage. It will also retain the uncluttered setting and character for the three listed buildings at Gibbshaven and the central area they enclose ensuring that their appearance, character and heritage significance is not harmed. Ground surfaces for the additional drive and hardstanding will be gravel to match the appearance and character of the existing drive and be totally permeable to rainwater ensuring that trees and hedges, whether new or existing, will receive all available rain water and preventing any drainage or run off problems.

10.2.7 The proposal will ensure that car access and parking will make only the minimum possible impact on the main central core area of the site with its drive and lawns along with a dignified central pine tree around which the three listed buildings comprising the farmhouse, the timber framed barn and the granary are grouped forming an attractive and characterfully rustic, but never-the-less disciplined, rural environment. (Photographs 19 and 20). This attractive lawned central space, visually extends around the sides and rear of the farmhouse and is partly bounded by rustic timber stock fencing, field hedges and trees, by the little Granary building and to the south by the timber framed barn and its northern offshot. Following the rerouting of Furnace Farm Road which had previously bisected the site to provide access to the large areas of housing, the open area at the centre of the little complex is now quintessentially vernacular English in character and both connects and separates the three historic buildings for which it forms a major element of their immediate setting and contributes to their quality, appreciation and heritage significance. The new access route and the provision of the hardstanding for parking cars, discretely screened by rural hedgerows, will preserve the tranquillity and character of this space at the core of Gibbshaven Farm and so will not compromise or harm the setting for or the heritage significance of the three listed buildings.

10.2.8 In accordance with relevant parts of policy 58 of the NPPF the proposed new access and discretely located and hedge screened hardstanding for cars will *“optimise the potential of the site”* and *“respond to local character and history, and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovation.”*

10.2.9 The Proposal will conform to the definition of “Conservation (for heritage policy)” within Annex 2 of the NPPF which states ***“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”***

10.2.10 As already stated I have carefully assessed that the proposal will not in any way harm the setting or significance of any of the three affected listed buildings. However, should others consider there is a degree of harm, it can only be considered considerably less than substantial. Therefore in accordance with Policy 134 of the NPPF *“Where a development proposal will lead to less than substantial harm to a designated heritage asset this harm should be weighed against the*

public benefits of the proposal, including securing its optimum viable use.” There can be no doubt that the proposed new access and hardstanding will contribute to securing the optimum viable use for the listed buildings on the site. It will also result in a greater number of people having the opportunity of seeing Gibbshaven and its listed buildings in a domestic setting that will remain substantially clear of parked cars which will substantially enhance the quality of the setting, the view of the listed buildings, and the heritage experience generally. The Application and proposal will therefore satisfy policy 137 of the NPPF which states “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

10.2.11 The proposed new access and hardstanding will also satisfy the relevant part of NPPF Policy 126 which states “local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;”*

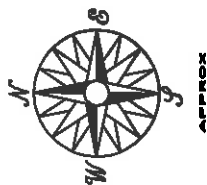
11.0.0 OVERALL CONCLUSION

11.1.0 The significance of all the heritage assets affected by the proposals and the impact of the proposal on those heritage assets and their settings has been carefully observed, assessed and described in the Heritage Statement as required by Policy 128 which will enable the Council to satisfy Policy 129 of the NPPF. As a consequence, I have concluded that a robust case has been made for Planning Permission and Listed Building Consent to be granted for the proposals as submitted.

11.2.0 Taking my Heritage Statement and all aspects of the proposals into consideration, it is therefore hoped that Planning Permission and Listed Building Consent will be granted.

