

**A HERITAGE IMPACT STATEMENT FOR BARROW HILL
FARMHOUSE, BARROW HILL, HENFIELD, WEST SUSSEX, BN5
9DN.**

Report number: ASL 358B-25



Barrow Hill Farmhouse rear elevation

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SUMMARY

This Heritage Impact Statement, comprising a Desk-Based Assessment and walk over survey, has been prepared by Archaeology Services Lewes (ASL) for Barrow Hill Farmhouse, Barrow Hill, Henfield, West Sussex, BN5 9DN. The Site forms a detached domestic residence which was sub-divided from the wider historic Farmstead setting some years previously, although it still retains its character, the Farmstead can no longer be viewed as a cohesive, agricultural setting as the Farmyard has been sub-divided by various tall fenced boundaries so the open nature of the Farmstead has disappeared.

The assessment of the significance of the Site confirms that the highest significance lies in the form, structure and appearance of the main building belonging to Periods A2; B and C in equal measures. Less significance can be placed on the Periods D-E with little or no values attached to the Period F alterations and additions.

The main thrust of the proposed development consists of a replacement, two-storey extension which has been designed to the rear of the building where 19th century and modern attachments already exist. The wider setting here is not easily visible from public viewpoints, excepting perhaps where modern properties look over the Site from the first floor windows, although views across to these could not be easily seen. The proposals avoid any interruption of the simple character or treatment of the principal elevation of the building and will be tucked away to the rear of the house, digging down where necessary to achieve this. Therefore, the proposals will not draw the eye. Consequently it is not considered that the proposals would cause significant harm to the wider historic setting.

As there will be little impact to the wider setting of the heritage asset when viewed as a whole, when tested against the structured approach in the National Planning Policy Framework, it is found to represent less than substantial harm to the wider historic setting.

Alterations to the historic building will be limited and the overall form of the structure will not be greatly compromised, but some further recording may be useful, if new and unseen areas of the building are opened up during development.

If permission is granted, it is recommended that an archaeological watching brief is carried out on any below ground interventions, such as service runs and the reduction of any ground levels such as footings required for the new extension. As the proposed extension is located within the missing Period A1 part of the original structure, earlier foundations for this missing structure may be encountered during excavations.

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1.0 INTRODUCTION

- 1.1 Archaeology Services Lewes (ASL) has been commissioned by the Agents, Gould Baxter on behalf of Mr and Mrs Hayward (the owners) for Barrow Hill Farmhouse, Barrow Hill, Henfield, West Sussex, BN5 9DN (Figs 1 and 2; herein referred to as the Site). The Site forms a detached domestic residence which was sub-divided from the wider agricultural setting some years previously. The historic Barn and Granary have since been sold to different owners and have been converted to residential units. It should be noted that this report forms the basis of an impartial analysis of significance and the contribution of setting. The level of proposed impact to any heritage assets is considered to be modest.



Fig. 1. Site Location; ©Gould Baxter 8/9/25, project number: GH728 drawing number: drawing number: D.PL.20. (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2025). OS licence No.: 100055392.

- 1.2 Listed Building Consent and a full building application will be submitted for the proposals to Horsham District Council. A separate Archaeological Interpretive Survey (AIS)¹ has been prepared by ASL to support the application which should be read in conjunction with this report.
- 1.3 This report follows Historic England guidance, *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, 2019. In

¹ Fisher, L. (2025). AN ARCHAEOLOGICAL INTERPRETIVE STUDY FOR BARROW HILL FARMHOUSE, BARROW HILL, HENFIELD, WEST SUSSEX, BN5 9DN. Archaeology Services Lewes project no: 358-25, unpublished grey literature report.

addition, the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Desk- Based Assessments* (CIfA 2014; updated 2017) as well as the East Sussex County Council (ESCC) 'Sussex Archaeological Standards 2019' have been adhered to.

- 1.4 The Site is located on Barrow Hill, which is situated to the south of the village of Henfield, which gently descends down towards the Site and lies at an approximate height of 20m above Ordnance Datum, centred on TQ21658 15335. The hill on which it descends was called Barrow Hill in the late 18th century and probably earlier.

