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ARCHITECTURE

DESIGN & ACCESS STATEMENT

Renovation and Conversion of Redundant Agricultural Barns

Tanners Farm

Lordings Road · Adversane · Billingshurst
West Sussex · RH14 9JE

Doc No: 704-601

Rev: (A)- 11.02.2026

Status: Planning Application Issue



Landscape View looking East

1. Introduction

This Design and Access statement has been provided in support of the planning application for the Renovation and Conversion of Redundant Agricultural Barns for residential use ancillary to the adjacent Farmhouse, on the site of Tanners Farm, Lordings Road, Adversane, Billingshurst, West Sussex, RH14 9JE. It sets out the design and access principles in support of the application and identifies the development in detail and context with its setting within the surrounding landscape.

This document should be read in conjunction with the various drawings and documents submitted as part of this planning application.

41-42 Southgate Place, Chichester, West Sussex, PO19 1ET

T: 01243 859510 E: office@pullenarchitecture.co.uk W: www.pullenarchitecture.co.uk

Pullen Architecture Limited

A company incorporated in England and Wales under registration number 8734337.

Registered office: City Gates, 2-4 Southgate, Chichester, West Sussex, PO19 8DJ

2. Site Assessment & Surrounding Context



Ariel View of the site (Google)

Tanners Farm is a mid-17th Century Grade-II listed former farmstead which has evolved several times during the 18th and 19th Century and set within some ten acres of farmland and wooded copse. The timber framed farmhouse with traditional materials in the Sussex vernacular, includes exposed timber detailing, and brick/colour-washed/brick/infill panels and set below a series of simple pitched clay tile roofs. To the west of the farmhouse, and subject of this D&A Statement, lie a series of period timber frame outbuildings, including a former threshing barn, several cart barns and animal sheds.

The working farmstead has since been disbanded, with several of the original outbuildings having either been removed or now redundant and have fallen into disrepair, and in need of attention, albeit there is evidence to suggest that the timber frame of the threshing barn has been restored fairly recently along with re-roofing.

The site occupies a secluded rural setting along the western edge of Lordings Road, to the north-west of Adversane, a large hamlet in the civil Parish of Billingshurst in the Horsham District of West Sussex. Located 1.5 miles south of Billingshurst. Adversane consists of a cluster of houses and farmsteads emanating out from its centre and crossroads on the A29 road, a Roman road named Stane Street.

The site is bounded by mature trees and planting mainly to the south of the farmhouse and east of the barns, while to the north, is a swimming pool and mature planting with a natural pond beyond supporting an abundance of wildlife.

The site is within a designated Rural Area and lies outside both the South Downs National Park and Conservation Area, while also located outside the defined Settlement Policy boundary.

The Property is within The Environment Agency Flood Zone-1 and therefore considered not to be affected by sources of flooding.

The farmstead is approached via a private single-track lane directly off the B2133 Lordings Road, leading eastwards and bounded on both sides firstly by a wooded copse and then open farmland and paddocks.

At the head of the lane lies Tanners Farm, with Tanners Cottages to the south, comprising another 17th Century Grade II property and now under separate ownership with its own domestic curtilage.

The cluster of redundant farm buildings that enclose the former farmyard, and the subject of this Planning Application, lie immediately to the west of the farmhouse and comprise the following.

Barn-1 (Former Threshing Barn)



Barn-1 Mid-17th Century threshing barn which we believe was altered in the C19. This included the addition of cat-slide bay to its southern eastern end, and later the abutting adjacent stable wing to the north. There is further evidence to suggest the timber structure has recently been carefully restored along with re-roofing, and a concrete floor.

Barn-2 (Former Animal Sheds and Cart Barn)



Barn-2 This 19th Century form comprises a single storey timber frame structure built against the south, east and west brick/stone walls enclosing the former farmyard. The Front (north) façade is mainly timber with two open central bays. We believe this L-shaped building evolved with the farmstead when livestock was introduced. This building is in particularly poor condition, structurally unsafe and requires urgent structural attention to prevent collapse, while the clay pantiles have started slipping from the roof.

Barn-3 (Stables)



Barn-3 Mid-19th Century single storey stable range comprises part timber frame and built against the northern brick/stone wall enclosing the former farmyard, while abutting the northeastern corner of the former threshing barn and appears to have been subject to various additions and alterations over time.