David Lewis

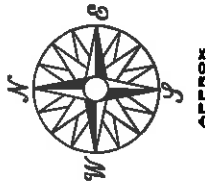
31th August 2013



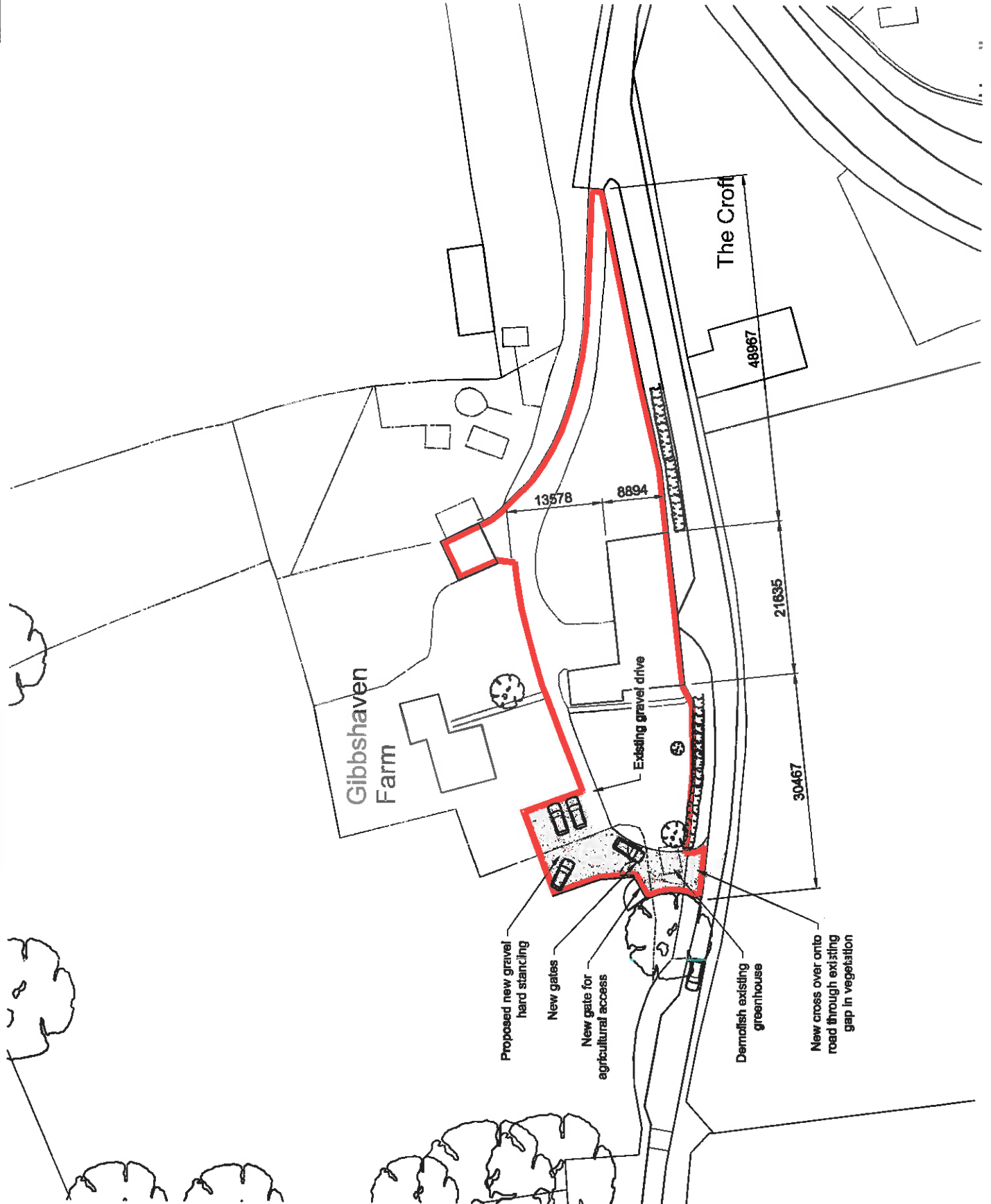
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Client: Mosaic		
Title: LOCATION PLAN		
24 Hargreaves Road Newlands Heath RM16 3TP T: 