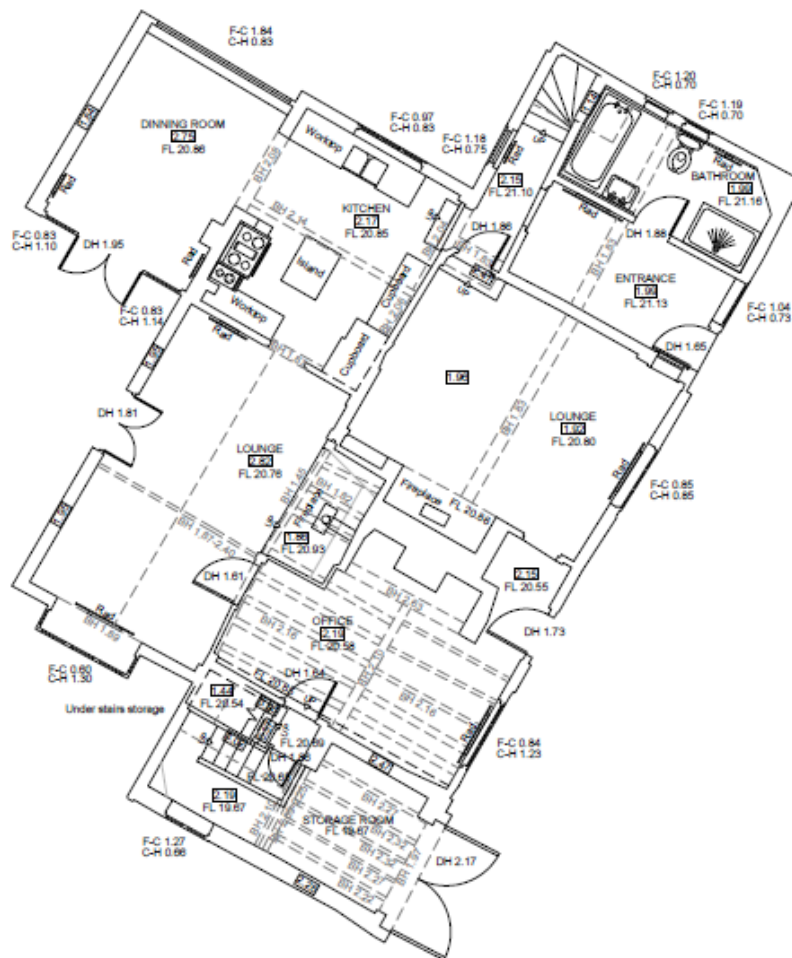


Fig. 2. Existing Site plan ©Gould Baxter drawing number S24885.

- 1.5 The building is a Grade II Listed property, detailed by Historic England on 15th March 1955 (List entry Number 1027437) as follows:

“ C17 or earlier timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Hipped tiled roof. Casement windows. Two storeys. Three windows. Later L-wing behind.”

However, the AIS found evidence for a medieval hall house, with attached medieval kitchen, dating to the mid-late 15th century.

- 1.6 The objective of this report is to provide an assessment of the likely impact of the proposals on the historic fabric of the building, should permission be granted by the Local Planning Authority (LPA). In noting this, the significance of the historic fabric, both individually and as a group, can be assessed. Additionally, the significance will be weighed against the benefits of the proposals, with recommendations given.
- 1.7 It should be noted that this survey is non-intrusive and that the report is an appraisal, rather than a definitive statement. Therefore, any comments on the standing building have been informed by the accompanying AIS and that further research, particularly that undertaken during building works, is likely to refine and extend the understanding of the buildings and could modify the dates and phasing suggested.

2.0 STATEMENT OF SIGNIFICANCE

- 2.1 Historic England (formerly English Heritage) provides guidance on establishing the significance of heritage assets and on defining the settings of Listed Buildings. These are the Good Practice Advice Notes in Planning Note 2 (GPAN2) – *Managing Significance in Decision-Taking* and *Good Practice Advice Notes in Planning Note 3* (GPAN3) - The Setting of Heritage Assets.

