Heritage statement

Juppsland Farm, Adversane, West Sussex



A Heritage impact statement on behalf of;

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Adversane,
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West Sussex
RH4 9JG

Date submitted: 18 June 2020
Existing planning reference: DC/14/1505 and DC/17/1437

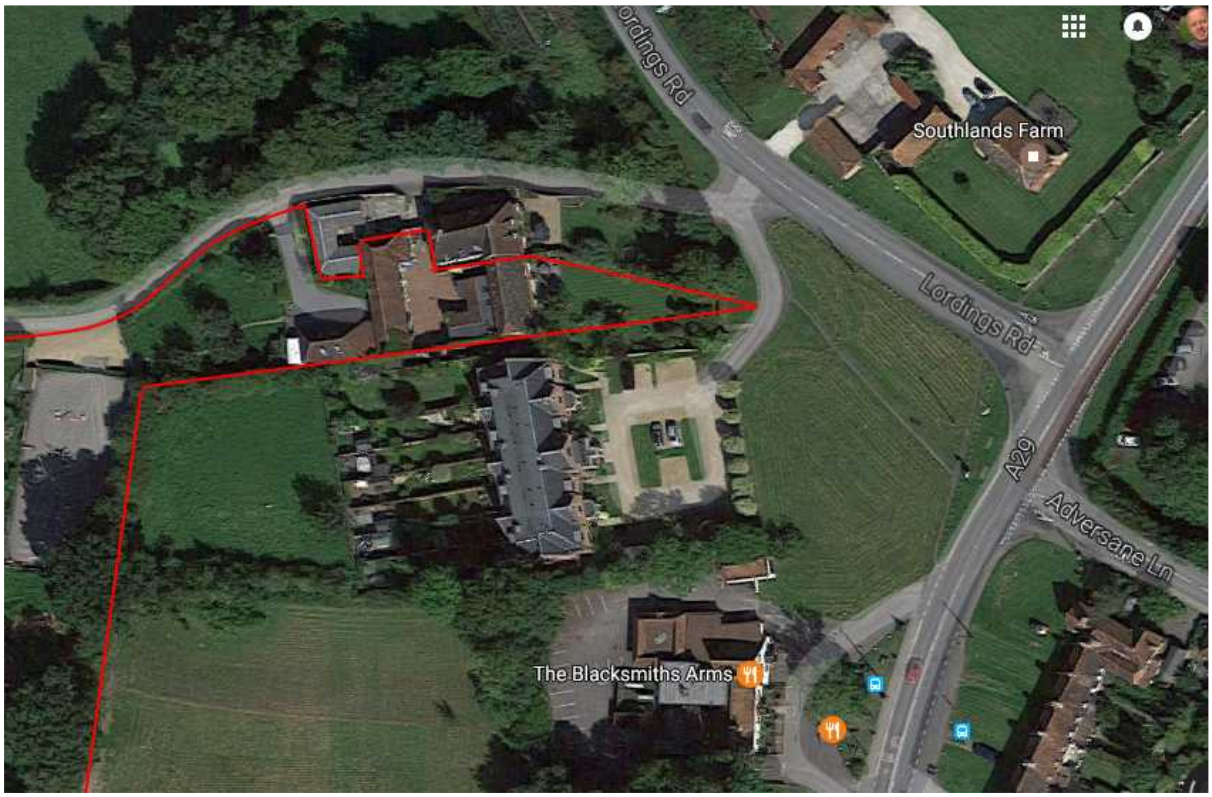
1. Introduction

This report has been prepared as an addendum document seeking a change request to the initial planning consent given in 2014 ref DC/14/1505 and amendment approval DC/17/1437. While consent was given for a change to the windows of the original barn for the windows to be made of a more natural hardwood such as Oak and double-glazed, it was found that when we came to have the Wain entrance fabricated that the door opening was to the outer doors, not the middle doors. This meant that they conflicted with the existing door opening provided by the current 'French windows'.

2. The existing property

2.1. Location

Juppsland Farm is a grade II listed building which is situated in the North West sector of the Hamlet of Adversane. The property abuts Juppsland house to the North.



2.2. Listing

Statutory List: The property is Grade II listed and the statutory description reads as follows:

IoE number: 299143
Location: JUPPSLAND FARMHOUSE, STANE STREET, BILLINGSHURST, HORSHAM, WEST SUSSEX.
Date Listed: 28th November 1980
Date of last amendment: 28th January 1982
Grade: II

In the entry for BILLINGSHURST STANE STREET Adversane Juppsland Farmhouse the address shall be amended to read STANE STREET Adversane Juppsland Farmhouse BILLINGSHURST STANE STREET **1.** 5404 Adversane Juppsland Farmhouse TQ 02 14/413 II **2.** Restored, C17 or earlier timber framed building with red brick infilling, first floor tile-hung. Half hipped roof of Horsham slabs, top section replaced with tiles. Casement windows. Two storeys. Three windows. Ground floor wing of 3 windows in stone with slate roof North-West

2.3. Description of the Barn

The barn was originally a Horsham stone roof, which at a later date was modified to be half-hipped with Horsham Stone and tiles, the current owners have subsequently renovated the East elevation to be fully Horsham stone as per original C17 building. During the initial renovation, circa 1960's, an existing gable end (Hip) that abuts Juppsland house was concealed under the existing Stone tiles.



Fig2. Showing Juppsland Farm with original hip ended roof structure, 1st floor windows and wain entrance.

The existing bricks look to be late C20, and therefore there is reason to believe that they were part of the barn conversion in the 1960's. The brick work infill surrounds Bolten and Paul windows of late C20, painted white soft wood with all bar frames. The original wain entrance was also in-filled with red brick work.



Fig 3. View of existing East elevation showing cottage type windows and brick filled wain entrance.

2.4. Conclusion

The proposal is a refinement on the current planning approvals DC/14/1505 and DC/17/1437. The change is primarily to correct the architectural plan where the drainpipe was not shown in the correct position as well as correcting the door opening proposed. In addition, the plan seeks to reduce the soil pipe down to a level just below the hung tiles and sealing with an Air Admittance valve. We therefore propose that the amendments be accepted as a correction and that the reduction in the soil pipe will dramatically improve the architectural appearance of the property.

3. Proposal

3.1. Wain entrance

East Elevation Architectural plan submitted as part of the DC/17/1437 approval.

Proposed Refinement – Errors in the plans included Gutter pipe location, the absence of the vertical soil pipe and incorrect representation of the Wain entrance door opening. The proposal is to correct the accuracy of the proposed architectural plans and adjust for the following:

- Door opening showing two middle doors opening outward.
- Soil pipe reduced to just below the tile wall hanging and capped with an Air Admittance valve to fit the 110mm piping.

3.2. Design solution

The above changes will improve the image of the building by reducing the interrupted elevation caused by the soil pipe. The window openings will be consistent with the current door openings. The natural Oak windows will improve the aesthetics of the building with a more traditional and natural look. The painting of the Wain entrance will ensure the focus is not on the glazing but on the aperture effect that it will create, in line with the original photographs supplied above.

4. Heritage impact assessment

4.1. Para.128 of section 12

Conserving and enhancing the historic environment of The National Planning Policy Framework.

Significance: refer to para. 2.2
Setting: refer to para. 2.1
Detail: refer to section 3.0

4.2. Summary

During the Barn's life span owners and occupiers have made minor alterations resulting in the current properties appearance as a house/cottage. The refinement on the agreed planning permission DC/14/1505 and DC/17/1437, will take the property back to a more sympathetic appearance, resulting in a closer alliance with the appearance of c17 Barn, yet providing the required living requirements of a family home.