01444 480285 F: 01444 440245 E: mail@beersconsultants.co.uk		
Drawn by:	Dal	Approved:
Project No:	8888	Date:
Scale:	1:1250 @ A3	July 2013
	Dwg No	Rev
	1	



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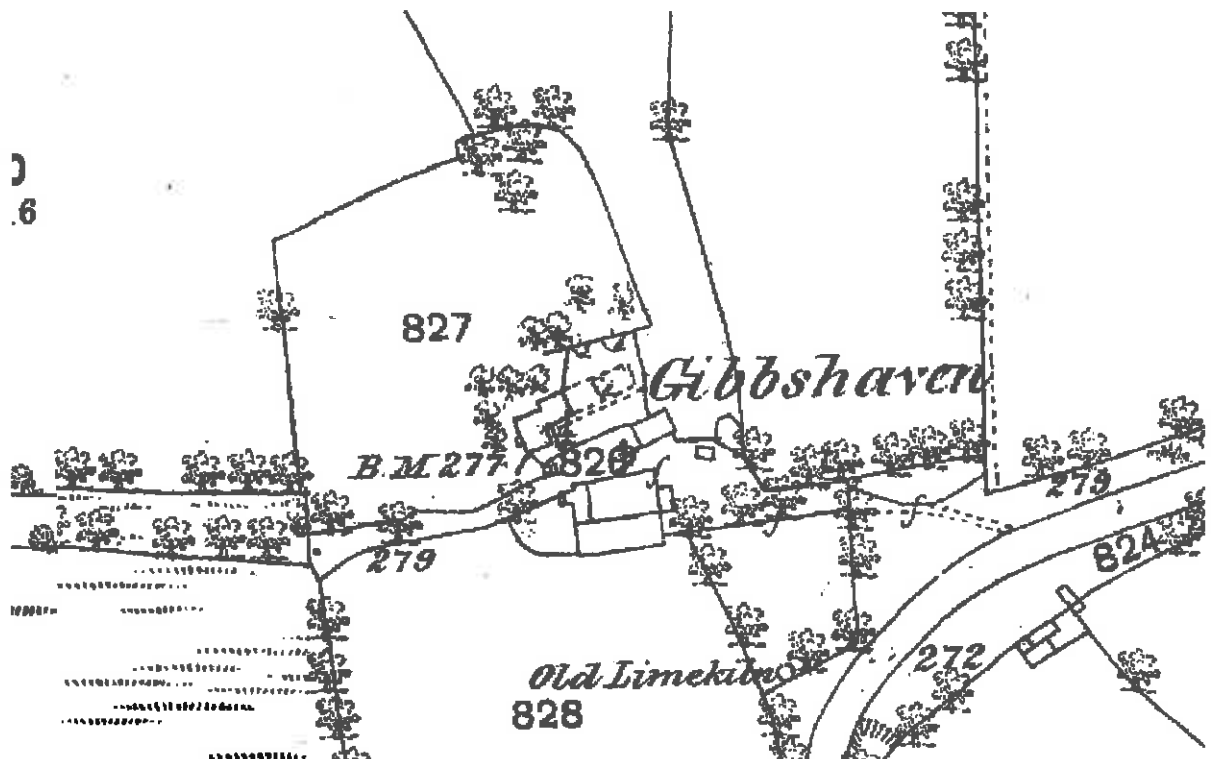