GPAN2 stresses that understanding the significance is important to achieve conservation of the asset. This is further explored in *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. An understanding of the extent of the significance will lead to an understanding of how adaptable the building is. The level of significance helps to determine how policies should be applied.

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or streetscape. At least four sets of values can be ascribed to a place:

- Evidential value: the potential of a place to yield evidence about past human activity;
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value and the ways in which people draw sensory stimulation from a place. These are interests in construction, craftsmanship and decoration of buildings and structures of all types and overall, the general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved;
- Communal value and the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Heritage assets provide a material record of our nation's history and meaning for communities and can symbolise wider values such as faith and cultural identity.

The Site is complex, with at least six distinct phases of alterations and adjustments (See Figs 3 and 4) which have taken place over a period of approximately 600 years or so. In this case, the highest significance lies in the historic character, appearance and fabric of the Period A2 structure, which is focussed on the survival of the mid-late 15th century medieval hall and attached kitchen. It is visually cohesive, built with timber-framing with the majority of the three bays surviving in good condition throughout. It started off life as a traditional farm house, and has since been significantly altered but this adds to the significance of its survival. It sits in the historic core of the farmstead, detached but related in form and function to other historic buildings, some since demolished and high levels of values can be ascribed, covering all four values in equal measures as discussed above, so it is afforded the highest protection.

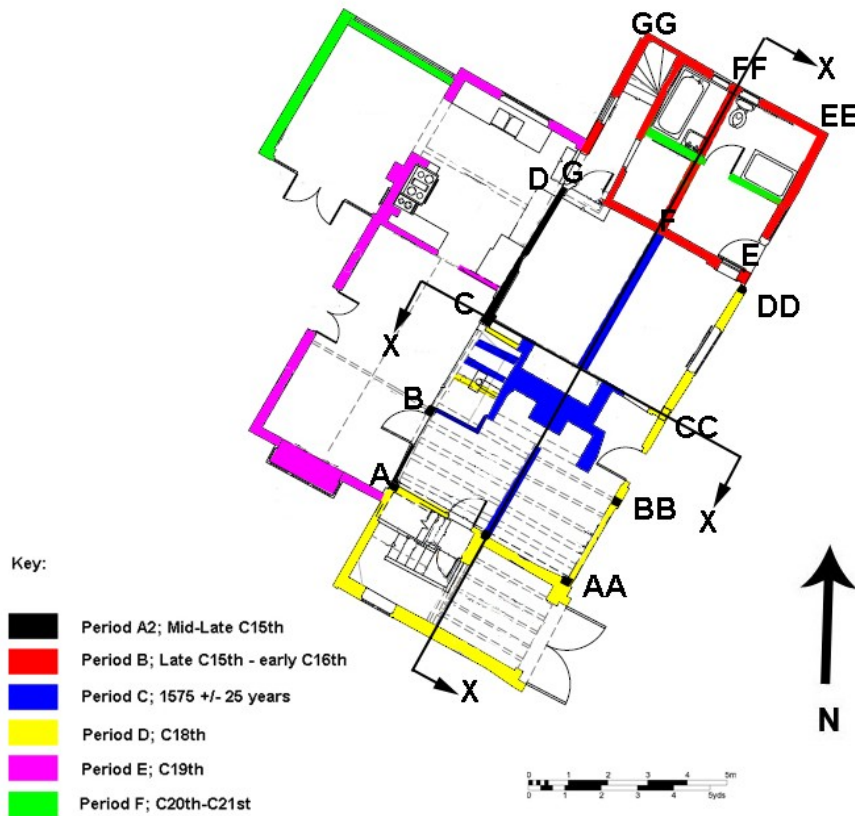


Fig. 3. Phased ground floor plan of the Site, adapted from ©Gould Baxter drawing number S24885.