Barn-4 (Former Cart Barn)



Barn-4 Single storey part timber frame/brick structure we believe to be a former open cart barn, with evidence of two open bays facing southwards, albeit currently boarded up. This barn has been subject to recent remedial repairs along with a new roof, albeit using incongruous slates to the pitched roof.

3. Landscape Character

Type P:- Low Weald.

The *Low Weald* comprises a gently undulating lowland vale landscape found on the dense Weald clays located in the north of the South Downs. This landscape type forms only a small part of the area known as the Low Weald that extends north and east well beyond the boundary of the South Downs.

There is no evidence to suggest any trees within the site are subject to Tree Preservation orders. Consequently, an arboricultural survey or assessment is not required to accompany this planning application. Furthermore, no trees will be affected by these proposals.

4. Heritage Status

The site and its constituent buildings are subject of statutory heritage constraints.

The site lies outside the Horsham Policy Settlement Area, Conservation Area, and South Downs National Park. However, we shall be mindful of the local Neighbourhood Plan and historical status of the site when considering the design approach for the sympathetic renovation and alterations of these redundant Grade -II listed buildings.

The Farmhouse was Listed on 28th November 1980 with ref. Listing 1027125 and described as; C17 or earlier timber-framed building with the timbering exposed and red brick infilling in east wall, but re-fronted with red brick on ground floor and tile- hanging above. Half-hipped tiled roof. Casement window. Two storeys. Three windows.

We are mindful that the various redundant barns and outbuildings within the site curtilage are not individually referred to or listed, but it is considered the farmstead assemblage at Tanners Farm is of sufficient interest to be considered a non-designated heritage asset, in the context of the NPPF, although not all elements of the group contribute to its significance to the same degree. Consequently, our proposals shall respect and retain the form of the host buildings, with any alterations being sensitively conceived as a subservient to the host form.

The principles set out in Historic England's 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse' are useful for considering conversion to residential use. The 'best practice' approach will be to retain the single-volume character of each barn/building and sympathetically utilising the internal plan and principal structures for uses that require sub-division, while being mindful to preserve the remaining historic structure. Generally, any conversion shall leave principal timbers exposed internally, with insulation fitted between or behind, depending upon the structure. Furthermore, natural light should principally be provided through glazing in existing openings, with new openings kept to a minimum (with limited numbers of rooflights being preferable to new openings in the elevations).

Barn-1 (Former Threshing Barn)

This former threshing barn is the dominant form within this cluster of farmyard buildings which frame the former courtyard, while the double height barn doors located centrally along both the east and west facades provides access between the former farmyard and farmhouse to the east.

This is believed to be a mid-17th Century threshing barn which was altered in the C19. This included the addition of cat-slide bay to its southern eastern end, and later the abutting adjacent stable wing to the north. There is further evidence to suggest that more recently the timber structure has been carefully restored along with re-roofing, and a contemporary concrete floor.

The building retains its original opposing cart openings, although the eastern cart opening has subsequently been replaced with a much lower opening, not suitable for threshing use. In combination with the connected ranges west, this suggests that the farmstead saw a later livestock use, which is not an uncommon scenario for threshing barns post mechanisation.

There is no intention to alter the current form of this barn, apart from preserving the current structure.

Barn-2 (Animal Sheds and Cart Barn)

This 19th Century form comprises a single storey timber frame structure built against the south, east and west brick/stone walls enclosing the former farmyard. The front (north) façade is mainly timber with two open central bays. We believe this L-shaped building evolved with the farmstead when livestock was introduced. This building is in particularly poor condition, structurally unsafe and requires urgent attention to prevent collapse. Furthermore, the clay pantiles have started slipping from the roof.

Barn-3 (Stables)

This is mid-19th Century single storey stable range, comprises part timber frame structure and built against the northern brick/stone wall enclosing the former farmyard, while abutting the northeastern corner of the former threshing barn has been subject to various additions and alterations over time.

Barn-4 (Former Cart Barn)

A single storey part timber frame/brick structure we believe to be a former open cart barn, with evidence of two open bays facing southwards, albeit currently boarded up. This barn has been subject to remedial repairs recently, along with a new, albeit incongruous slates to the gable ended pitched roof.

5. Relevant Planning History

Albeit there are no planning records available for these redundant barns within the public domain, there is evidence that the Farmhouse has been extended and remodelled over time. Furthermore, the Threshing Barn-(1) has been restored and re-roofed in the past, as have the former stables (3) and cart-barn-(4).