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Client: Mosaic		
Title: BLOCK PLAN		
21 Penryn Road Plymouth PL6 8JH Tel: 01444 430288 Fax: 01444 430288 Email: info@beersconsultants.co.uk		
Drawn by: DAU Approved: [Signature] Date: July 2013		
Project No: 8650	Orig No: 2	Rev: 2
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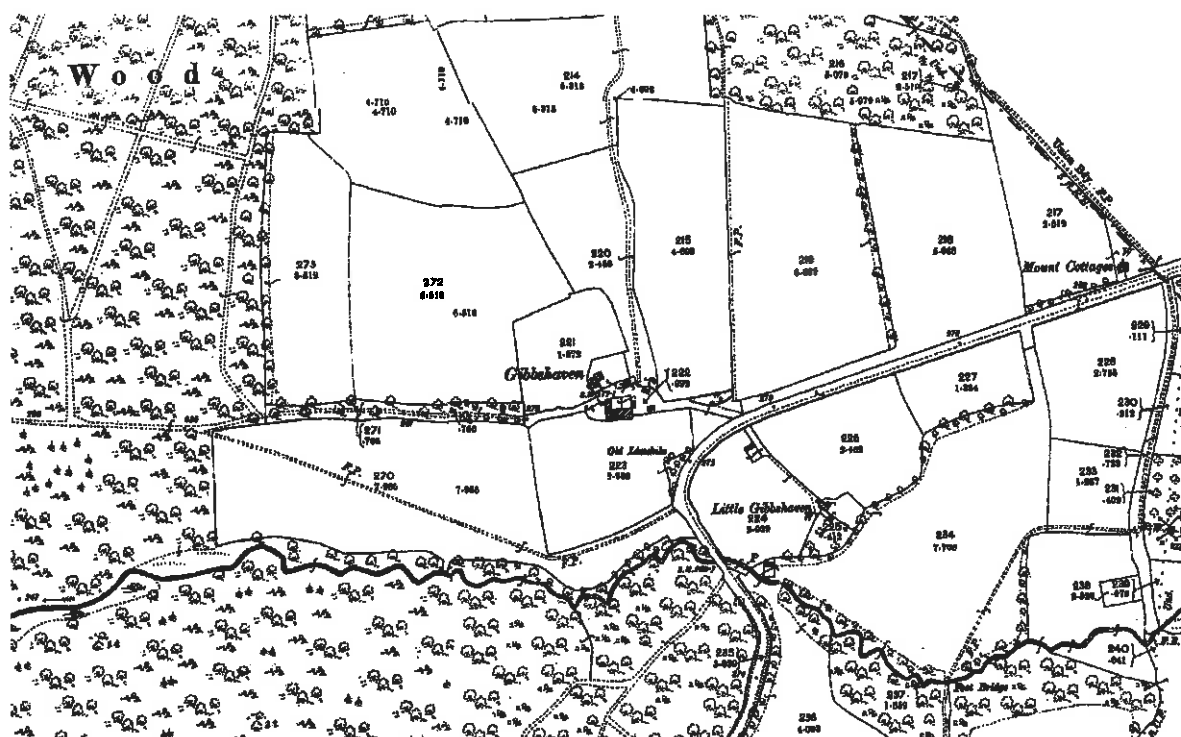
APPENDIX 2.1 1874-75 OS PLAN
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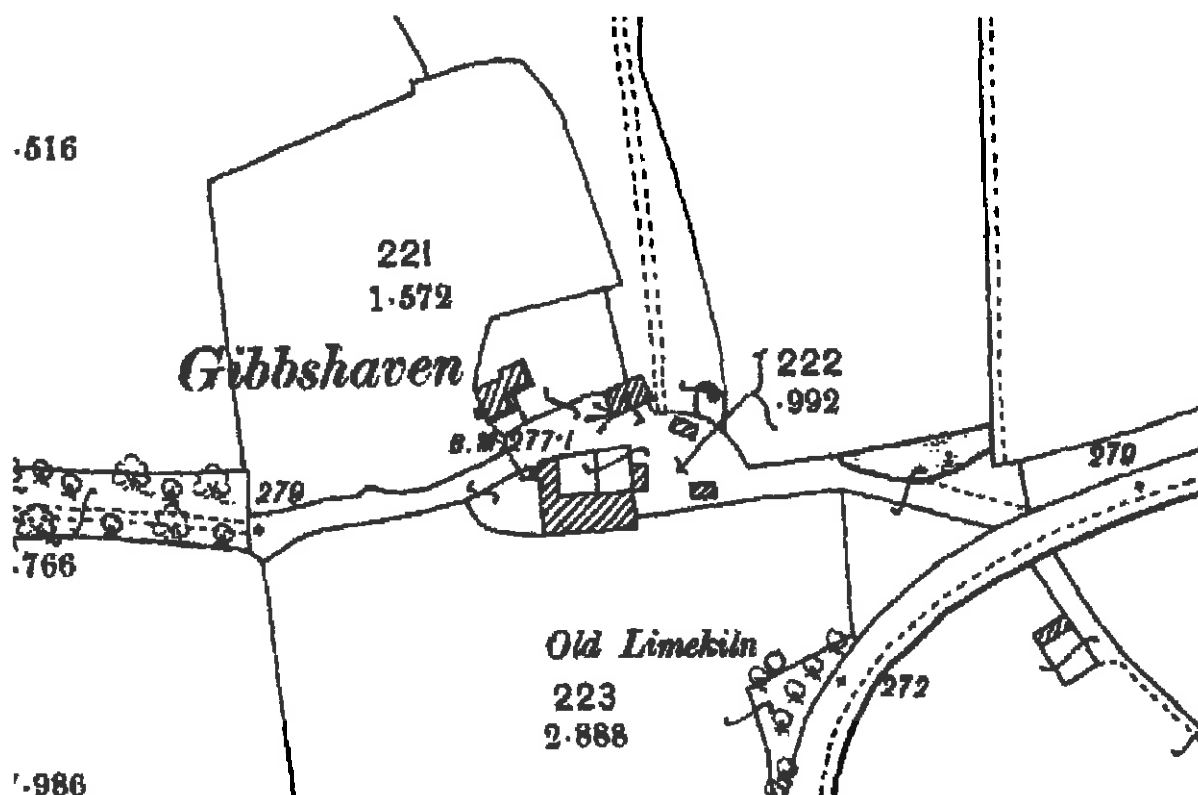
Detailed extract focussed on Gibbshaven Farm and its immediate setting



