

THE BARN & GRANARY

GIBBSHAVEN FARM
EAST GRINSTEAD

SCHEDULE OF WORKS



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Schedule of Works

Project	The Barn and Granary Gibbshaven Farm East Grinstead
Stage	Listed Building Consent
Date	20.10.25

Executive Summary

The barn and granary at Gibbshaven Farm have listed buildings consent for conversion to residential use under application number DM/20/2603. However, these buildings were in a state of partial collapse and urgent repairs were required to stabilise and make them weatherproof prior to conversion. Following a site visit by the LPA, they have instructed that work should stop, and that a report be provided to establish whether recent works carried out to stabilise and weatherproof the barn and granary were excessive and require further listed buildings consent.

It should be noted that the barn is listed Grade II Ref.1025567 but the granary is not individually listed nor mentioned within the official listing. It is however described as 'curtilage listed' within the MSDC delegated planning report dated 10.02.21.

The buildings have been stabilised and made weatherproof but no 'conversion works' have been undertaken. Some structural members were, out of necessity, replaced or made structurally secure but, due to the precarious state of these buildings and the complexity of the operation, it was neither feasible nor realistic to gain 'written approval' for every action as demanded by Condition No 7 attached to the existing listed buildings consent. This condition takes no account of the exigencies of this type of building construction nor the average stated LPA response time of 21 days.

Because an enforcement order has been applied preventing further work, the granary is still reliant on a temporary scaffold structure to maintain its integrity. Further structural works are urgently required to finally stabilise this building and to allow for removal of the scaffolding. Until these further works can be undertaken the structure remains at risk.



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Background The project consists of an ancient barn and granary which are to be converted for residential use. There is currently a listed buildings consent.

The existing barn is in reasonable condition. However the outshot section to the west extension of the barn was in a poor state and required stabilisation and roof repair. It is noted in the Historic Buildings Report – Gibbshaven Barn and Granary, that:-

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

'There are redundant mortices for studs beneath the wall plate F1-I1 indicating that this wall was closed beneath this plate, the sill beams are neatly joined at F1 with no intended extension of the original sill beam to the west of F1.'

'The 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 existing granary was in an extremely poor state and in imminent danger of collapse. It was leaning more than 0.6 metres from the vertical over a distance of approximately 3 metres, and works have been urgently undertaken to stabilise the building and save it for posterity. These works have carried out with great skill by the contractor, with input from the structural engineer. It is understood that the minimum necessary has been undertaken to realign the building and make it safe. It will require further structural work to ensure that the building does not return to its previous state.

However, it is the opinion of the local authority that, to date, an excessive amount of work has been undertaken on these buildings, which is therefore in contravention of the existing listed building consent. A report outlining the changes that have taken place has therefore been requested by the council in order for them to establish whether a new application for listed building consent is required.

This document therefore aims to establish the baseline condition of the buildings, prior to any works being undertaken, and to set against this a schedule that identifies the work that has been carried out to date to stabilise both buildings.

It should be noted that no actual 'conversion work' has been commenced and that the works so far undertaken were the minimum necessary for the stabilisation and repair of the buildings. Further works will be required to maintain this condition.



Barn Outshot

Baseline Condition

The outshot part of the barn was in a poor state. Parts of the roof structure had collapsed, due to the failure of the main purlin on the west side. This had allowed water ingress, leading to further deterioration of the roof structure generally including the intermediate posts supporting the purlin. It should be noted that the outshot is relatively modern and estimated to have been constructed in the 1960's.

The external infill brick wall panels had partially collapsed and were leaning outwards at approximately 15 degrees. They were being supported by shoring consisting of a scaffold frame which had been installed by previous owners. This partial collapse had been caused by the failure of the main purlin on the west side allowing the roof to spread and push over the western external wall.

The sole and wall plates to this wall were rotten but the timber uprights between the brick infill panels appeared to be in fair condition and reusable. Most of the rafters appeared to be in fair condition.

The posts which had been supporting the purlin were in poor condition and not suitable for re use.

All timber members would require examination once dismantled, to establish whether they could be reused.

This part of the barn was therefore in urgent need of attention to avoid further deterioration.

