



Monks Barn, Knapp Lane, Ampfield, SO51 9BT  
Design & Heritage Impact Statement  
For  
Relocation of oil tank external boiler  
08/07/2021 Revision 0

*DESIGN TEAM*

Mr J and Mrs A Massey

Architect: Temple Ford Design

## INTRODUCTION

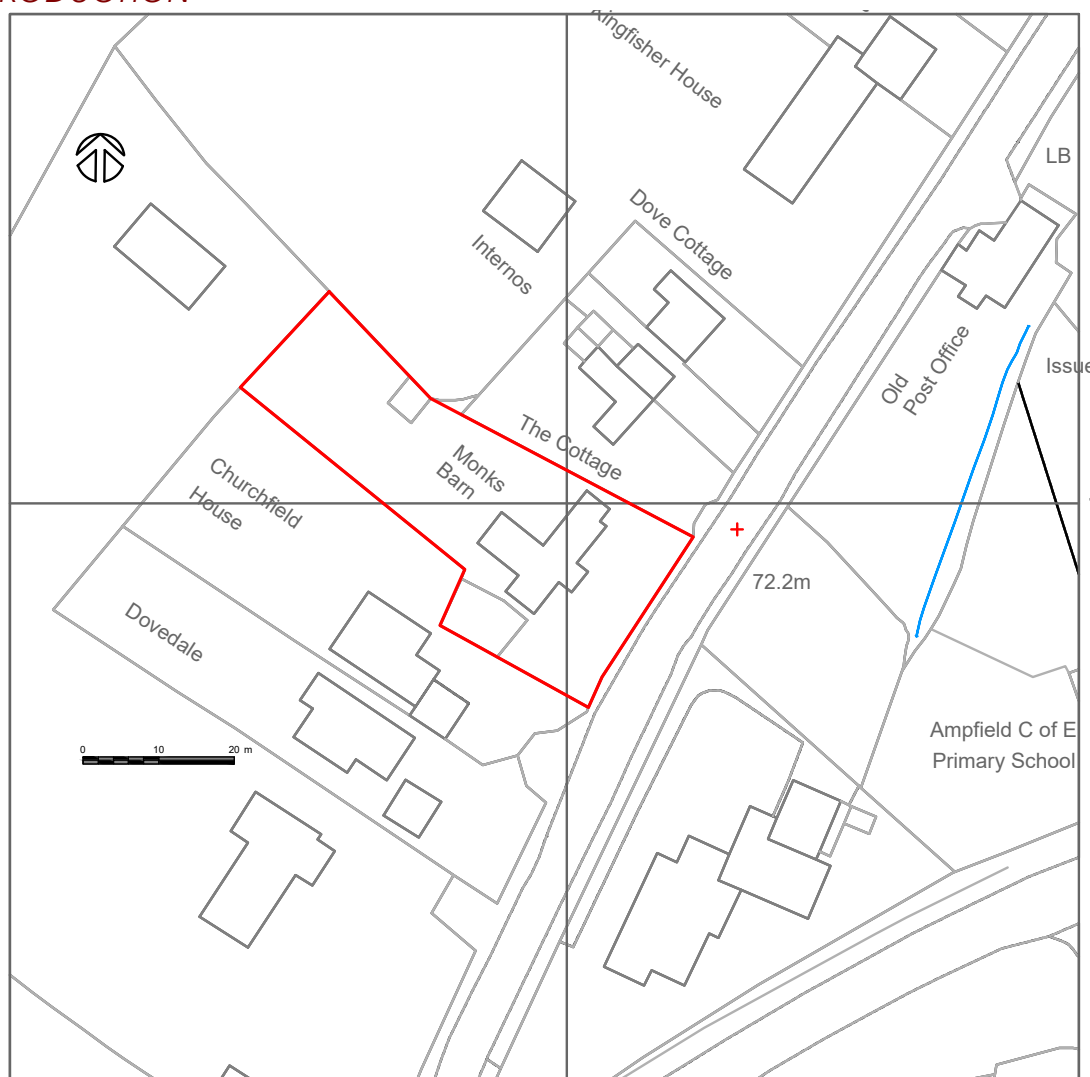


Figure 1 Location Plan

1. Mr and Mrs Massey have appointed Temple Ford Design architects to prepare a Planning Application for relocation of the oil tank and installation of an external boiler at Monks Barn
2. This Heritage Impact Statement has been prepared to assess the effects of proposed alterations to Monks Barn upon the significance of its heritage assets. The National Planning Policy Framework (NPPF) states

