Mr Harbord,

DOWNLANDS FARM BARN, SNATTS ROAD, UCKFIELD
WD/96/2693/F

(1) Is the building of architectural or industrial/archaeological interest?
Yes. It is listed grade II. Timber frame with tiled roof and aisle to west. Arched braces internally and much good quality timber framing. (16th + 17th extension.

(2) Is the building distinctive in its individual design quality?
Not particularly but it is a good example of its type and the frame is relatively complete.

(3) Is the building a significant landscape feature or an important contributing feature to a group of buildings?
The building is surrounded with modern farm buildings and its setting will be enhanced by their removal. It will then form quite an important landscape feature on the edge of the built-up part of Uckfield.

(4) Is the building in a reasonable state of repair such that the works proposed will not warrant a demolition and rebuild?
A report has been prepared by the applicant. In my view the building is in a reasonable state of repair and conversion should not result in demolition and a rebuild.

(5) Comments on the design details including any necessary amendments warranting further negotiation.
I have already discusse this scheme with the architect and consider it to be acceptable subject to:

BARN.

(1) Handmade clay tiles and cast iron RWG's to be used on roof.
(2) Boarding to be traditional feather-edged boarding, with a dark stain to be agreed with WDC.
(3) All plumbing and drainage to be run internally. Any necessary external SVP's (which can not be replaced with a Durgo Valve) to be cast iron.
(4) Rooflights to be the "conservation rooflight" made by the Metal Window Company and these **should be marked on the elevations**. Size and catalogue no. to be noted also on drawings.
(5) Detailed specification and drawings for the repair of the barn to be submitted to WDC for approval before work commences.
(6) Joinery details to be provided including 1:20 elevations of windows and doors (internal and external)and full size sections through stiles, rails, cills, frames, and opening lights, showing exact relationship with existing structure. Details of all new skirtings, stair cases, architraves etc. also to be provided.
(7) Stove flue to be painted black.

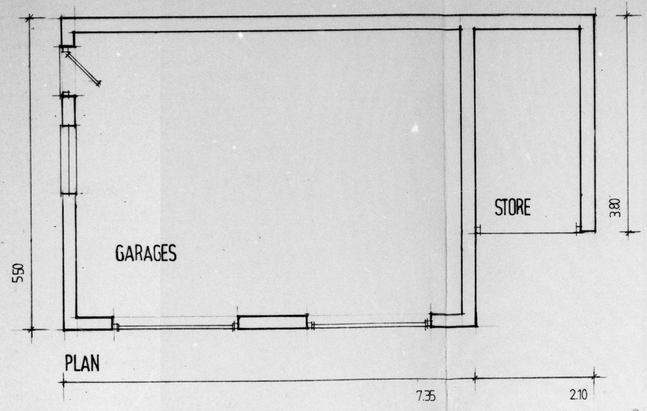
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(8) Plinth detail.
Details of the plinth (materials,mortar mix and finish, and extent of any necessary under-pinning) to be agreed with WDC before work commences.

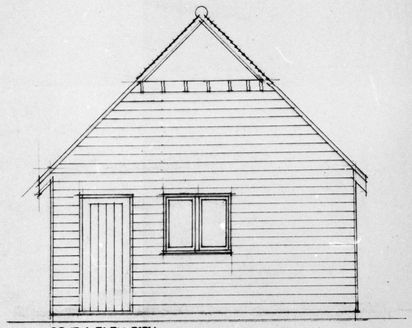
GARAGE.
(9) Garage doors to be traditional side-hung painted or stained timber to be agreed with WDC. Boarded garage door to have boards at least 150 mm wide. Garage eaves to be open with traditional verge details.

Chezel Bird
Conservation consultant
wld96307
15.10.96

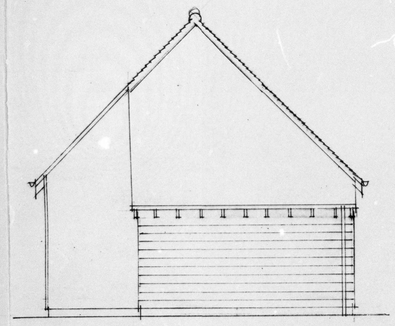
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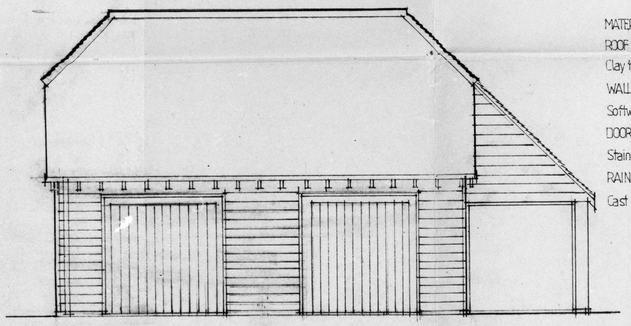
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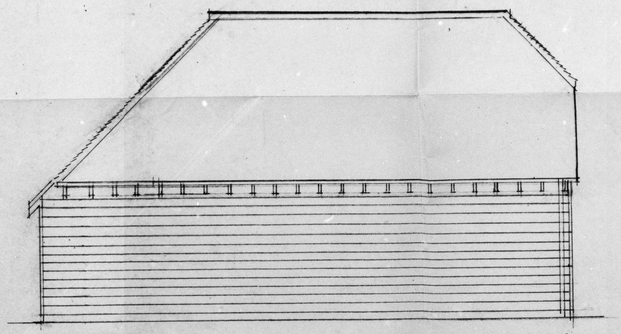
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MATERIALS

