

## Heritage Statement

### Alterations to a Listed Dwelling

The Farmhouse, 240 Catherington Lane, Catherington, Hampshire PO8 0TA



**Photograph 1** – North Elevation

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## Introduction

Helyer Davies Architects Ltd have been appointed by a private client to submit a Listed Building application for alterations that are proposed at The Farmhouse, Catherington. Our clients have recently moved into the listed dwelling and are looking to make some small alterations that will improve the functionality and quality of the building as a family home. The application is for Householder Planning Permission and Listed Building Consent.

The works consist of:

- Alterations to listed dwelling
- Increasing width of the main site entrance (*from Five Heads Road*)
- Closing off existing side site entrance (*from Catherington Lane*)

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawing series 20117
- Design and Access Statement

The OS extracts are to show site location plan and block plan only. A measured building survey was carried out by Encompass Surveys in November 2020. The OS extracts are to show the site location and block plan only.

### Site Context

The Farmhouse is located on the south-east corner of Catherington Lane and Five Heads Road, in Catherington, Hampshire. The dwelling lies within the Catherington Conservation Area.

Catherington is a small rural village located on the top of a hill, north of Horndean. Its position on high ground provides views, as indicated on the map opposite, across the surrounding landscape.

The overall layout of the village is characterised by its linear form of development that centres around Catherington Lane. Mature trees and hedgerows are a dominant feature in the village and edge the roads, helping the buildings to merge into the surrounding countryside.

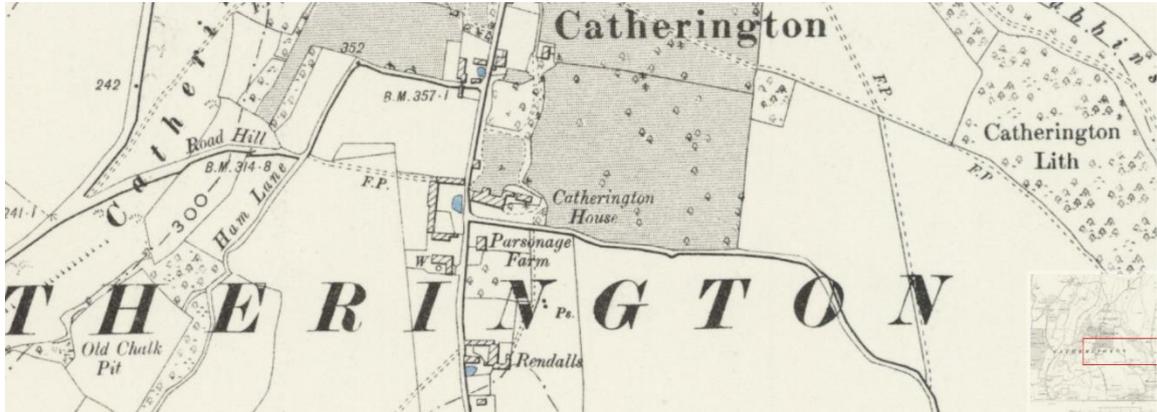
The surrounding buildings are predominantly residential, although Kings Court Private School resides in the Listed Building (182 Five Heads Road) opposite the application site. The village is made up of a combination of historic buildings, of which nine are listed, and more recent buildings. The buildings vary in their appearance, though of vernacular design. Materials consist of a combination of brick, painted render and flint, with clay tiled and slate roofs.