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*

3. This statement identifies the relevant heritage and an overview of the historic development of Monk's Barn and includes a statement of significance proportionate to both the importance of the assets and a review of the effect on the significance of



the dwelling

4. Monk's Barn is Grade II listed dwelling. It is situated on Knapp's Lane in Ampfield. Ampfield is three and a half miles North-East of Romsey on the A31 to Winchester

### Listing Text

5. *AMPFIELD KNAPP LANE, SU 42 SW, 4/6 Monks Barn, II Cottage, once 3. C17 timber-frame, refaced and extended late C18, remodelled mid C19 in Tudor-style. Brick in English bond refaced to timber-frame, old plain tile roof. 3 bay, 1 1/2 storey with full-height projecting porch on either end and in centre, and C20 wing to rear. Front of 1.2.2.0 above 1.0.2.1 windows, on plinth. Door is set in timber Tudor arch. Casements, some cast-iron, with diamond and square glazing patterns, under cambered arches. Porches are jettied on 1st floor and tile hung with fish scale tiles. Gabled dormers with similar casements, built off wallplate. Central C19 Tudor stack of diagonally- set flues. Interior shows that original timber-frame is virtually complete.*

### The Heritage Assets

6. The Test Valley Local Plan, SPAB, English Heritage Principles and English Heritage Principles guide the historic assessment of Mallows
7. Reference is made to NPPF189, namely, to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportional to the asset's importance, sufficient to understand the potential impact of the proposal on their significance.

### Chronology

Buildings	Date	
	963	Saxon Charter from King Edward granting Land at Anfelde to Winchester Cathedral
	1136	Manor of Merdon, a fortified palace built by Henry of Blois, Bishop of Winchester
	1316	Recorded as a hamlet of Hursley appurtenant to the Manor of Merdon, a fortified palace built by Henry of Blois, Bishop of Winchester
	1551	Merdon relinquished the crown and Ampfield given to by Edward VI to Sir Philip Hoby
	1604	Serious outbreak of the plague, victims buried near their homes to prevent the spread of infection
	C1600	Merdon now a ruin and seat transferred to Hursley Park
Monks Barn	C17	Three timber framed cottages built at this time
	C18	Ampfield House built and the new turnpike road linking Ampfield to Romsey and Winchester. Cottages refaced and extended. Detailing is Victorian in a Tudoresque style
Monks Barn		
	1841	St Mark's church consecrated
	1856	Parish school opposite Monks Barn is opened
	1894	New civil parish of Ampfield created out of Hursley
	1931	Two desirable cottages, lot 45 sold, both let to tenants
Monks Barn	1982	Rear oak-framed extension built for Mr and Mrs I M Payne