ROOF

Clay tiles to match existing

WALLS

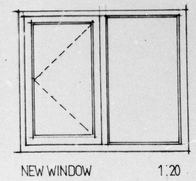
Softwood stained boarding

DOORS AND WINDOWS

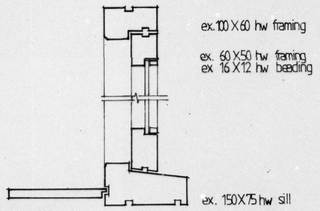
Stained softwood

RAINWATER GOODS

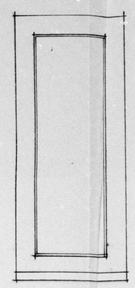
Cast iron hir gutter, cast iron downpipes



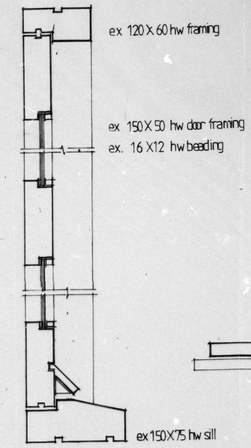
NEW WINDOW 1:20



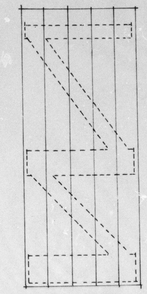
SECTION THROUGH WINDOW 1:5



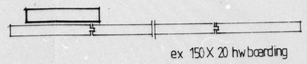
NEW EXTERNAL DOOR



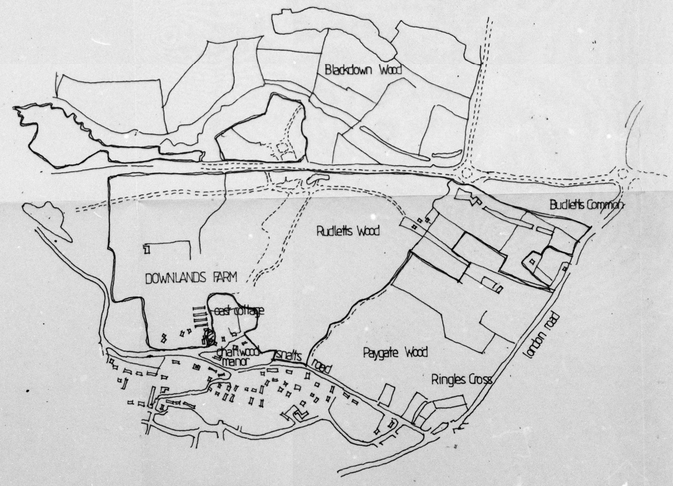
SECTION THROUGH EXTERNAL DOOR 1.5



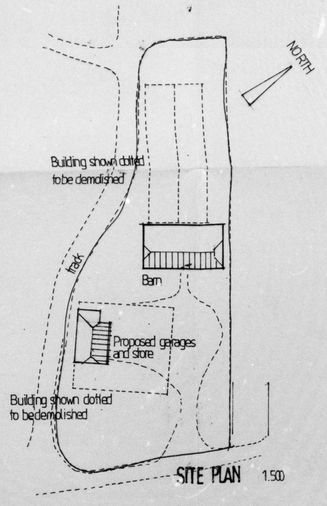
NEW DOOR 1:20



GENERAL BARN JOINERY DETAILS



LOCATION PLAN



SITE PLAN 1:500

WD 96 2693

WEST SUSSEX COUNTY COUNCIL
23 SEP 1996
BY
PLANNING AND BUILDING CONTROL

WDG
ARCHITECTURAL AND SURVEYING CONSULTANTS
01825 713635

DOWNLAND FARM BARN
UCKFIELD

GARAGE AND GENERAL DETAILS

DRG No WD 96 15 SCALE 1:50 1:20 1:5

DATED 12 AUG 1997