- **Ref. DC/25/0420**
Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent).
Status: - Permitted – 10.07.2025
- **Ref. DC/25/0421 – LBC**
Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent).
Status: - Permitted – 10.07.2025
- **Ref. BL/116/89**
Creation of swimming pool and erection of changing room, and equipment shed.
Status: - Permitted – 08.11.1989
- **Ref. BL/82/74**
Creation of Music Room.
Status: - Decided
- **Ref. BL/48/51**
Proposed Garage off vehicular access.
Status: - Decided

6. Relevant Planning Policy & Context

Applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan for this area is the Horsham District Planning Framework (2015): along with and any relevant minerals and waste plans.

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015)

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Other Plans considered: -

Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031:

Policy BILL 2 – Housing Design and Character

Historic England – Planning Guidance

Principles set out in Historic England's 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse' (2017) shall be considered when contemplating conversion to residential use.

Conservation

It is considered that the proposed renovation and alterations of these redundant barns and outbuildings will not harm the special interest of the listed building. The opportunity to understand and appreciate the special interest of the historic farmhouse will not be diminished following the work.

Archaeology

The site is within an Archaeological Notification Area, but the proposals are either within an area that has been previously disturbed or do not involve substantial new ground disturbance.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Consequently, it's considered that the siting and layout of the current outbuildings, along with the proposed alterations, resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

7. Planning Assessment

Character & Appearance

Policy 28 of the Horsham District Planning Framework-2015 (HDPF) relates to house extensions and outbuildings in the countryside, stating that they should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be considered.

Policies 32 & 33 seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings,

landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy BILL 2 advises that development should be of high quality that respects the character and rural feel of the parish. It should reflect the local scale and vernacular of the area and use materials that are in keeping to the character of the area.

The proposed works comprise the renovation and remodelling of the fore mentioned redundant and decaying barns and outbuilding to both preserve their existence and create a series of individual spaces ancillary to the adjacent farmhouse, while also improving the relationship with the former farmstead.

Furthermore, and albeit not individually listed, there is no intention to remove or demolish any of these historic buildings.

The existing extension to be rebuilt is of no historical merit and there attracts no objection in principle to its replacement. The proposed extension would create an improved relationship with the historic dwelling, with a preferable building line and roof geometry.

Consequently, we believe these proposals would present no harm to the special interest of the listed building, the significance of which would be preserved.

8. Ecology Considerations

Ecological Impact Assessment

The application is accompanied by an Ecological Impact Assessment (Imprint Ecology, February 2026) which sets out the likely impacts of designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

Imprint Ecology was commissioned to undertake an Ecological Impact Assessment at Tanners Farm. The proposed scheme is for the restoration and conversion of a series of redundant agricultural barn outbuildings. The work is predominantly focused on the existing building footprints with access provided over gravel hardstanding and paving.

The Assessment also includes details of mitigation, including the provision of bat boxes, which is considered acceptable and which would be secured through condition.

The nature of the development does not raise any implications in respect of habitat or flightlines, and no additional external lighting is indicated on the submitted plans. It is not therefore considered that there wouldn't be any Adverse Effect on habitat or protected sites.

Conclusion: - The ecological surveys and impact assessment at Tanners Farm Barns advises the site supports seven bat roosts, of which three will be destroyed during works. To proceed lawfully the work will need to be covered under an EPSML from Natural England. Suitable mitigation measures, including bat access tiles, bat boxes, appropriate work timing, and bat-safe roofing membranes, have been proposed. Other protected species, including badgers, GCN, reptiles, hedgehogs, and nesting birds, may be at risk of harm during work. Precautionary Working Method Statements (PWMS) will be followed to avoid and minimise any risks. No hedgerows or other ecologically important habitats are proposed to be lost to the scheme which is predominantly set within the existing footprints of the barns.

By following the proposed mitigation, compensation, and enhancement measures, there will be no significant residual ecological effects.

Biodiversity Net Gain

In accordance with Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

9. Proposal



Our scheme seeks approval for the sympathetic renovation and remodelling of the forementioned redundant and decaying timber frame barns and outbuilding to both preserve their existence and create a series of individual spaces ancillary to the adjacent farmhouse.

As part of our design approach, we have been mindful to observe the principles and guidance set out in Historic England's 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse' (2017) when contemplating conversion to residential use.