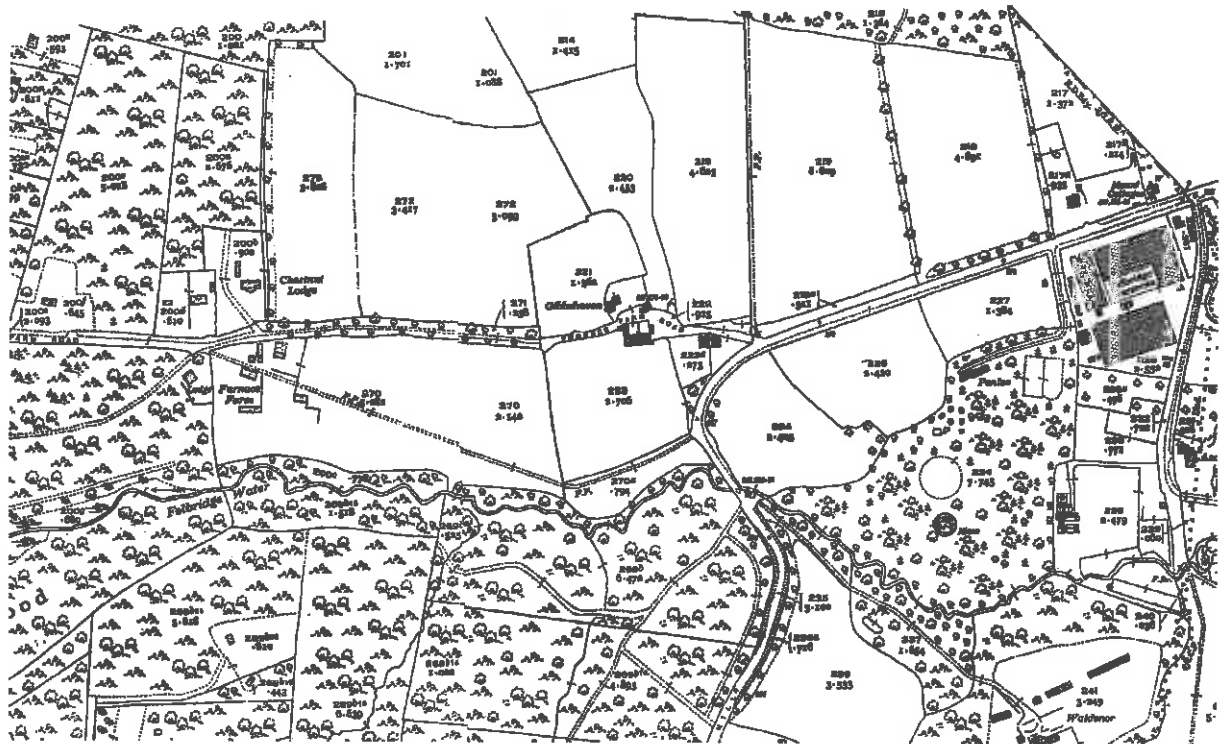
APPENDIX 2.2 1897-98 OS PLAN
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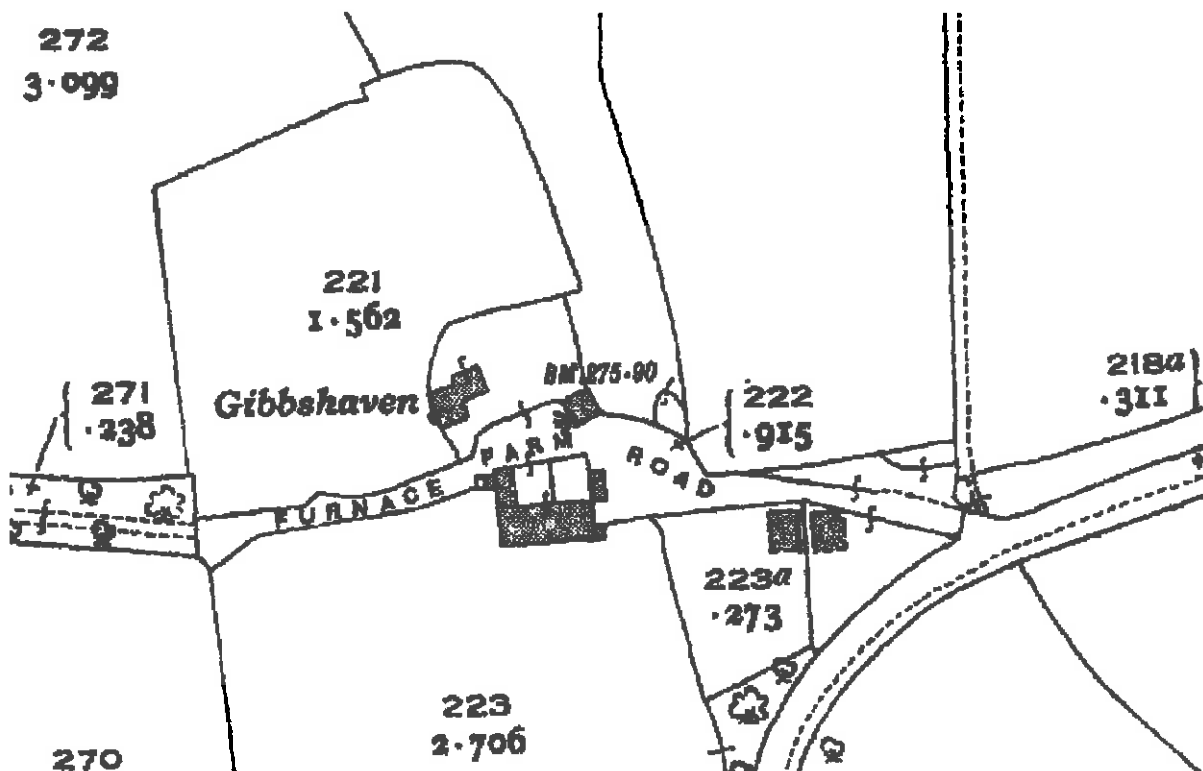
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APPENDIX 2. 1936-37-OS PLAN
Not to Scale Original Scale 1 : 2500



