

Farm Buildings at Lepe Farm, Lepe Lane, Exbury Estate, Exbury

Design and Access Statement and Heritage Statement

In respect of proposals for:

“External and internal repair works to the farm buildings at Lepe Farm, Lepe Lane, Exbury Estate, New Forest, SO45 1AJ”

August 2021

The Site and Property

The site is located in the parish of Exbury and Lepe, Hampshire, which forms part of the New Forest National Park. It is approximately 1 mile to the southeast of the village of Exbury and the Solent coastline is less than half a mile to the south.

The barn is located on the north east side of Lepe Road and is part of Lepe Farm. Lepe Farmhouse was sold separately in 2005 and Exbury Estate continue to manage the barn. The Farmhouse had planning permission approved in 2016 (15/00998).

The barn is positioned on the north-western side of the site and the Farmhouse is positioned on the south-western side of the site, approximately 34m from the barn.

2 Lepe Farm Cottage is to the north of the site and 3 Lepe Farm Cottage is to the south of the site. There is a large farm building to the north east and farm land surrounding all buildings.

The Farmhouse is Grade Two Listed, however the barn and surrounding cottages and farm buildings are not individually listed. Following a conversation with the Conservation Officer, the barn falls within the curtilage of the Farmhouse.

The original single storey barn was built in circa 1897 and is of solid masonry wall construction. It has a hipped roof with timber rafters and purlins and clay roof tiles. There is a boarded up opening where a double door was likely to have been to the external west elevation. Internally, there is a masonry partition wall dividing the building. There is no internal wall separating this building with the barn extension to the east. There is no current use for this building.

There is an extension built circa 1980 extending east from the original barn. It is of steel portal frame construction with blockwork walls to approx. 2m height with timber cladding elevations to roof level. There is a dual pitched roof, with timber purlins and it is understood the roof has asbestos sheets. Currently this barn is being occupied by Christopher Hoare Tree Services.

To the south, the original barn adjoins another barn of similar construction and was likely built at a similar time to the Farmhouse. No works are intended to this building.

Proposed works

The original barn was undergoing repair works to the roof when it was noticed there are a number of significant cracks to the north and west elevations and the partition wall which appeared to be making the structure unstable. The roof works include replacing rotten timber members and re-installing the clay tiles. These works are separate to the works detailed below and are being undertaken by Elliott's Premier Roofing Ltd.

Subsequently, a structural engineer has inspected the building and put forward some recommendations (email attached). These recommendations have been included in the specification of works (attached).

Primarily, it has been recommended that horizontal ties are introduced at eaves level along the full length of the building. These ties will span the full width of the building and at every other rafter. They will comprise a minimum 200x50, C24, timbers, positioned at eaves level and bolted through the rafter feet and fixed with an M12 bolt.

The cracks are to be stitch repaired using Helibars, following the manufacturer's instructions. These Helibars will be drilled through the centre of the wall at 300mm centres vertically and have a minimum 300mm anchorage.

It has also been recommended that localised areas to the north and west elevations should be repointed externally and internally. We would ensure that samples of the existing mortar are taken to The Lime Centre at Twyford, Winchester, who will be able to design a suitable hydraulic lime mortar match. In no circumstances, will we allow a cement based mortar be used. The cracks will also be repointed using suitable hydraulic lime mortar.

There are no gutters to this barn, therefore it has also been recommended to install Alumasc Heritage Cast Aluminium half round gutter at eaves level, which will discharge into a suitable sized soakaway, located a minimum of 5m away from any building. Location of this is yet to be confirmed. It may be appropriate to allow water to discharge into existing surface water drainage.

In addition to these works, there are some repair works also required to the 1980s extension. These include repairing the box gutters which have corroded and over sheeting where roof sheets are damaged or missing. An asbestos and demolition survey would be undertaken prior to any works commencing and suitable precautions will be taken to ensure the health and safety of those undertaking the works and the Tenant occupying the Premises.

In the future, the original barn will only be used for storage of materials, however the repairs works are required to maintain the structural integrity of the barn and ensure the safety of the Tenant. The works to the 1980s extension are required to allow uninterrupted occupation for tenants. The age and heritage of the building has been considered within the proposal of these works and we will ensure the works will have minimal impact on the character and appearance of the building.

Heritage Statement

The Rothschild family bought the estate in the early 20th century, and it remains in their ownership.

Lepe Farm dates from the early 18th Century with the Farmhouse being rebuilt in 1747. Leap Farm appears on Thomas Milne's 1791 Map of Hampshire as a cluster of buildings in a square formation. Exbury Estate was surveyed in 1824, when a detailed plan was drawn up. The survey showed 'Leap Farm' on plot number 178, with the house coloured red to indicate it was a dwelling. There were 7 large outbuildings creating a courtyard onto which the house faced. The surrounding farmland amounted to just over 322 acres.

The 1838 Title Map for Exbury Parish shows Lepe Farm with little discernible change since 1824. The building was allocated plot number 190 and the accompanying Title Apportionment describes this plot as a house and buildings on 2 acres and 39 perches of land.

The first edition Ordnance Survey map published in 1868–69 shows that the house had been extended to the rear since 1838, however no other changes to the surrounding outbuildings.

The Ordnance Survey map of 1897 shows that the barn opposite the front of the farmhouse had been extended to the north. This extension (hereafter known as ‘the barn’) is the barn in which works are required. Lepe Farm Cottages (no. 2 & 3) are also shown on this map.

Subsequently there has been an extension to the barn, extending to the east c.1980.

Lepe Farmhouse was listed in June 1987 (list entry number 1094361) and was sold by Exbury Estate in 2005. Lepe Farm Cottages were also sold by Exbury Estate at a similar time. Exbury Estate continues to manage the barn and surrounding outbuildings. The Farmhouse had planning permission approved for refurbishment in 2016.

A document providing evidence of historic maps was retrieved from the Farmhouse planning application in 2016 has been included in this application. This document illustrates the changes made to this site over the years.



Figure 1: Location of Lepe Farm and the barns requiring works (red outline) and its wider context