The central yard, albeit grassed over in recent years, shall remain legible as such, while there is a benefit in reinstating a hard surface adjacent to the west facing barn doors to Barn-1, while careful consideration has been given to renovating and reinstating existing farmyard boundary treatments, along with appropriate gates and indigenous hedges and planting.

The development will be of high quality that respects its rural setting and proximity to the adjacent listed farmhouse, while reflecting the local scale and vernacular and use materials that are in keeping to the character of the area.

Consequently, we believe these proposals present no harm to the special interest of the listed building, the significance of which would be preserved, and consequently considered compliant with local plan and national planning policies.

A key feature of Tanners Farm is its wonderful uninterrupted views over the surrounding paddocks and open farmland beyond. Our scheme will continue to harness these views, while ensuring the restored buildings continue to sit comfortably within this rural lowland landscape.

As part of the process, we have suggested a sensitive palette of external materials and finishes which complement the design and renovation of these former agricultural buildings while embracing evolving architectural language of the site, albeit allowed to naturally weather, creating a harmonious

and natural appearance, with the neutral tone changing in hue and density with the changing weather and lighting conditions.

Sustainability, Technologies & Materials

The applicant's intention to ensure that, where possible, the proposals are built applying sustainable principles and exceed current thermal insulation requirements, while embracing passive solar gain and energy efficient led design approach, i.e., high performance insulation materials to reduce energy demand in winter and overheating in the summer.

The proposals will include where possible the following measures.

- Locally sourced materials to avoid use of energy associated with importing/transportation.
- Selection of natural materials that do not incur high energy and manufacturing costs.
- Low energy services
- Water efficient appliances/fitting.
- Detailed thermal analysis.

10. Flood Risk Assessment

The site lies within The Environment Agency Flood Zone-1 and therefore considered not to be affected by sources of flooding. Furthermore, the applicant is not aware of any previous flooding affecting the site.

11. Use

The current Tanners Farm is a private dwelling and former farmstead set within a large plot, while the cluster of redundant barns and outbuildings lie immediately to the west of the farmhouse.

The barns, and subject of this planning application are believed to fall within the current domestic curtilage of the site, while their use will be for domestic purposes ancillary to the main farmhouse.

12. Amount

Our proposal is to renovation and remodelling of the forementioned redundant and decaying timber frame barns and outbuilding with the same footprint.

The below figures represent the gross internal floor areas (GIA) for both the existing & proposed buildings.

- **Existing Barns & Outbuildings**

Barn-1	- 65.84m ²
Barn-2	- 61.93m ²
Barn-3	- 49.18m ²
Barn-4	- 19.37m ²
Total	- 196.32m²

- **Proposed Barns & Outbuildings**

Barn-1	- 65.84m ²
Barn-2	- 61.93m ²
Barn-3	- 49.18m ²
Barn-4	- 19.37m ²
Total	- 196.32m²

- The above figures represent a zero-increase floor area over the current buildings.

13. Scale

We have adopted a sensitive design approach for this scheme, while working within the confines of the existing structures. Consequently, there is no increase in size or scale for these refurbished buildings.

14. Layout

The layout and topography of the site, along with reference to the existing timber frame buildings provide constraints that have influenced the design approach adopted for these proposals.



Ariel View of the site (Google)

The site is approached via a private single-track lane directly off Lordings Road, leading eastwards and bounded on both sides firstly by a wooded copse and then open farmland and paddocks.

At the head of the lane lies Tanners Farm, with Tanners Cottages to the south, comprising another 17th Century Grade II property and now under separate ownership with its own domestic curtilage.

The cluster of redundant farm buildings that enclose the former farmyard, and the subject of this Planning Application, lie immediately to the west of the farmhouse and comprise the following.

These proposals will not alter or effect the current site layout or access arrangements.

15. Appearance

The layout and topography of the site, along with reference to the existing buildings provide constraints that have influenced the design approach adopted for these refurbished buildings.

Tanners Farm, comprising some ten acres of farmland & wooded copse, is a mid-17th Century Grade-II listed farmhouse and former farmstead which evolved several times during the 18th & 19th Century.

Paragraph 193 of the NPPF (2018) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 194 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and

distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

The timber framed farmhouse with traditional materials in the Sussex vernacular, includes exposed timber detailing, and brick/colour-washed/brick/infill panels and set below a series of simple pitched clay tile roofs. To the west of the farmhouse, and subject of this D&A Statement, lie a cluster of period timber frame outbuildings, including a former threshing barn, several cart barns and animal sheds.