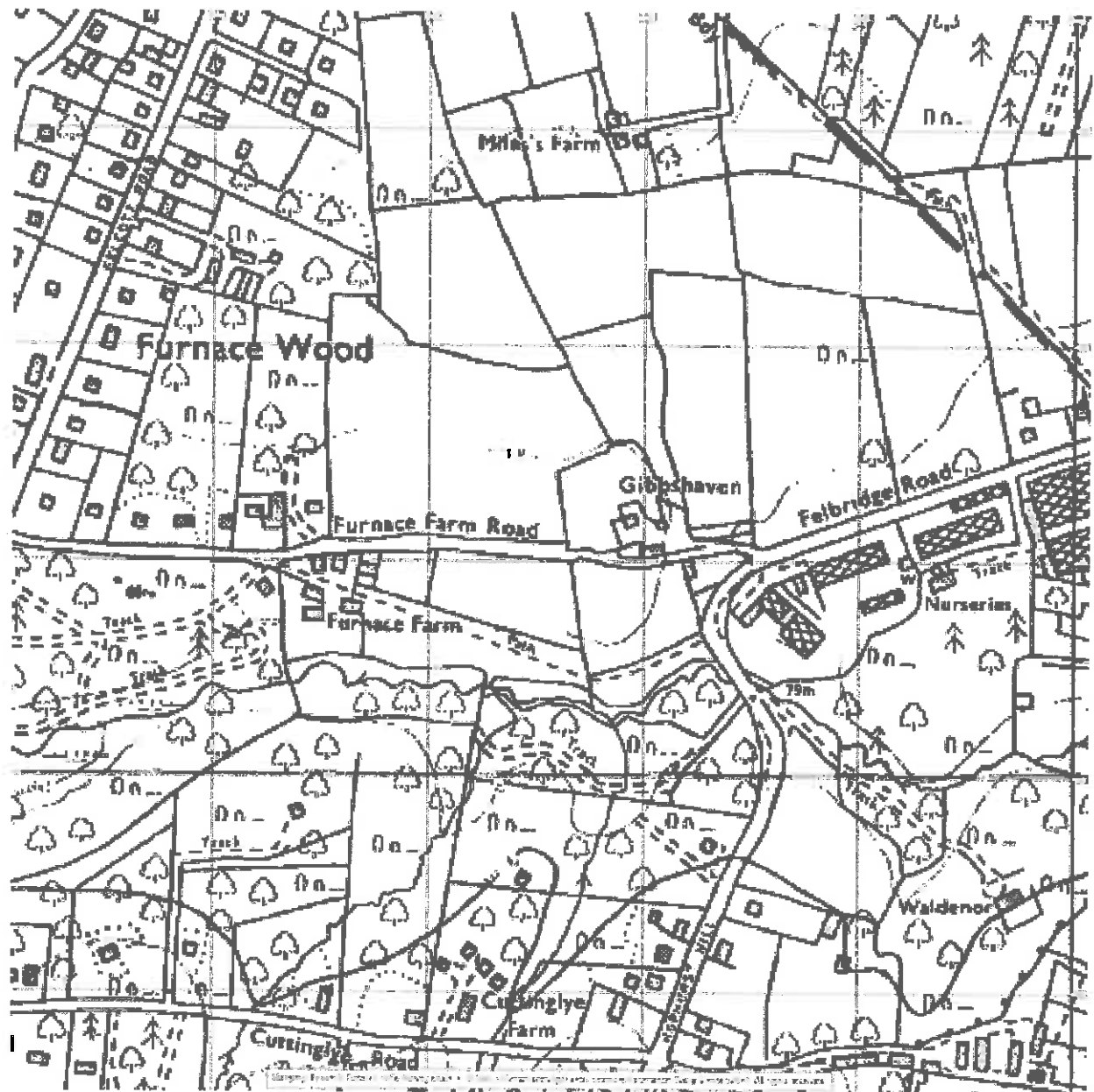
Detailed extract focussed on Gibbshaven Farm and its immediate setting



