

Brief Heritage Statement

Highbury Barn (formerly Pursers Farm Barns), Pursers Lane, Peaslake, Guildford,
Surrey, GU5 9RG

Prepared to support a Planning Application for works in the curtilage of a Grade II
listed barn, specifically the:

**‘Replacement of existing boundary fence and entrance gates with a new boundary
wall with gates’**

January 2024



The Site

Highbury Barn (formerly Pursers Farm Barns) is a collection of redundant farm barns the largest of which was specifically listed by English Heritage in May 1985 (listing number 1029457) and is described as:

Early C18. Timber framed on sandstone plinth with weather boarded cladding and plain tiled half hipped roof. Rectangular: five bays. Three fixed windows to ground floor right and two loft doors with full height doors to left of centre.



Archive image of barn at time of listing and map of location of historic building within the
site as shown on English Heritages website:

<https://historicengland.org.uk/listing/the-list/list-entry/1029457?section=official-list-entry>



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They were fully converted into one residential property in 2011 with permission being granted on 09/01/2008 under planning reference 07/P/0288-07/P/02288, and no longer form part of the farm or have any agricultural use.

A general description of the current accommodation:

Originally three barns and a dairy arranged in a U-shape, Highbury Barn is a Grade II listed conversion which combines original period features with a contemporary finish.

The property is made up of three linked barns with a glass walkway and provides flexible accommodation with a central courtyard garden, and a separate rear garden with countryside views.

The open plan kitchen is located in the portion of the barn at right angles to the road and provides the main communal space incorporating kitchen/reception/dinning rooms and is fully vaulted, with exposed original beams.

The principal bedroom is located in the wing furthest from the road and has bi-fold doors opening onto a courtyard garden, an adjoining dressing room and a large modern bathroom with walk in shower and a freestanding bath. There is a study / playroom in between this bedroom and the main barn.

In the listed third barn, at ground floor there is a large reception space comprising the main double height area of the barn. There are two additional bedrooms. There is also a large utility room / gym, as well as a shower room and a separate cloakroom. On the first floor, there are two further double bedrooms both with en suite shower rooms.

The barns sits within the plot of 0.5 acre, with both a courtyard garden and to the rear, there is another large garden which enjoys far reaching views down the neighboring valley.

Approached via wooden gates, there is ample parking for several vehicles in both the courtyard, which has an open carport and to the side as you approach the barns from the direction of Guildford.

There is beyond the car port a linked (but distinctly separate in style) former dairy building which is used as a home office/annex.

Description of barns prior to conversion:

A more detailed description of the exact use of the various converted elements and the condition of these prior to conversion can be found on Guildford Borough Councils planning website by following the link:

chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/https://publicaccess.guildford.gov.uk/online-applications/files/790E306754AD3497865040D1DFCB0983/pdf/07_P_02289-Planning_Application___Supporting_Docs__5.02Mb_-266317.pdf

Relevant planning history and constraints

Other than the original planning and listed building application for the conversion from redundant agricultural buildings to residential there is no other planning history for this site.

Highbury Barn is not located within either of the two Peaslake conservation areas and is located some way from the two nearest listed properties of Hoe Farm and The Old Well Cottage, with any development at Highbury Barn having no effect on these other heritage assets settings.

Highbury Barn is in Greenbelt and within an ANOB.



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The Proposed Development

It is now proposed to replace basic paddock style fencing on the left of the property with low-level stone walls in keeping with the higher walling to the right (when viewed from the road), forming the boundary with the immediate neighbour Pursers Farm Cottage. Two sets of existing five bar gates which form vehicular access gates will also be replaced with solid hardwood tongue and groove ledge and brace double gates. One of the existing five bar pedestrian access gates will be removed and another will be replaced with a solid hardwood tongue and groove ledge and brace single gate. All proposed gates will be finished with a Mushroom brown stain or paint finish.

Assessment of Heritage Significance

The Application Property is statutorily listed Grade II. The main listed building is retained within its original farm yard settling by the protection and careful restoration of the other related farm buildings and was frozen in this plan form at the point of conversion to residential in 2011.

The Need for Development

The new owners of Highbury Barn feel that having two gates opening centrally will mean quicker access to the off street parking. As it currently stands with a single gate it takes longer to open and this could mean that the rear of a car while waiting to fully enter the drive would create a danger to other road users, if not tucked completely in and partly stationary on the edge of the highway.

Having the wall and gates allows some additional privacy when in the garden and provides better security on the driveway. With the open car ports, people can see straight into the areas where plant and machinery are stored.

Due to the topography of the main road outside Highbury Barn, and the fact that it is at the bottom of two hills, the occupants experience a lot of flooding in the road outside. Having a wall and gates gives the property an extra layer of protection against the splash back created by cars driving too fast through the flooded area of the road. This is a particular problem in winter and requires the road to be regularly swept at a risk to the person undertaking the maintenance.

Assessment of Impact

We feel that given the high quality of the proposed design/materials they will not have a much greater impact on this important historic building than the sympathetic works that have already been carried out.

We hope that these works can now be supported by Guildford's Historic Buildings team and would welcome any alterations to what is proposed that may make it a more suitable modification to a this important listed building.

We recognize that the NPPF requires that where there is less than substantial harm this should be weighed against the public benefits of the proposal, including securing its optimum viable use. The proposed works relate only to a private house and therefore public benefits are to an extent limited. However, the alteration that we are proposing to Highbury Barn we do feel represent an improvement, and optimization, in the quality of the housing stock.

