



Schedule of Works - Addendum

Project	The Barn and Granary Gibbshaven Farm East Grinstead
Stage	Listed Building Consent
Date	05.06.26

**Further
Information** Granary

An Historic Buildings Report was produced in respect of the barn and granary in October 25 by Jeremy Clarke Research Services.

This report shows the granary in great detail and states clearly that it was in a 'very poor state' but had been 'rescued from collapse'. It goes on to say that 'failed timbers were replaced to stabilise this structure'

The Historic Buildings Report states:-

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

Further evidence showing that the granary was in a poor state and close to collapse is indicated in the attached photographs. These show the lean of the building to the south and that the front of the building is lower than the back. Missing tiles and a long period of neglect has resulted in a considerable amount of wet rot to the timber structure.

A bat survey and emergency permission was agreed by Natural England to remove tiles to reduce the weight before any stabilisation work could begin. The building was stabilised and the lean corrected with scaffolding and hydraulics, and covered again to protect from the weather as requested by the council

There appears to be no record of the council having visited the granary before it was stabilised. This being the case they have no measure of its previous state.



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East face of granary before removal of tiles and cladding, showing lean to the south and some of the failed timbers.



The photograph above shows the wet rot that is directly under the missing tiles that are apparent in the previous photograph. There are nine of these structural first floor beams missing, having been removed before the current ownership. Replacements have been ordered but cannot be installed until approval is gained from the planning authority.

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Conclusion

The aforementioned report confirms that certain elements of the structure had 'failed' and replaced with like for like, involving the minimum intervention. These works constituted emergency repair works that were necessary to ensure the stability (and survival) of the building.



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Further Information Barn, West Outshot

The Historic Buildings Report, that was produced in respect of the barn and granary in October 25, showed the west outshot to the barn to have been in a very poor state. It states that failed timbers had been replaced to stabilise the structure.

The Historic Buildings Report states:-

The west outshot was in a very poor condition in December 2024, and a lot of failed timbers have been replaced to stabilise this structure which was still being supported by scaffolding when recorded in September 2025.

The scaffolding to the west outshot had originally been put in place by the previous owners of the site. However, it was found that further deterioration had taken place to the structure that was beyond its capabilities. Further deterioration of the structure was taking place and therefore emergency repairs had to be instigated.

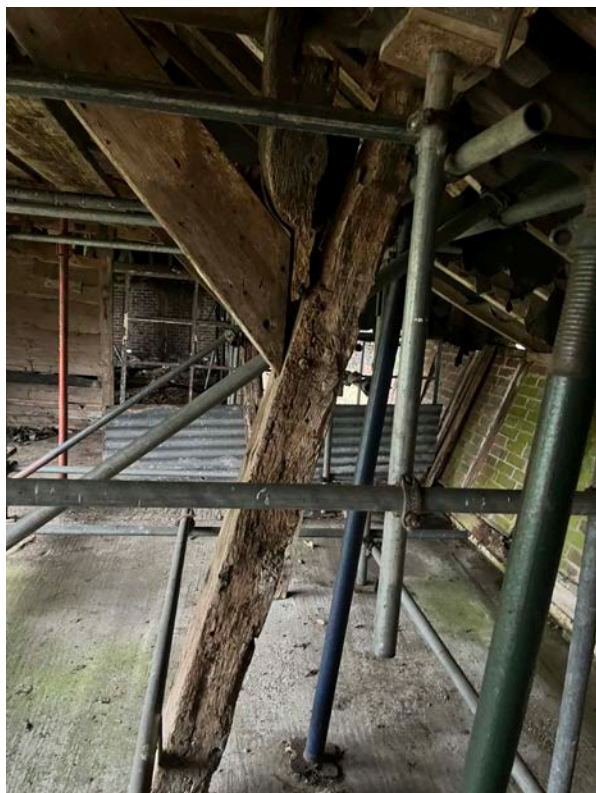
The Historic Buildings Report also states that,

The brick outshot is probably 1960's as it does not show on the 1957 mapping.

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The barn outshot showing the timber supports and brick panels leaning dangerously prior to stabilisation. This was the situation inherited by the current owners.

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The west elevation of the west outshot as inherited by the current owners. The inner purlin had collapsed due to rot caused by water ingress, allowing the rafters to drop and push over the external wall. This has now been carefully and painstakingly repaired by the current owner.

Conclusion

By relacing the failed timbers, the west outshot has been stabilised. This constitutes emergency repair work. Approval by the local planning authority is awaited before the works can be finalised.

All works carried out to the listed buildings under the current ownership have been emergency repairs to stabilise and secure the buildings, and to prevent further deterioration. To date, None of the conversion works approved under the current planning and listed buildings consents have been undertaken.

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Further Statement

No works have been carried out at the site since April 2025.

Reference

Historic Buildings Report

Jeremy Clarke Research Services
October 2025

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