## Monks Barn Ampfield

Monks Barn	1986	Double garage built
	2000	Fireplace altered

### Historical Maps



Figure 3 OS 1895

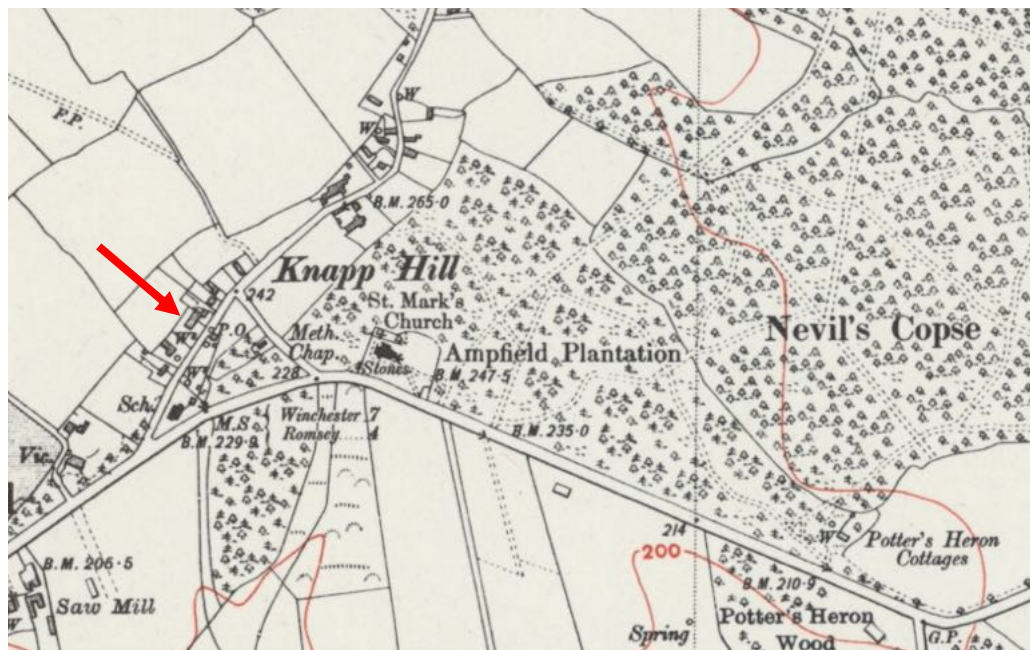


Figure 5 OS 1946

### Significance of the Heritage Assets

8. This statement recognises that the heritage and sense of place are closely linked to the community and that conservation calls for a prudent approach. This principle determines the mode of action to deliver change and enhance the quality of life for the client. It focuses on four value-rational questions:
9. The categories of significance are: **A\*** Exceptional Significance; this category represents the very great or unique significance of a limited number of structures or objects, **A** - Outstanding significance; this category is considered the equivalent of a Grade I listed building or scheduled ancient monument, **B** - Considerable significance, **C** - Some significance, **D** - Little significance, **N** - Neutral and makes no





contribution and I, Intrusive and detracts

<u>Element</u>	<u>Statement of Significance</u>	<u>Category</u>
Significance of the site in general	The cottage is typical of the small-scale, low-density, domestic development of Knapp Lane, and is situated opposite the school, a local landmark. Boundaries are formed by hedgerows giving a sense of enclosure to the dwellings	B
Architectural significance	A group of three medieval timber-framed cottages, and although modified and extended in C18, C19 and C20 much of the timber core has survived. The roof line remains the same	C
Historical and cultural significance	The cottages are part of the original hamlet of Merdon Manor and are representative of the development of small farms in this community and the growth of Hursley Park and Ampfield. Originally 3 dwellings they were converted into two cottages in C19 and clad with brick in an Elizabethan style, and into one large dwelling in C20	B
Construction	<p><u>Structure</u></p> <p>C17 timber framed core modified over time to turn the three original cottages into one large dwelling. C20 single storey rear extensions to the rear and a C20 oak framed two storey extension to the rear in 1982</p> <p><u>Walls</u></p> <p>English bond brick to front, Flemish bond to main porch, quarter-lap stretcher bond to rear between oak framing,</p> <p><u>Cladding</u></p> <p>Scalloped tile hanging to the first floor</p> <p><u>Windows</u></p> <p>Cast iron square and diamond patterned casement windows Victorian origin, typical of other cottages in the area and common in the Hursley Estate</p> <p><u>Doors</u></p> <p>Timber lined and framed door with dark stain finish and Tudor arch to main entrance</p> <p>Lined, framed and painted stable door to rear</p> <p>Painted timber lined and framed doors internally</p> <p><u>Roof</u></p> <p>Plain clay tiles, to main roof and C20 extensions, corrugated asbestos to rear of workshop</p>	B C C C C

### Context

10. Monk's Barn is located in Woodland Priority Habitat, an area of High spatial priority, Countryside Stewardship Water Quality Priority Area, and The South Hampshire Lowlands. It is an area with Medium Priority for Countryside Stewardship. The geology is generally freely draining, very acid and loamy soils with low natural fertility
11. The pattern of development in Ampfield has changed little, with large houses off the

main road and more modest cottages extending East up Knapp Lane.