APPENDIX 2.4 1970 OS PLAN
Not to Scale Original Scale 1 : 2500



APPENDIX 2.5 1978 OS PLAN



APPENDIX 3

PLANNING POLICIES CONSIDERED RELEVANT TO HERITAGE ISSUES AND THE PLANNING AND LISTED BUILDING CONSENT APPLICATIONS:

3.1.0 Relevant Currently Saved Planning Policies In the Mid-Sussex Local Plan

"Policy B10. Listed Buildings and their settings will be protected. Other than in exceptional circumstances, the following will apply:

- a) Alterations and extensions to listed buildings which would adversely affect their historic or architectural character will not be permitted. Alterations and extensions should normally be subservient to the original building so as not to dominate the building's character and appearance.***
- b) Where permission is to be granted to carry out alterations and/or extensions, the use of identical building materials and replica designs and features to that of the Listed Building so as to preserve the character and appearance of the interior and exterior of the building will be sought as far as practical. The replacement/installation of UPVC windows will be strongly resisted.***
- c) Proposals for the conversion and change of use of a Listed Building may be considered provided such proposals would not detract from the architectural or historic character of the building and its setting.***
- d) In considering new proposals, special regard will be given to protecting the setting of a listed building and the use of appropriate designs and materials.***
- e) The reinstatement of any special features of architectural or historic interest such as original windows, doors and guttering may be required when considering an application that affects a Listed Building.***
- f) The installation of satellite antennae on a Listed Building will be resisted. When an antennae is essential. Installation in an unobtrusive location and, where possible, within the curtilage rather than on the building itself will be required.***
- g) Where the historic fabric of the building may be affected by the alterations or other proposals, the provision may be sought for the applicant to fund the recording or exploratory opening up of the historic fabric.***

This policy applies to all Listed Buildings within the District including those within the countryside."

3.2.0 Policies in the NPPF relevant to the Alteration and Change of Use of Listed Buildings and impact on the Setting of a Listed Building

3.2.1 The National Planning Policy Statement was published on 27th March 2012. Bearing in mind its relatively recent publication, I have quoted sections which are pertinent to the current applications.

3.2.2 The Ministerial foreword includes:

"The purpose of planning is to help achieve sustainable development."

"Development means growth. ... We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate."

"Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers."

3.2.3 Under the title "Achieving sustainable development" Policy 58 includes:

"58. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;”*

3.2.4 The National Planning Framework (NPPF) includes policies specifically appertaining to conserving and enhancing the historic environment in section 12. For transparency and for ease of reference by all readers, the policies considered relevant to the current applications are below quoted in full and without comment at this stage.

SECTION 12 OF THE NPPF.

“Conserving and enhancing the historic environment

126. *Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

128. *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.

129. *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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*
131. *in determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*
132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or*

garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

134. *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 securing its optimum viable use.*

137. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

3.2.5 Subsequently and in more general terms, Policy 150 the NPPF clarifies that *“Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.”*

3.2.6 With regards to “Decision-Taking” the NPPF includes the following relevant policies:

“186. *Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.*

187. *Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should*

work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

- 3.2.7 Annex 2 of the NPPF provides a glossary of terms. Those particular to the historic environment under consideration have been extracted below for ease of reference:

“Annex 2: Glossary

Conservation (for heritage policy):

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Designated heritage asset:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Historic environment:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Original building:

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy):

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."



Photograph 1 View East along Furnace Wood Road with Gibbshaven Barn on the left and "The Croft" on the right



Photograph 2. "The rear" west elevation of "The Croft" set in an essentially rural environment



Photograph 3 Detail of the rear elevation of "The Croft" seen from Furnace Wood Road alongside Gibbshaven Barn.



Photograph 4. The front and east elevation of "The Croft" facing onto Felbridge Road.



Photograph 5. View west along Furnace Wood Road showing the entrance Gate to Gibbshaven Farm. None of the farm buildings is visible.



Photograph 6. View east along Furnace Wood Road, and across Felbridge Road, with the domestic buildings associated with the Nursery evident.



Photograph 7 The glass-houses of the Felbridge Nursery on the east side of Felbridge Road.



Photograph 8. Detail of the glass-houses of Felbridge Nursery seen from Felbridge Road.



Photograph 9. The domestic accommodation associated with Felbridge Nursery opposite the east end of Furnace Wood Road, on Felbridge Road.



Photograph 10. The dwelling house associated with Felbridge Nursery on the east side of Felbridge Road.



Photograph 11. Felbridge Nursery ancillary buildings.



Photograph 12. Detail of glass-houses from an entrance gateway at Felbridge Nursery.



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17

Photographs 13—17.. Suburban houses on the west side of Felbridge Road to the north of Furnace Wood Road.



Photograph 18. Gibbshaven Barn seen from the entrance gateway to "The Croft" off Felbridge Road.



Photograph 19. The principal south facing elevation of the farmhouse at Gibbshaven Farm.



Photograph 20. Gibbshaven farmhouse seen from the south east illustrating its rural setting and the trees on the site.



Photograph 21. The west elevation of the farmhouse at Gibbshaven Farm.



Photograph 22. Gibbshaven farmhouse to the left with the granary building to the right illustrating their relationship on the site, and showing the rural backdrop to the north.



Photograph 23. The rural backdrop to the north of Gibbshaven Farm.



Photograph 24. The south elevation of the granary building at Gibbshaven Farm



Photograph 25. The granary building at Gibbshaven Farm seen from the west on the entrance drive to Gibbshaven Farm.



Photograph 26. The west elevation of the single-storey offshot to Gibbshaven barn, with the granary in the background.



Photograph 27. View east along the entrance drive to Gibbshaven Farm with the granary on the left.



Photograph 28. The north west corner of the offshot to Gibbshaven Barn with the corner of the west elevation to the farm-house in the foreground.



Photograph 29. The west elevation of Gibbshaven Barn.