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- The existing scaffold was augmented by further scaffolding both internally and externally.
- The existing clay peg tiles were carefully removed and stacked on site for re use, Note that many of these tiles are delaminating and may not be suitable for reuse.
- All tile battens were removed due to extensive rot.
- All rafters on the west side were removed and numbered ready for reinstatement.
- The remains of original purlin were removed together with its intermediate supports and a new oak purlin was installed on the existing end bearings. The intermediate supports have been replaced by temporary acrow props pending replacement with new oak posts.
- The partially collapsed brick infill panels were carefully removed and the bricks set aside for reuse.
- The existing timber uprights that separated the brick panels were leaning due to the lateral load caused by the collapsed purlin. These were carefully removed and set aside for reuse.
- The existing rotten sole plate was removed and replaced with new oak sole plate with DPC on the existing brick plinth.
- The new sole plate was morticed to receive the tenons of existing timber uprights and the existing uprights were reinstalled.
- The existing rotten wall plate was removed and replaced with a new oak wall plate morticed to receive the top tenons of the existing uprights.



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- The existing rafters were replaced on to the new wall plate in their original positions. One new pair were installed where the existing ones were rotten and beyond reuse.
- Expanded metal lath was fixed to rafters externally to stabilise roof and provide an internal surface for future potential lime mortar render finish.
- Moisture resistant 12 mm thick OSB (oriented strand board) was fixed to rafters, using non ferrous screws, to provide structural bracing and a suitable substrate for battens and tiles.
- Temporary polythene weather proofing was installed on top of the OSB board.
- The brickwork infill panels were rebuilt using the existing bricks with lime mortar bedding joints.
- This building is now in a structurally safe and weatherproof condition.



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collapsed wall with roof removed



Scaffolding support frame prior to roof removal



New purlin supporting existing rafters and ready for existing outshot rafters to be installed



Rebuilt wall, with new sole, wall plates, and existing outshot rafters reinstalled



Granary

Baseline Condition

The granary was in a poor state and the structural engineer considered that an imminent collapse was likely. The whole structure had racked and was leaning to such an extent that it was in a state of progressive collapse and near to reaching a point of no return. A complex scaffolding frame work was introduced both internally and externally to the whole structure. This was to both support the structure, and prevent further progression of the collapse, whilst providing 'strong points' for jacking so as to enable a return of the structure to a position nearer to its original condition, thus stabilising it.

During the works to stabilise the building, many of the structural timber members were found not to be suitable for re use. There were also no proper footings to the external walls and the timber sole plates were rotten. Some of the wall uprights were rotten or had missing (rotted) tenons. The rafters appeared to be in a reasonable condition as were the first floor members. The external timber cladding was in a poor state with much of it missing. There were also some 'bodged' areas where previous owners had tried to install temporary restraints in order to prevent further racking of the structure. This included a large concrete flaunching around a central support post which was leaning precariously. There was a temporary timber diagonal strut from the top of this post to floor level at the front (south) face of the building.

All timber members would require examination once dismantled, to establish whether they could be reused.

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- A professional scaffolding company were engaged to design and install a scaffolding frame both internally and externally. This was to support the building and to provide a stable and substantial base for a return to its original state, whilst providing safe access for tradesmen.
- The existing tiles were carefully removed and stacked on the scaffold for re use. Note that many of these tiles are delaminating and may not be suitable for reuse.
- The whole structure was now suspended from the scaffolding frame allowing it to be straightened up and returned to a near vertical condition. This was accomplished using a combination of hydraulic jacking, differential chain pulleys and Acrow props. It cannot be overemphasised how complex this operation was, and it is a tribute to the skills and ability of those who accomplished this difficult task.
- Much of the timber cladding was missing and some of it came adrift during the straightening up operation. The remaining cladding was therefore also removed and stacked on site for possible reuse if suitable.
- The straightening operation also exposed some timber external wall members that were rotten and not suitable for reuse. These were removed and retained on site.
- There were two timber roof tie members that were rotten and not fit for reuse. New oak ties were installed and due to the lack of integrity in respect of the post into which they were morticed, had to have steel angle brackets fitted. The mortice which had become exposed and was partly rotten is to have a new oak section spliced onto it.