*Figure 8 View from Knapp Lane*



*Figure 92 View of Knapp lane and hedgerow boundaries*



*Figure 10 L West end of cottage and R. C20 garage*





Figure 11 East end of cottage



Figure 12 Rear view East End and C20 extensions



Figure 13 Rear view C20 extensions showing the existing oil tank Left



**Previous Applications**

12. Previous applications or records found post 1979

<b>Date</b>	<b>Details</b>	<b>Decision</b>
20/02212/FULLS 20/02213/LBWS	Alterations to insert a French door, change a glazed screen and door to a window and relocate the ground floor toilet	PERMISSION 03/12/2020
20/00307/FULLS 20/00308/LBWS	Alteration to utility space to rear to provide ancillary games room mezzanine	PERMISSION 22/05/2020
18/00803[TREES 18/04/2018	Fell one Pittosporum Tenuifolium in rear garden one silver birch in front garden and replace with fruit trees	No objection
17/01273/FULLS 18/07/2017	Erection of brick wall along northern boundary, fence on North boundary greenhouse and patio	PERMISSION subject to conditions & note



17/01274/LBWS 10/07/2017	Erection of brick wall along northern boundary, fence on North boundary greenhouse and patio	Withdrawn
14/01472/TREES 11/07/2014	1 x Cuprocypais Leylandii Fell	No objection
TVS.LB.200623/1	Replacement of two windows in front elevation with "Hursley Style" metal windows	Status: Finally Disposed Of
TVS.LB.00623 22.11.2000	Alterations to existing fire place	CONSENT subject to conditions and notes
TVS.3836/1 30/05/86	Double garage	Permission subject to conditions
TVS.3836 26/11/82	Two-storey rear extension	Permission subject to conditions

### Planning Policies

13. Monk's Barn is in the Ampfield Conservation Area

Item	Constraint type	Description
1	Landscape Character	4B Michelmarsh to Ampfield Wooded Farmland
3	Flood Zone	See below
4	Wind turbine developments	Consult on any application for wind turbines
5	Wind generated proposals	Consult on applications for wind turbines/farms
6	Village Design Statement	Ampfield Village Design Statement
7	Conservation Areas	Ampfield Conservation area
8	Aerodrome Safeguarding	Consult on applications likely to attract birds with an aviation use
9	Aerodrome Safeguarding, above 45m	Consult on applications with structures 45m or higher

Figure 3 Constraints

### Consultations and Policies

14. Advice received from Test Valley Borough Council. Planning Department
15. Policy DM23 - Rural Character, Policy DM29 - Heritage Assets, E9 Public Benefit
16. The development will lead to less than substantial harm to the significance of a designated heritage asset will be provide public benefits and secure a viable use.

### Flood Risk

17. Flood risk from The Environment Agency states

### Biodiversity

18. Biodiversity: The proposals will have no impact on existing trees or hedges A Biodiversity check-list is included with the application





### *Assessment of Impact on Significance*

19. The proposals are designed to meet the requirements of Local Plan Policies Policy
20. In considering the effects of the Proposed alterations to the outbuildings upon the significance of the heritage assets it is important to note that the overall scale, height and massing of the proposals are subservient to the setting and significance Monks Barn
21. National Planning Policy Guidance/Statements: NPPF, paragraph 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

### *Design strategy*

#### Desired conclusion:

- |      |   |           |
|------|---|-----------|
| i.   | The present oil tank is located to the rear of the property and is difficult to fill has to be filled with a pipe taken through the house. Locating the tank nearer to the road will have less impact on the house: | Necessary |
| ii.  | The height of the oil tank is 1.1m and it will be screened by an existing mature hedge on the South and West sides and by mature planting on the East side  | Necessary |
| iii. | The tank is located 8.6m away from the house and dark green in colour.  | Necessary |
| iv.  | The oil-fired external boiler is also dark green in colour and located 5.0m from the garage.  | Necessary |
| v.   | These two installations will have a less than harmful impact on the significance and setting of the listed building   | Desirable |

#### Who benefits:

- |       |   |                         |
|-------|---|-------------------------|
| vi.   | The house is located in a semi-rural village setting and the proposal will maintain the significance of the setting and contribute to understanding the history and cultural past | Necessary               |
| vii.  | The effect on the character of the surrounding area of Monk's Barn is not visually intrusive or detrimental as the proposals are concealed from public view                       | Desirable and Necessary |
| viii. | There is public benefit in sympathetic changes proposed which help to ensure the continued use of the asset and improve its value to the community                                | Desirable               |
| ix.   | There is no loss of historic fabric, and the proposals will allow the historic development of the house to be read  | Necessary               |
| x.    | Relocating the boiler improves the conditions in which people live and work   | Desirable               |
| xi.   | The proposal will result in improvements to the sustainability, and energy use of Monks Barn  | Desirable               |
| xii.  | Continued occupation of the house delivers wider social, cultural, economic and environmental benefits.   | Necessary               |

