MITCHINSON MACKEN

Heritage Statement
On Structural Assessment
Of Historic Farm Buildings.



Wellens Farm
Steyning Road
Ashurst

Dated 23rd January 2025
Our Ref 25015 R01

1.0 Client's Name

Geoff Moseley Consultancy Ltd

2.0 Scope of Instructions

We have been instructed to prepare a survey report on the existing condition of the historic farm outbuildings.

3.0 Address of Property

Wellens Farm
Steyning Road
Ashurst
West Sussex

4.0 Structural Engineer

Andrew Mitchinson

5.0 Company Details

Mitchinson Macken Ltd
Unit 1, 100 North Road
Brighton
East Sussex BN1 1YE
Tel. 01273 609742
Email: Info@mitchinsonmacken.co.uk

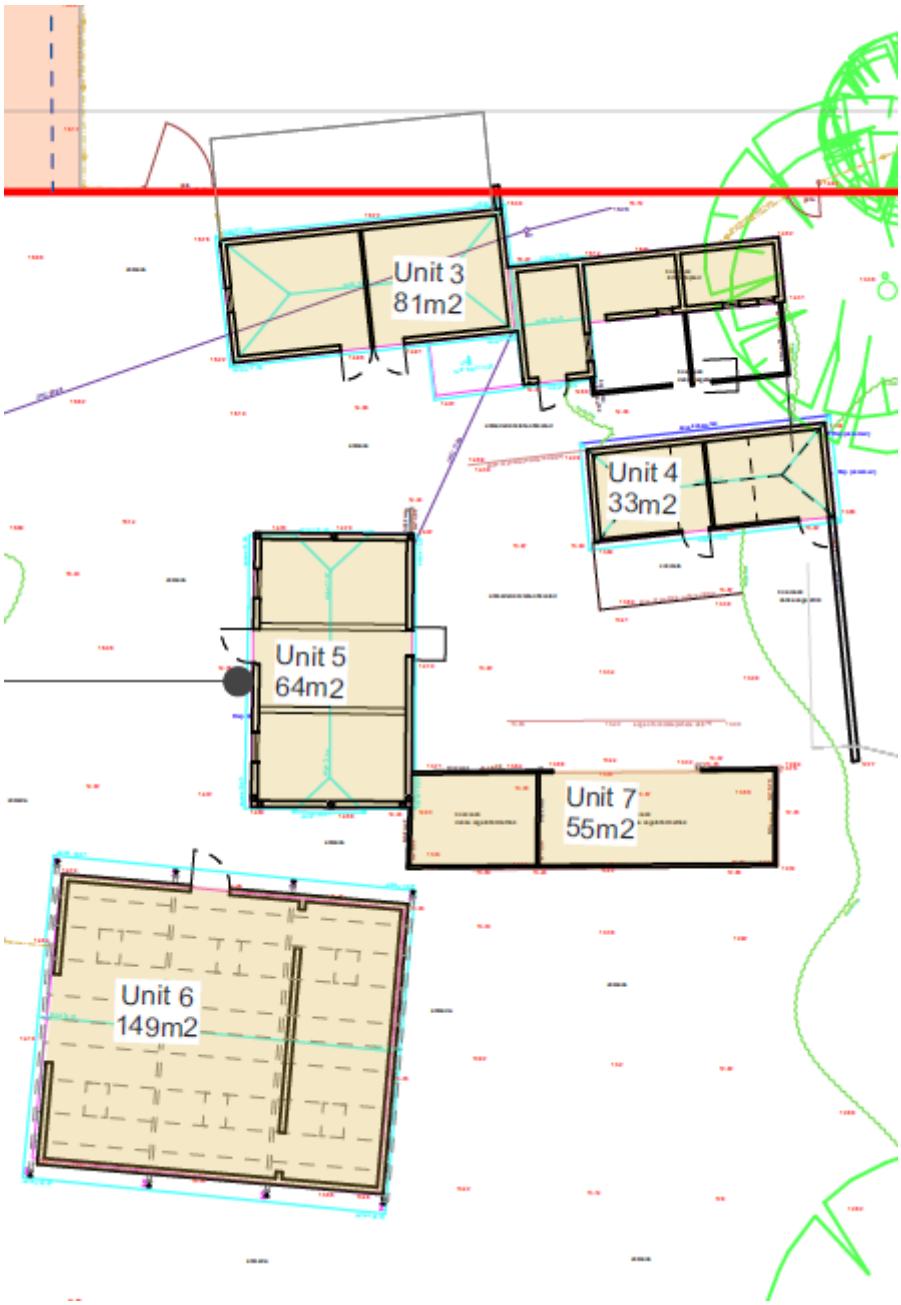
6.0 Introduction

The heritage statement supporting the 2014 application (DC/14/1030) is a comprehensive assessment of the surviving historic building and supports the conclusion that the principal barn should be considered a non-designated heritage asset. The documentary evidence suggests this is a surviving outfarm. These historic agricultural buildings are the most susceptible to being lost due to their particular characteristics.

Historic England draw attention to outfarms and field barns as a once common feature of the Low Weald landscape with few surviving into the present.

The current application does not make a case that the historic buildings are not capable of repair and reuse. And I suggest we ask for evidence this is the case before permitting demolition.

7.0 Report on Farm Outbuildings.



Please find supporting photographs attached and report on units 3,4 and 5 :-

Unit 3







Unit 3 is constructed out of 215mm wide solid brick masonry with a stretcher bond and brick corner quoining's. Unit 3 comprises of two separate structures that are staggered. The structure to the West was in a relatively good Structural condition showing no signs of movement and the double hip ended roof supported off timber purlins. The timber roof structure will require treatment, and some rafters will need to be replaced like for like due to timber rot.

The structure has no damp proof course, is not insulated and will most likely require localised underpinning to allow for a new slab, insulation and level floor threshold.