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- Whilst the building was suspended, the existing external wall plinth stones were moved aside to enable the 'earth' foundations to be replaced with concrete strip footings.
- The stone plinth was then reinstated and bedded on to the new concrete footings.
- A new oak sole plate was installed to replace the existing rotten example and this was bedded on to the stone plinth with a new DPC. The sole plate was then morticed to take the tenons of the existing vertical frame members.
- It was necessary to replace some of the original vertical timber members because they were rotten and not suitable for re use. Other members had lost their tenons due to rot and it was therefore not possible to locate them securely into the mortices within the new sole plate. For this reason it was necessary to add steel angle brackets in order to locate and secure them to the sole plate.
- There is a substantial centre support post at the front (south) face of the building which is rotten at the base. It is awaiting a new foundation pad and replacement of the post.
- There is a substantial central post within the building which has had a large concrete flaunching added to its base in the past. This is probably because the base of the post was rotten and the post was starting to lean southwards towards the front of the building. This was an attempt to stop it from doing so, and thus to try to restrict the associated lateral movement of the building. There was also a temporary diagonal brace installed from the head of this central post to the concrete slab at the front (south) face of the building. This was to try to arrest the progressive collapse.
- After the building had been realigned, all the roof timbers were readjusted and refixed, and no replacements were necessary.
- Realigning the frame necessitated replacing many of the damaged or rotten trennels (oak dowels) with new ones in order to tighten the timber joints. Where the trennel holes were worn or rotten, and it was therefore not possible to use the trennels to 'draw' the joints together, a resin adhesive was introduced. (note that in this form of construction, the trennel holes are offset so that when the dowels are hammered in the joint is tightened. This is not possible when the holes are worn or rotten).
- Expanded metal lath was fixed to rafters externally to stabilise roof structure and provide a suitable internal surface for future potential lime mortar render finish.
- Moisture resistant 12 mm thick OSB (oriented strand board) was fixed to rafters using non ferrous screws. This was to provide structural bracing and a suitable substrate for battens and tiles.
- Temporary polythene weather proofing was installed on top of the OSB board.
- The building is currently supported by the scaffolding awaiting the reinstatement/replacement of the final support posts within and to the front (south) face of the building. Further bracing in the form of a OSB board diaphragm to the external walls may also be required.
- The scaffold is due to be wrapped shortly to keep out the weather.



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Granary west elevation showing racking



Existing wall member fixed to new sole Plate. (No tenon remaining)



New concrete footings to support existing stone plinth



New oak wall members morticed into new sole plate. (Original members too rotten to replace), on reinstated stone plinth.

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Central post with existing concrete
flaunching and strut. (Note lean)



New oak roof truss members housed
into existing damaged mortice. (New
face to be spliced in)



Future Works

Barn Outshot

The structural works to the barn outshot are not complete. The new purlin is currently supported on Acrow props because the original timber supports had rotted away and collapsed.

New oak support posts will be installed on suitable footings.

The roof will be re tiled using existing clay tiles, with additional matching tiles where necessary.

Granary

Currently the Granary is partially supported by the scaffolding and further works will be required to enable the scaffolding to be removed. This will be necessary to prevent the building from racking again and will involve work to some of the existing members and joints and also the addition of some modern materials. If this is not carried out, the building is likely to return to a situation of progressive collapse.

The reasons for the racking are the rotting of many of the structural members and lack of diagonal bracing. Therefore these future works are likely to include the replacement of the rotten post at the ground floor front of the building with a more substantial oak post with a proper foundation. Also remedial work to the existing central post and the addition of a proper foundation to its base. A new face will be spliced into the existing upper main vertical support member where the mortice has been damaged.

The application of OSB panels fixed externally to the outer walls may also be necessary (subject to confirmation by the structural engineer) to prevent future racking of the granary structure. This would act as a structural diaphragm and provide diagonal bracing. It would also provide a suitable substrate for the weatherboarding and allow for the introduction of a water resistant breather membrane behind the weatherboarding which would prevent windblown water ingress, with resulting potential degradation of the internal timber structure.





Conclusion

The conditions attached to the consent under MSDC DM/20/2603 refer to 'conversion work' in the main, yet no conversion work has been undertaken. The exception is condition No 7 wherein it states that :-

No structural timbers will be cut, removed or altered without the prior written approval of the Local Planning Authority. Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

The Historic England website under the heading '**Looking After Listed Buildings**' states :-

'Listing does not prevent all changes or freeze a building in time; it simply means that listed building consent must be applied for in order to make any changes to that building which might affect its character as a building of special interest. Listing status covers the entire building, so works requiring consent might include replacing windows and internal alterations.....'

No changes or alterations have been made to the barn or granary and their character has not been 'affected', they have simply been repaired, stabilised, and made safe and weatherproof in order to preserve them.