The working farmstead has since been disbanded, with several of the original outbuildings having either been removed or now redundant and have fallen into disrepair, and in need of attention, albeit there is evidence to suggest that the timber frame of the threshing barn was restored fairly recently along with re-roofing.

Barn-1 (Former Threshing Barn)

A large mid-17th Century threshing barn which we believe was altered in the C19. This included the addition of cat-slide bay to its southern eastern end, and later the abutting adjacent stable wing to the north. There is further evidence to suggest the timber structure, and black stained horizontal boarding has recently been refurbished in recent years, along with some new roof timbers dressed in clay tiles.

Barn-2 (Former Animal Sheds and Cart Barn)

This 19th Century form comprises a single storey timber frame structure built against the south, east and west brick/stone walls enclosing the former farmyard. The Front (north) façade is mainly timber with two open central bays. We believe this L-shaped building evolved with the farmstead when livestock was introduced. This building is in particularly poor condition and requires urgent structural attention to prevent collapse, while the clay pantiles have started slipping from the roof.

Barn-3 (Stables)

This is mid-19th Century single storey stable range, comprises part timber frame structure and built against the northern brick/stone wall enclosing the former farmyard, while abutting the northeastern corner of the former threshing barn and appears to have been subject to various additions and alterations over time.

Barn-4 (Former Cart Barn)

A single storey part timber frame/brick structure we believe to be a former open cart barn, with evidence of two open bays facing southwards, albeit currently boarded up. This barn has been subject to recent remedial repairs along with a new roof, albeit using incongruous slates to the pitched roof.

16. Landscape

Tanners Farm occupies a secluded rural setting north-west of Adversane. The site and domestic gardens, bounded by mature trees and planting mainly lie to the south of the farmhouse and east of the barns, while to the north, is a swimming pool and mature planting with a natural pond beyond supporting an abundance of wildlife. The site is within a designated Rural Area, albeit outside both the South Downs National Park and Conservation Area.

The area is characterised predominantly of open farmland and paddocks with several farmsteads and occasional houses of varying status and vernacular forming several rural hamlets that extend from the core of Billingshurst and Civil Parish.

The application site already benefits from a high degree of natural mature screening to all boundaries. Existing landscape features and trees/planting within the site will be retained. Consequently, these proposals will not alter or effect the current landscaping or rural character of this secluded site.

There are no trees within the site that appear on any statutory list, nor can we find any evidence to suggest that any trees are identified as being subject to Tree Preservation Orders.

The remoteness of the site, combined with the character of the surrounding landscape, ensure the site is not visible from any road or public rights of way. No change to the current landscaping is intended.

17. Access

The farmstead is approached via a private single-track lane directly off Lordings Road, leading eastwards and bounded on both sides firstly by a wooded copse and then open farmland and paddocks.

At the head of the lane lies Tanners Farm. The cluster of redundant farm buildings that enclose the former farmyard, and the subject of this Planning Application, lie immediately to the west of the farmhouse and comprise the following.

These proposals will not alter or effect the current site access arrangements.

18. Noise Impact Assessment

The site occupies a secluded rural setting characterised by open farmland and paddocks with several farmsteads and occasional houses of varying status and vernacular..

The domestic gardens, bounded by mature trees and planting mainly lie to the south of the farmhouse and east of the barns, while to the north, is a swimming pool and mature planting with a natural pond beyond supporting an abundance of wildlife.

These proposals will not create any additional noise from the current condition, nor be sensitive to the prevailing acoustic environment. Consequently, a full Noise Impact Assessment is not required.

19. Conclusion

Our scheme seeks approval for the sympathetic renovation and remodelling of the fore mentioned redundant and decaying barns and outbuilding to both preserve their existence and create a series of individual spaces ancillary to the adjacent farmhouse, while also improving the relationship with the former farmstead. Albeit not individually listed, there is no intention to remove or demolish any of these historic buildings.

Furthermore, the development will be of high quality that respects its rural setting and proximity to the adjacent listed farmhouse, while also reflecting the local scale and vernacular and use materials that are in keeping to the character of the area.

Consequently, we believe there these proposals would present no harm to the special interest of the listed building, the significance of which would be preserved.

Moreover, these proposals are considered compliant with local plan and national planning policies and therefore should be recommended for approval.

In considering the above, we trust that this application will be supported.

18th January 2026
Trevor Pullen
For and on behalf of Pullen Architecture