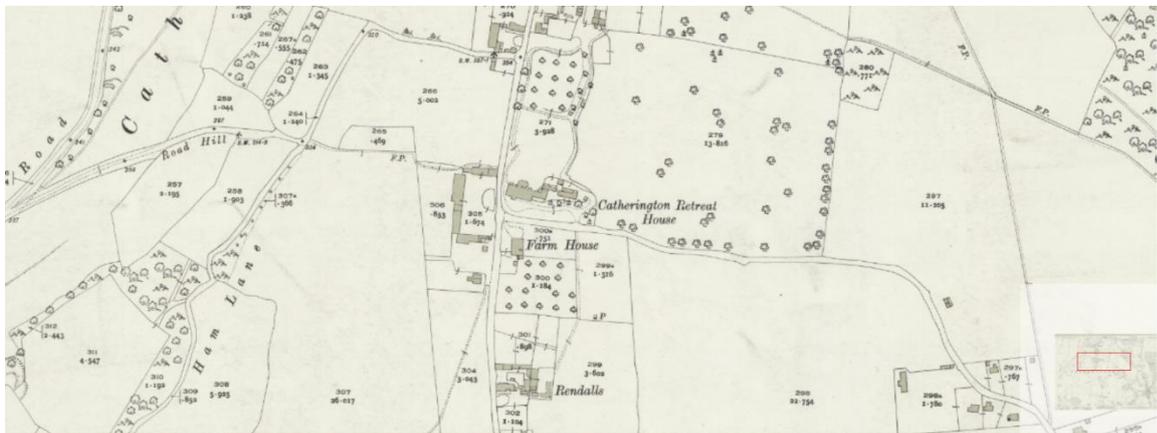
### Historic Maps



1870



1897



1932



2020

## List Entry

This dwelling is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: The Farmhouse, Catherington Lane

List Entry Number: 1179073

## Location

The Farmhouse, Catherington Lane

The building may lie within the boundary of more than one authority.

County: Hampshire

District: East Hampshire

Parish: Horndean

Grade: II

Date first listed: 12 March 1986

## List Entry Description

### Details

House. Mid C18, with early C19 changes, and minor C20 changes. Brick walls, the front of blue headers with red brick plinth and cambered arches, other walls of Flemish Garden Wall bond (with some blue headers), small section of rat-trap bond. Tile roof, hipped, some gables, flat-roofed dormers. Symmetrical north front of two storeys and attic, five windows (but all blocked except the upper centre and ground-floor west side). Old upper sash, ground-floor Victorian sash, early C19 dormer casements. Early C19 doorcase, with flat canopy on carved brackets, reeded architrave enclosing a fanlight and six-panelled door. At each end there are triple sashes, and the rear wings have casements and some Victorian sashes. Inside there is a C18 staircase with turned rails, and splat balusters in their upper part, also several panelled doors in architraves. The lower level of the rear part suggests an earlier origin, and the front block was raised and given an attic in the early C19.



Listing NGR: SU69386 13946



## Proposals

### Ground Floor

The existing internal partition wall, separating the kitchen and living room within the annex, is to be removed to create an open plan living/kitchen/dining area. The existing annex living room window (on the west elevation) is to be replaced with double doors. The width of the structural opening will remain the same. The annex kitchen is to be enlarged to provide more natural light into the room and increasing the view out across the garden, the proposal seeks to improve the internal space within the annex.

### First Floor

At first floor there are some minor alterations proposed that seek to improve the functionality of the existing spaces and adapt the layout to make the house more appropriate for modern family living.

In the historic mid-18<sup>th</sup> Century section of the dwelling, bedroom 2 is currently accessed through the master bedroom. The proposed works transform bedroom 2 into a dressing room for the master bedroom. New cupboards are to be incorporated, however none of the proposals within this room will cause damage or loss to any historic fabric.

The existing family bathroom currently accessed via the landing and through bedroom 2 (the proposed dressing room), is to become an en-suite for the master bedroom. The en-suite will continue to be accessed through the dressing room (bedroom 2) and the existing doorway from the landing will be blocked up.

The existing window from the landing into the existing family bathroom is to be blocked up.

In the rear annex, the existing layout which currently incorporates two bedrooms and a small bathroom, will be reconfigured. The proposed layout will provide one modest double bedroom, a modest bathroom and small storage area for the annex.

### Second Floor

New partition walls are to be incorporated into bedroom 7 (located in the north western corner of the dwelling). The proposed partition walls split the existing room to form an en-suite and dressing area for bedroom 8.

External Proposals



Photograph of existing side entrance. The pedestrian gateway access is from Catherington Lane.

The existing brick wall on the northern side of the gate is to be extended to close off this entry point into the site, making the main access from Five Heads Road the sole entrance to the site.



The Photograph opposite shows the existing wall and boundary treatment leading up to the existing pedestrian entrance from Catherington Lane (pictured above).



Photograph of existing main entrance to the site from Five Heads Road.

As shown in this photograph, the gates are set in from the boundary to allow cars enough space to pull off the road, even if the gate is closed. The existing gateway is formed of a larger leaf for vehicular access, adjoining a smaller pass gate for pedestrian use. The existing gate is to be replaced as part of the proposed works.



This is the only vehicular entrance to the site, and it is very narrow. The boundary treatment either side of the entrance way is formed of a 1m high wall with dense high vegetation growing behind it, limiting visibility when entering or exiting the site. The brick wall and prominent hedges are an important local characteristic, as well as affording the site with privacy.