Reference should also be made to the Building Assessment by Vail Williams dated 18 March 2020 which formed part of the listed buildings application. It is clear from this report that far from carrying out excessive works, those which have been carried out do not include some of the actions identified as necessary within this report.

The report states:-

"Remedying the racking will require relatively significant repair works to the building's frame. This may require additional sympathetically designed and careful detailed modern bracing to 'stiffen up' the frame."

As yet, modern bracing has not been applied apart from the steel angle brackets.

"As with the Barn offshoot it was always going to be necessary to lower the existing floor level in the Granary."

Lowering of the floors has not been undertaken.

All of the works have been carried out within the context of 'repairs' and there have been no structural alterations or additions apart from the steel angle brackets associated with the roof ties and the vertical wall timbers to the granary. These would have been unnecessary had the contractors not sought to retain as much of the original framing as possible in order to comply with the LBC. If the relevant planning authority had been prepared to adopt a pragmatic approach within the consent and allow for some additional new timbers to be installed, then they would have been morticed into the wall plate and the modern steel brackets would have been unnecessary.



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It is clearly not practical or realistic to get 'written consent' for every 'nip and tuck' especially when struggling with a building which is in a dangerous condition and likely to collapse. In any case should be noted that more 'modern' bracing may be required in order to ensure that the granary does not start to become unstable again because currently it is reliant for support upon a temporary scaffold structure.

All the associated reports that formed part of (and subsequent to) the Listed Buildings application concur that works are necessary to enable the conservation of these buildings and this is broadly what has been carried out to date. The reports also agree that buildings of this type have been constantly altered and modified many times over the years for countless different reasons.

'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.' - David Lewis Associates

These buildings are no exception and the historical changes that have occurred to the barn and the granary over time have been clearly identified including the most recent, which is the barn outshot which has been carefully rebuilt in spite of being of being constructed as recently as the 1960's.

The associated reports are also unanimous in suggesting the best way to ensure the long term retention of such buildings.

'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.' - David Lewis Associates

It clear that, in stabilising these buildings, there has not been an excessive amount of work carried out, there have been no 'conversion works' and there is no effect on their character, indeed, the absolute minimum has been done to prevent their further deterioration.

Currently the restriction by the LPA on carrying out further work is putting the granary at risk. It is therefore fervently hoped that, going forward, the professional parties associated with this project will be able to work together with pragmatism and common sense, and in an atmosphere of mutual cooperation, in order to ensure the long term viability and future of these valuable buildings.



Addendum

Note

The LPA has instructed that the granary scaffold be 'wrapped' in order to weatherproof the structure.

It should be noted that this action is likely to result in far greater wind loads on the building and its supporting structure than is currently the case. Therefore it should be appreciated that, should the structure be subject to gale or storm conditions, damage or collapse could occur as a result of this action. Input from the structural engineer should be sought before undertaking this action.

Materials

Reclaimed clay roof tiles
New matching clay roof tiles
OSB board 12 mm
Exmet (expanded metal lath)
Softwood battens
Breather membrane
Reclaimed bricks
Lime mortar
Concrete (foundations only)
Reclaimed stone (plinth)
DPC (damp proof course)
Oak (replacement sole plates, wall plates, studs, structural members and posts)
Non-ferrous screws and bolts
MS angles
Temporary polythene

Statutory Bodies

Building Control

It should be noted that the concrete foundation works have been approved by approved inspectors :-

Total Building Control
Unit 1w, Waterside House,
Brighton
BN41 1UY

Bat Survey

A bat survey was undertaken and their method statement adhered to.

Wild Earth Ecology
Stockbridge
SO20 6B



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References

Building Assessment – Gibbshaven Barn and Granary

Vail Williams – 18 March 2020

Historic Buildings Report – Gibbshaven Barn and Granary

Jeremey Clarke Research Services - 7 October 2025

Gibbshaven Farm, Felbridge

Heritage Statement

David Lewis Associates - 31 August 2013

Gibbshaven Granary and Barn, Felbridge

Heritage Addendum Note

Cotswold Archaeology – July 2020

Gibbshaven Granary and Barn, Felbridge

Listed Buildings Consent for conversion to residential use

DM/20/2603

Mid Sussex District Council – 10 February 21

Geoffrey Darling BA(hons), MSc, Dip LD, ALI, FRSA.

20.10.25