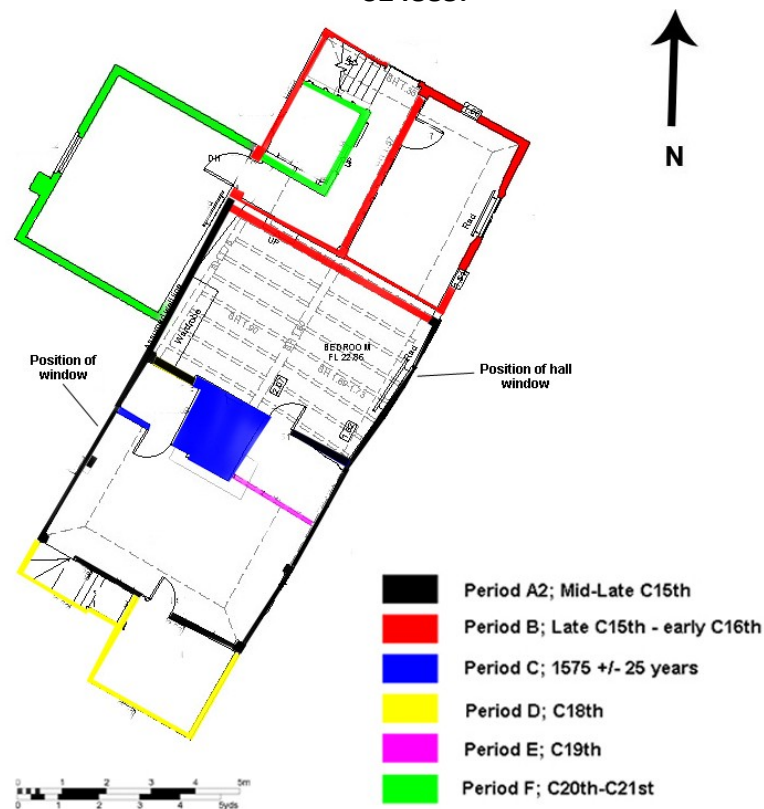


Fig. 3. Phased ground floor plan of the Site, adapted from ©Gould Baxter drawing number S24885.

During the late 15th century to early 16th century the building was subjected to significant changes, when a two bay cross wing replaced an earlier structure. Although also timber-framed, this structure is less cohesive and is built from re-used materials, possibly from the donor building but they could also have come from a different building. As a consequence, it is of much lower craftsmanship and could be considered as having more modest significance, although it is an important and historic part of the buildings evolution with all four values attached at a high level, so may be afforded a more modest higher protection than the preceding phase.

Less significance can be placed on the later phases, although the insertion of a Tudor chimney stack in Period C, can be regarded as having high significance with all materials and associated values afforded to grant higher levels of protection. However, from this point in time onwards, a much more modest significance can be applied, to the Period D (18th century) and Period E (19th century) additions, which were undertaken with lower quality materials and craftsmanship. Although they will still hold evidential and communal values, the historic and aesthetic values are somewhat debased in comparison to the earlier phases. No historic significance can be placed on the modern Period F alterations to the building.

The assessment of the significance of the Site confirms that the highest significance lies in the form, structure and appearance of the main building belonging to Periods A2; B and C in equal measures. Less significance can be placed on the Periods D-E with little or no values attached to the Period F alterations and additions.

3.0 SETTINGS EXERCISE

Historic England guide GPAN3 provides a structured approach to defining and assessing the setting of an historic asset. This discusses the importance of the character of an area, the context and views. Whilst the setting itself is not a heritage asset, it may have some significance in its own right. Setting is not fixed and is not restricted to lands within the same ownership of the applicants. Any change will affect how the setting of a heritage asset is experienced, be that from the public or private domain

The 15th century Listed Building and its setting form a small but historic grouping, but one that has been sub-divided and altered significantly, with the agricultural character somewhat debased. In addition, there are modern fenced boundaries which have altered the once open nature of the original farmyard and within close proximity are modern dwellings. It is therefore not a pristine historic environment; modern dwellings encroach into the northern fringes of the group, interrupting historic settings, views and curtilage. Therefore it is important to preserve the surviving historic viewpoints.