It is proposed to remove a section of the modern brick wall (as indicated on drawing 20117-03) and prune the existing hedge, in order to create a wider entrance to the site. The widening of the entrance will improve access and visibility. The position of the entrance, adjacent to the junction between Five Heads Road and Catherington Lane mean that visibility is very important, particularly when exiting the site. The proposals seek to improve visibility and subsequently make it safer for vehicles entering and exiting the site, whilst having minimal impact on the listed dwelling and Conservation Area.



**BRICK WALL SECTION TO BE REMOVED**

### **Appearance**

The materials and finishes have been carefully chosen to provide a high-quality finish and remain in keeping with the character of the existing dwelling.

#### Materials

Replacement annex window – White painted timber hardwood sash windows with slimline double glazing.

Replacement double doors – White painted timber hardwood doors with slimline double glazing.

Replacement gate – Timber gate.

New section of brick boundary wall – 1m high brickwork to match existing brick wall along western boundary.

### **Impact on the Catherington Conservation Area**

The Catherington Conservation Area Study and Character Appraisal states that the following relevant factors should be considered when proposing development within the Conservation Area:

- The use and application of building materials and finishes respects local traditional materials and techniques.
- Retaining and where necessary restoring traditional features such as boundary walls.
- Maintaining the character of the Conservation Area.
- Trees and other landscaping features contributing to the character or appearance of the area are retained.

The only proposals impacting on the Conservation Area are the alterations to the site entrances.



The side gate is to be removed and the traditional brick boundary wall extended to fill the gap, the existing hedges and trees will be allowed to grow to fill the gap. The proposed changes seek to maintain the character of the Conservation Area.

The widening of the main entrance is proposed in a way that will minimise impact to the Conservation Area, its character and the tradition/historic wall and boundary treatment along the western boundary. The section of wall to be removed is modern brickwork. It is considered that the benefits of creating a safer site entrance with increased visibility will outweigh any negligible impact on the Conservation Area.

As such, the proposals are considered to be in line with and respond to the Catherington Conservation Area Appraisal and its recommendations regarding the enhancement and proposed development in the Conservation Area. The scale of the proposals will have very little impact on the Conservation Area; however, we feel that any impact from these works will be positive.

### **Impact on the Listed Building**

The proposals within the listed dwelling are predominantly within the annex, a later addition to the building.

Alterations within the historic mid-18<sup>th</sup> Century (original) portion of the dwelling are minor. The proposals in this part of the house do not involve the loss of any historic fabric.

Throughout the dwelling, works will be sensitively undertaken. All new works abutting the historic fabric are to be installed so as to be able to be removed without damage if it should be required in the future.

It is considered that the proposals are in keeping with the character of the listed dwelling. The alterations will enhance the historic dwelling, providing high quality finishes whilst improving the functionality of the building as a family home. As such the proposed changes, although small, will have a significantly positive impact on the Listed Building.

Photographs



**EXISTING WINDOW TO  
BE REPLACED WITH  
DOUBLE DOORS**

External view of existing annex living room window – *to be replaced with full length timber frame double doors, the width of the structural opening is to remain the same.*



Internal view of existing annex living room window.



Internal ground floor annex wall between the kitchen area and living room – to be demolished



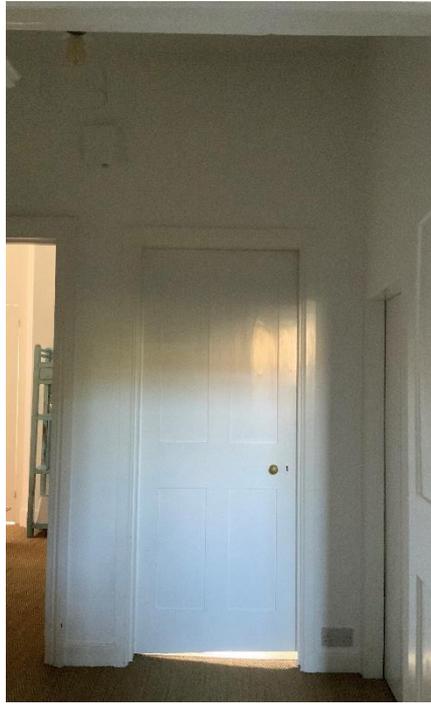
Interior view of existing annex kitchen window - to be widened



External view of existing annex kitchen window - to be widened



View of existing bathroom door from inside the bathroom. – *to be blocked up*



View of existing bathroom door from the landing. – *to be blocked up*



View of existing internal bathroom window from the landing – *to be blocked up*



View of existing internal bathroom window from within the bathroom – *to be blocked up*