The staggered unit 3 to the East was found to be in a poorer condition, it was heavily overgrown with vegetation, the walls were found to be bowing, and the roof has spread, the rafters were in a poor condition. In our opinion this unit should be demolished. In doing so the remaining unit 3 to the West can be fully restored, underpinned (If required) on all sides and will be much more suitable to a stand along structure with no leaning dilapidated structure alongside it.

Unit 4









Unit 4 was found to be in a poor state of repair, the structure was a mixture of block work masonry with some brick panels. The walls have settled most likely due to inadequate foundations and extensive vegetation encroachment.

The walls show signs of bowing and roof spread with the timber wall palter hovering above the walls with clear daylight under.

The historic roof was found to be beyond repair with a large section completely rotten and has fallen through.

All in all in our opinion this structure should be demolished.

Unit 5













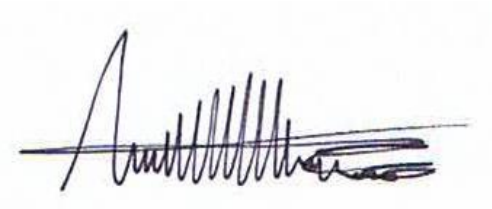
The large barn was found to be in a poor state of repair. The main flank walls were found to be 215mm wide solid brick masonry. These are later additions as no doubt the original building was fully timber frames. The flank walls show signs of roof spread and are bowing. The lintels over the heads of the openings are not plumb and the foundations were found to be a nominal depth requiring underpinning for any future use.

The two gables remain timber framed and are rotten due to exposure to the elements.

Close inspection to the roof itself was not permissible, However using binoculars; rot was evident along with insect infestation to the main trusses.

Seeing as the building is not original and has been largely replaced with brick masonry supporting a roof that requires major structural works to support a finished roof; in our opinion this structure would not be viable to be made habitable and would be a safer long term option to demolish before it falls in on itself.

Please contact Mitchinson Macken Ltd if there are any additional queries.



Mr A J Mitchinson BEng (Hons), CEng, MISructE 23/01/25