The main thrust of the proposed development consists of a replacement, two-storey extension which has been designed to the rear of the building where 19th century and modern attachments already exist. The wider setting here is not easily visible from public viewpoints, excepting perhaps where modern properties look over the Site from the first floor windows, although views across to these could not be easily seen. The proposals avoid any interruption of the simple character or treatment of the principal elevation of the building and will be tucked away to the rear of the house, digging down where necessary to achieve this. Therefore, the proposals will not draw the eye. Other alterations are limited to the replacement or creation of fenestration which will not impact the important, principal elevation to the east, where no changes are planned. All other proposals will take place internally so will not impact the wider setting. Consequently it is not considered that the proposals would cause significant harm to the wider historic setting.

As there will be little impact to the wider setting of the heritage asset when viewed as a whole, when tested against the structured approach in the National Planning Policy Framework, it is found to represent less than substantial harm to the wider historic setting.

- Replace Period F garden room with two-storey cantilevered rear attachment (Figs 5 and 6) with red brick ground floor level and tile hanging (to replicate existing tile on Period E extension) to west side, with two small windows, a corner glazed unit to the south-west corner and roof-light above. The north gabled elevation will have a projecting zinc profile to the edges and will be clad with charred vertical timber boards. A wide, full width glazed panel will sit at eye level height. The south elevation will also have a projecting zinc profile to the edges and will be partly clad with charred vertical shade boards with sliding glazed doors leading to a small balcony with glass balustrade at first floor level. The ground floor level will be glazed window and door panels. The designs are of a high quality and are considered to be an enhancement to the overall aesthetics to the rear of the building, without impacting physically on the significant historic fabric. No part of this proposal will impact on the Period A2, B or C fabric so it is supported from this perspective. There is a clear juncture with the old period E extension and the retention of the catslide roof, which is an important distinction to preserve. At present, there are at least three different likely phases to the rear attachments so the new design seeks to pull this together aesthetically. However, the retention of the tile hanging retains the legibility without jarring and the tiles will be replicated in the new extension which makes a positive and direct reference to this earlier phase. However, it is considered there will be some impact to the wider historic setting, when viewed from the north-west boundary of the garden to the rear. As the extension is on a larger footprint than the existing, modern garden room, the new design extends further north, effectively masking some views of the Period B west elevation. A small courtyard will remain in place here and the juncture between the two structures will be eminently legible so the size and footprint of the proposed extension will need careful consideration and discussion with the CO. The increased height of the proposed extension is likely to be acceptable as the views of the Period A2 west elevation are already masked by the existing attachment.

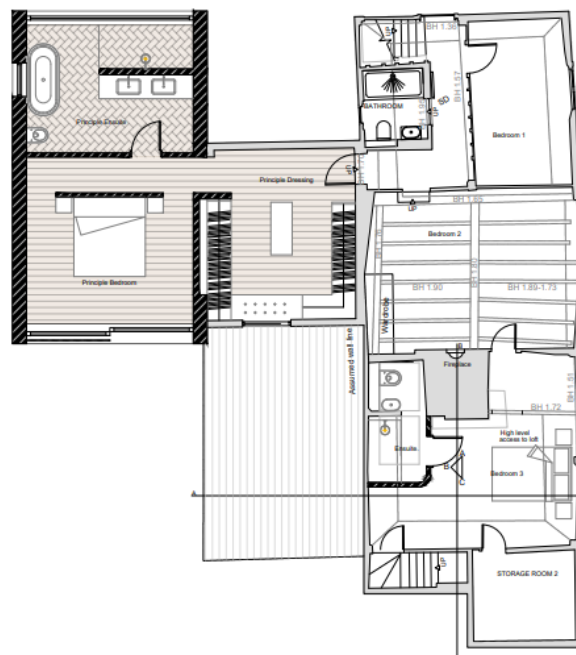


Fig. 6. Proposed first floor plan ©Gould Baxter 8/9/25, project number: GH728 drawing number: drawing number: D.PL.20.