## Performance Criteria

22. The proposals will result in lower energy use and lower carbon emissions

## Records

23. The architects will create a full record of the proposals

## Conclusion

24. This Statement has been prepared by Temple Ford Design on behalf of Mr and Mrs Massey, to assess the effects of the proposed relocation of the oil tank and external oil-fired boiler

25. Replacing the existing boiler with a new, energy efficient boiler is a public benefit, which reduces the carbon footprint and improves the appearance of Monks Barn at the rear of the property. The new oil tank and boiler are located at least 5.0m away from the house and will be subservient to Monk's Barn

26. In conclusion, the proposals will give rise to 'less than substantial harm to the significance of Monk's Barn and the Ampfield Conservation Area. Any such minor harm will be outweighed by the benefits that will be delivered. On balance the significance of these designated heritage assets will be sustained

27. On the basis of a less than harmful impact upon the historic environment and general design, the applicant kindly requests that permission for Planning Consent be granted

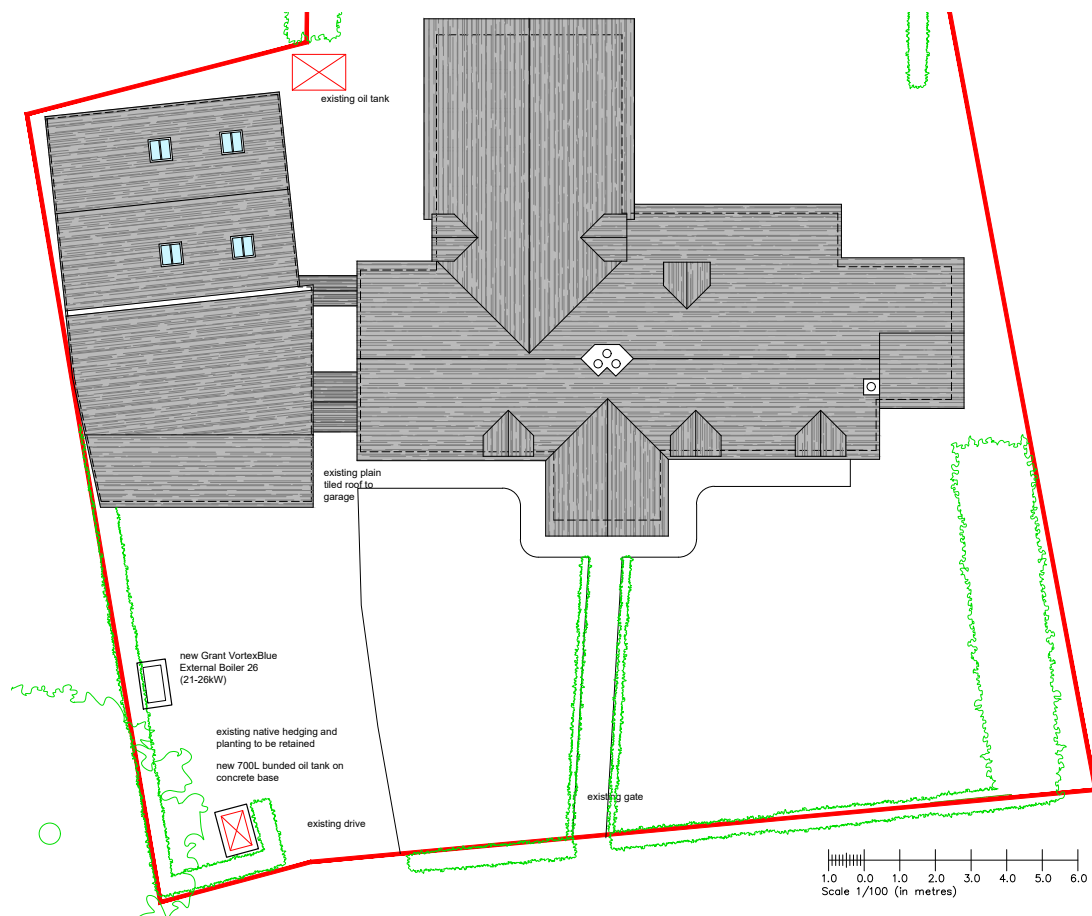


Figure 4 Site layout