Photograph 30. The two bay open entrance to the single storey offshot to Gibbshaven Barn



Photograph 31. The north elevation of Gibbshaven Barn showing the timber frame with brick infills to the panels on the lower level and oak weatherboarding with two windows above



Photograph 32. Detail of the north elevation of Gibbshaven Barn



Photograph 33. The east elevation of the barn below the pent roof. The single storey offshot beyond



Photograph 34. The south elevation of the barn facing onto Furnace Wood Road showing the corrugated iron pent roof, and the half hip west return. The elevation comprises oak posts with brick infill panels. The threshing ventilation aperture is infilled with timber boarding.



Photograph 35 The south east corner of the barn. The hipped pentice roof, as covered with corrugated iron on the south pitch and clay plain tiles elsewhere.



Photograph 36. The interior of the barn looking west. The oak posts are seated on stone plinths. Trussed box frames separate each of the four main bays and the end pent roofed bays. The roof slopes down as a pent roof over an aisle to the south, and the aisle returns under the hipped pent roof at the west end of the barn.



Photograph 37. The barn interior looking east, with an oak framed partition separating off the easternmost pent-roofed bay.



Photograph 38. The barn interior looking south-west showing the south aisle with the low threshing aperture boarded up.



Photograph 39. The barn roof looking east.



Photograph 40. The crudely boarded up threshing aperture seen across the south aisle on the south elevation.



Photograph 41. Detail of the internal face of the south elevation to the barn.



Photograph 42. The interior of the single storey offshot to the north of the main barn, looking north. Note the central oak post separating the two entrance-ways.



Photograph 43. The north west internal corner of the barn offshot

PHOTOGRAPHS 200 SERIES RELEVANT TO THE PROPOSED ALTERATION TO THE GRAVELLED DRIVE AND FORMATION OF THE NEW HARD-STANDING



Photograph 277.
View approximately to the south west along the existing gravel drive with the lawn surrounding Gibbshaven Farm on the right followed by the long overgrown vegetable patch enclosed by a low hedge alongside the approach to the field gate.



Photograph 278.
View approximately to the north west looking across the gravelled drive towards the overgrown vegetable patch showing also the gate to the field at the end of the drive. To the left of the path is the lawn west of the barn showing the existing greenhouse to be demolished.



Photograph 279
View from the lawn to the west of the barn looking approximately north west across the gravel drive with the field gate at its extremity alongside the corner of the vegetable patch which is located north of the drive and separated from the field by a fence.



Photograph 280
View from the existing field gate at the end of the gravel drive looking approximately north-east along the fence between the field and the overgrown disused vegetable patch to its right with the corner of Gibbshaven Farmhouse beyond.



Photograph 281
View from the field looking approximately to the east showing the field gate at the end of the Gibbshaven Farm drive with the wire boundary fence to the redundant and overgrown vegetable patch to its left totally hidden by a substantial grow of weeds.



Photograph 282
View from the field looking approximately to the east showing the field gate at the end of the Gibbshaven Farm drive with the boundary fence to the redundant and overgrown vegetable patch to its left totally hidden by a substantial grow of weeds. The drive at Gibbshaven Farm is visible beyond the gate.



Photograph 285.
View of the simple modern greenhouse at the west end of the lawn located to the west of the barn and adjoining offshot. The standard greenhouse has no architectural or historic merit and its proposed demolition will not result in any harm whatsoever to the setting or significance of the nearby listed buildings.



Photograph 289
View approximately west along Furnace Farm Road past the relatively tall evergreen hedge on the boundary to Gibbshaven farm towards the length of modern rustic post and rail fence alongside the greenhouse where the proposed entrance to the drive and hard-standing for cars is proposed.



Photograph 290.
Photograph looking approximately east along Furnace Farm Road towards the gap in the hedge and where the boundary to Gibbshaven Farm is currently demarked by a timber post and rail fence partly located alongside the existing greenhouse in the vicinity of the new entry to the proposed gravelled hardstanding



Photograph 291.
View approximately north-east from Furnace Farm Road through the gap in the hedge where the Gibbshaven Farm boundary is demarked by a rustic style modern timber post and rail fence with the greenhouse visible beyond at the location of the new entrance gateway to the proposed new gravelled hardstanding.



Photograph 292
A closer view approximately north – east from Furnace Farm Road through the gap in the hedge where the Gibbshaven Farm boundary is demarked by a rustic style modern timber post and rail fence with the greenhouse visible beyond at the location of the proposed new entrance gateway to the proposed new gravelled hardstanding.



Photograph 294
A closer view approximately north – east from Furnace Farm Road through the gap in the hedge where the Gibbshaven Farm boundary is demarked by a rustic style modern timber post and rail fence with the greenhouse visible beyond at the location of the proposed new entrance gateway to the proposed new gravelled hardstanding.