- Insertion of new double-glazed single windows at first floor level and new roof-light in-between the existing rafters in both the south and north sides of the Period E 19th century (or possibly early 20th century) two-storey rear attachment (Figs 7 and 8). There are currently no windows in these elevations, which are tile hung. It was initially proposed to have both first floor windows and roof-lights on both north and south sides. This two storey extension is likely to be a later addition to the 19th century outshot, and therefore of lower significance, but two sets of windows on both sides was considered a moderate impact to the aesthetics of the tile hanging at first floor level. Therefore it was initially recommended that only one first floor window was inserted to maximize light, with a compromise reached for the north side. This recommendation was taken onboard so only one window is now proposed for the first floor on the south side only, so this is supported.

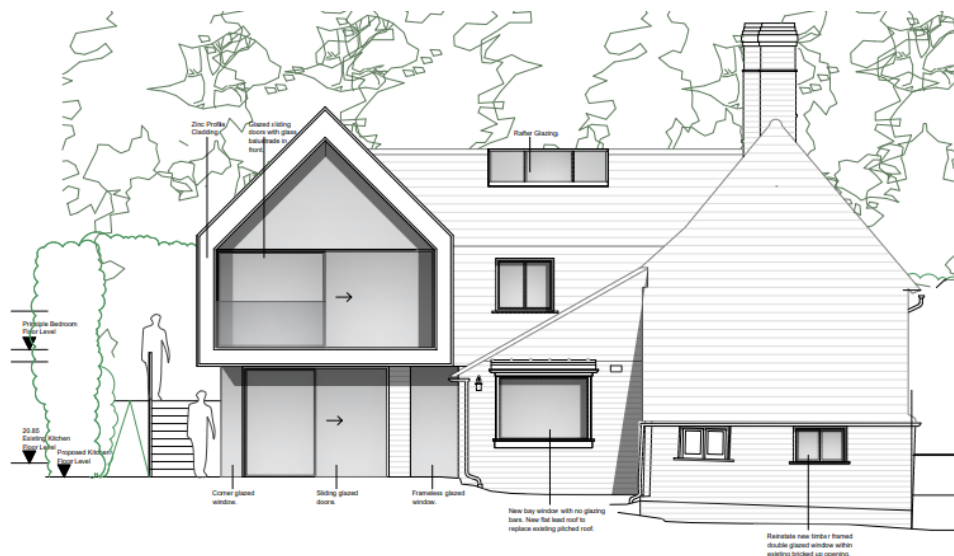


Fig. 7. Proposed south facing elevation ©Gould Baxter 8/9/25, project number: GH728 drawing number: drawing number: D.PL.20.

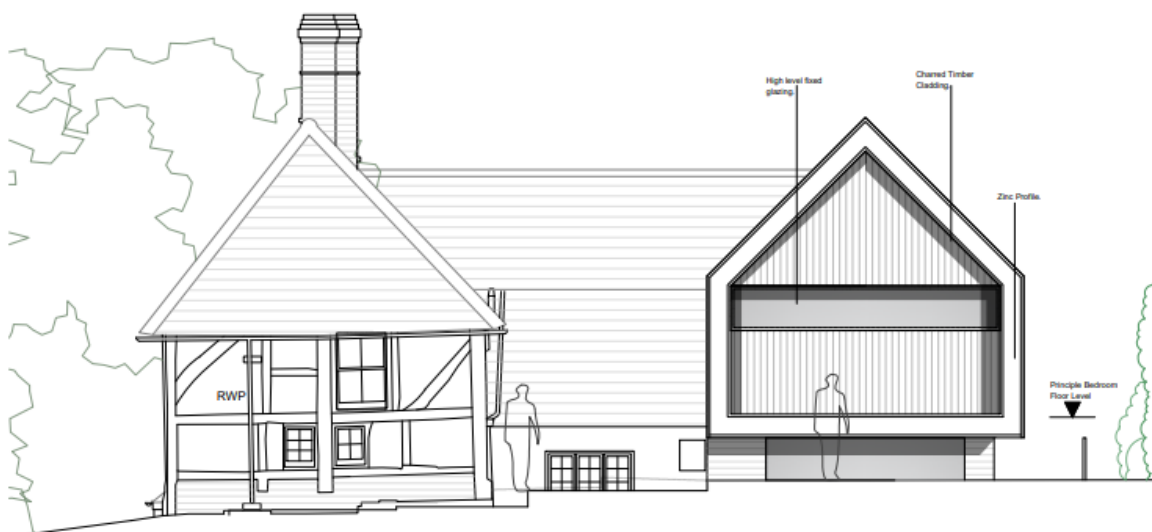


Fig. 8. Proposed north facing elevation ©Gould Baxter 8/9/25, project number: GH728 drawing number: D.PL.20.

- Replacement of modern bay window in the south elevation of the Period E, single-storey 19th century outshot, with double-glazed unit without glazing bars and new flat-ledged roof. There are no concerns from a heritage perspective here as this is a modern feature so an updated modern replacement will maintain legibility.
- Re-instate blocked window in the south wall of the Period D, 18th century outshot, with a double-glazed unit. It would seem to be an appropriate adjustment to make although it might be preferable to match the existing modern window in this wall to maintain both legibility and aesthetics. It is important to discuss the design of all the windows to be fitted with the CO.
- Replace French doors in Period E 19th century western outshot wall, with double-glazed doors without glazing bars (Fig. 9). There are no concerns from a heritage perspective here as they are modern doors so an updated modern replacement will maintain legibility and understanding of this aperture, which is also likely to be a modern opening.

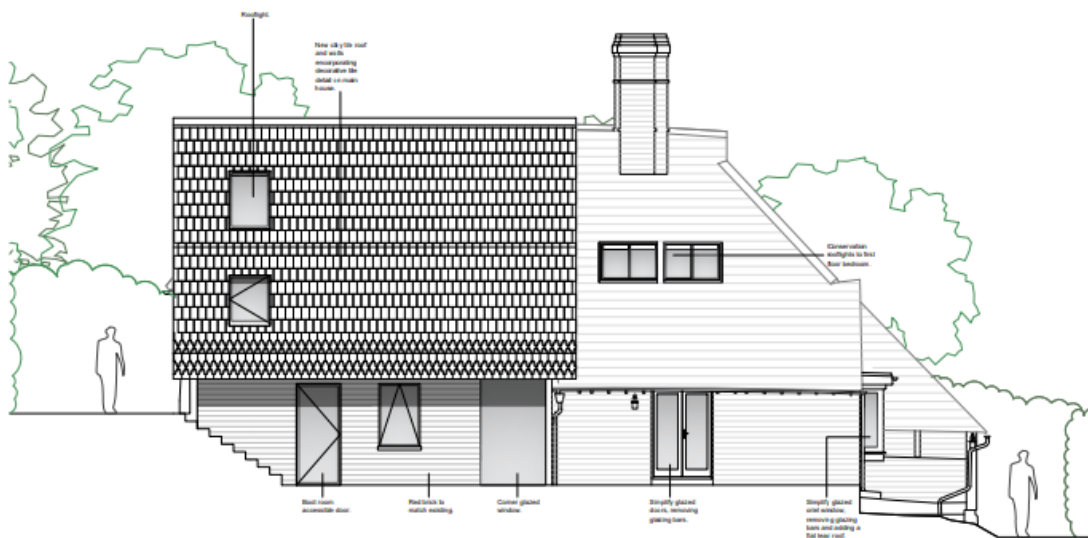


Fig. 9. Proposed west facing elevation ©Gould Baxter 8/9/25, project number: GH728 drawing number: D.PL.20.

- Conservation roof-light inserted into first floor bedroom ceiling in Period A2 Bay 1 (Fig. 9). This may be acceptable, given the low levels of light in this room currently. It is important to consider inserting narrow windows in-between the rafters (which are original from Period A2 although re-used from an earlier phase). Alternatively, a wider roof-light which fixes to the top of the rafters without the need for cutting them may be acceptable but this will need to be agreed with the CO in advance. The rafters are boarded in-between with plaster-board so there are no concerns regarding removing this material and it is unlikely that there are Period E laths lining the skielings although if permitted, it would be useful to make a record of what lies under the plaster-board in case they are present.
- Re-configure first floor cupboard space in Period A2 Bay 1 bedroom, by opening up space to allow an en-suite bathroom to the immediate west side of the stack. Insertion of new glass, curved wall and door panel giving access to en-suite. It is considered that there is space to accommodate an en-suite within this cupboard by

extending out into the room slightly. The design allows the retention of the short section of Period C wall which currently closes the space. Internally there is surviving lath and plaster ceiling which would be a positive opportunity to preserve and extend across the whole space. However it is acknowledged that this is in a poor condition so it might be necessary to remove and re-instate with riven laths and an appropriate lime plaster specification as agreed with the CO after seeking consultation from a conservation accredited builder. The curved wall/doorway will avoid impacting the original Post B in this location but some thought should be given to the treatment of the timber-framed walls here. There is an original Period A2 window in this corner (evidence only by existing pegs) so if this could remain legible it would be of benefit. There are also some nice, Period C floorboards within the cupboard which may extend out into the bedroom. Some thought also needs to be given as to whether these will be cleaned and exposed or protected and if so, how, as well as consideration for the best way to insert the service pipes etc in this space. It is likely these will need to go through the floor to drains etc so it is important to first clarify if the original floorboards extend across the cupboard floor or if they are simply patchwork remnants. Once this has been assessed, the most effective route needs to be planned in order to avoid cutting through historic fabric. Details for the fixing of the curved wall to the front of the stack would also be of benefit.

In summary; as the existing building does hold great significance and is of a great age, holding important and considerable historical value as seen above, it is of utmost importance to preserve the integrity, fabric and setting of the building. The benefits of the proposals is an improvement to the rear aesthetics of the historic building, with the introduction of a high quality, architect designed extension. This clearly does not impact the setting significantly, but respects the oldest parts of the building whilst preserving the principal facade entirely.

In addition, as the proposed development does not involve the complete loss of any historical features of high significance, the benefits of the proposals may be considered to outweigh the less than substantial impact to the wider setting.

5.0 RECOMMENDATIONS

- 5.1 As noted in section 1.8 above, it necessary to bear in mind that desk based appraisals do not provide a *definitive* statement and that the report on the standing building should not be regarded as a detailed archaeological record This is based entirely on this non-intrusive report utilizing the observations made during the walk over survey as well as available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques, such as a watching brief with further recording of any historic fabric that might be exposed through such activities.
- 5.2 Historic England advise in HEAN 12; *avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF and to look for opportunities to better reveal or enhance significance* . These two stages are addressed by the assessment of impact assessment above. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible. It is considered through this process of assessment, in particular regard to the significant, historic fabric, that there will be minimal impact. The most significant proposal (replacement rear extension) will not impact any significant historic fabric, excepting less significant 19th century additions.
- 5.3 The work to the historic building will be limited and the overall form of the structure will not be greatly compromised, but some further recording is considered useful, if new and unseen areas of the building are opened up during development. It is suggested that a condition could be placed on any permission granted, in order to request follow up recording, which could be a series of annotated photographs taken to add as an addendum to the existing AIS report.
- 5.4 If permission is granted, it is recommended that an archaeological watching brief is carried out on any below ground interventions, such as service runs and the reduction of any ground levels such as footings required for the new extension. As the proposed extension is located within the missing Period A1 part of the original structure, earlier foundations for this missing structure may be encountered during excavations.
- 5.5 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Archaeological Advisors and the Conservation officers for Horsham County Council.

6.0 ACKNOWLEDGEMENTS

- 6.1 The author wishes to thank the owners, Mr and Mrs Hayward for commissioning ASL to undertake the fieldwork and for their help and guidance during the site visit.
- 6.2 Thanks are also due to the Agents, Gould Baxter for commissioning ASL on behalf of the client and for providing drawings and additional information.

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September 2025

Revision A

