



Priority Farmhouse, Freefolk Priors Freefolk Hants



Heritage + Heritage Impact Statement

In support of Planning and Listed Building Applications for a Single storey rear extension and new rear porch. Reduced perimeter levels + revised FW drainage

Internal alteration to utility/boot/wc. Reconstructed stair flight to 1st floor. Alteration to Bed 2 and Attic Bathroom to form new attic staircase

Remodelled dressing area and en suite to bedroom 1.

Internal alterations to Attic to form Study with Bathroom and Bedroom 4 with internal insulation to ceiling level.

Associated external works to rear paved area to reduce perimeter levels

Priory Farmhouse, Freefolk Priors, Freefolk

1.0 Heritage Statement



Fig 21075.02 View of existing Garden room outbuilding

Purpose of the statement:

This Heritage statement has been prepared by Mathewson Waters Architects

This statement provides a Heritage assessment of the listed, notable building and conservation area heritage assets in the vicinity of the proposed development, in accordance with the National Planning Policy Framework NPPF (2021).

This statement should be read in conjunction with the plans and other supporting documents that have been submitted with the Planning and Listed Building applications.

Fig 21029.01(Front Cover)
View looking towards road frontage of Priory Farmhouse

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1.1 Introduction - Heritage Guidance

Purpose of the statement:

The purpose of this statement is set out in the National Planning Practice Guidance (July 2021) and guidance from Historic England.

It is a well-established principle of good conservation practice that ‘understanding’ should inform the management of change in the historic environment. One of Historic England’s Conservation Principles is that ‘understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time’.

The National Planning Policy Framework (NPPF) July 2021 states that:

‘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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

Briefly, a Heritage Statement should set out details of the history and development of the asset, using photographic, map, archival and fabric evidence. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings. It should include an assessment of the archaeological, architectural, historical or other significance of the asset. It will also normally be necessary to include an assessment of the impact of the proposed works on the significance of the asset, and a statement of justification for those works, together with details of any mitigation measures proposed.

The statement explores the site, heritage assets, and the impact of the proposed development on the conservation area and the identified heritage assets.

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2.0 Application Location



Fig 21029.03
Google Earth View of Priory Farmhouse from South

Location:

Priory Farmhouse is located fronting the B3400 in Freefolk Priors

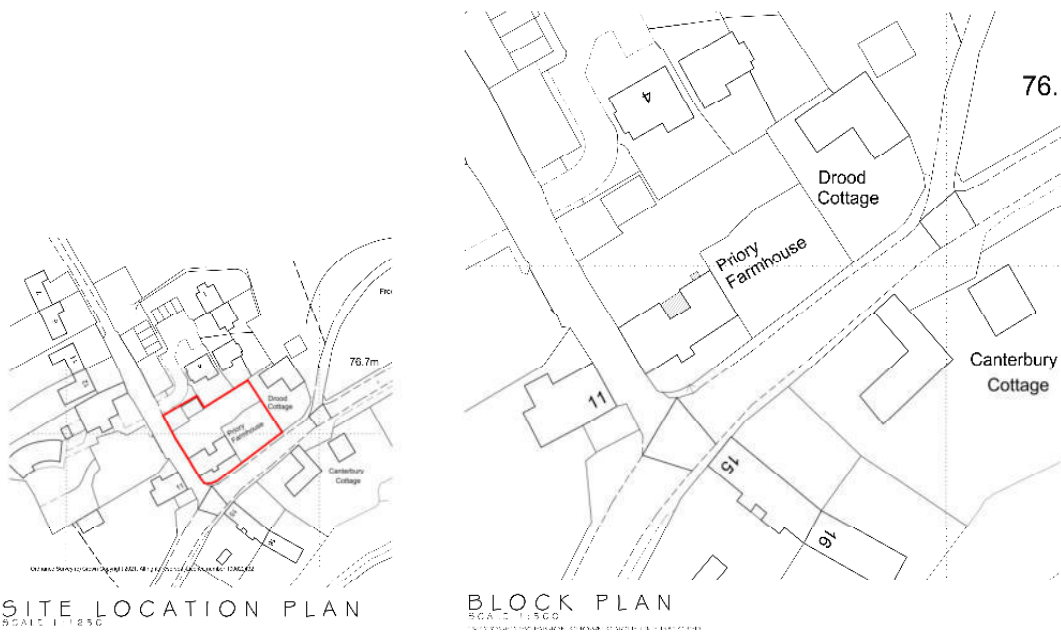


Fig 20094.04
Extract from location and block plan showing Priory Farmhouse

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3.0 Application Setting (Historic Maps) - 1839



Fig 21029 05A Map 1839



Fig 21029 05B Enlarged Map 1839

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3.1 Application Setting (Historic Maps) - 1910



Fig 21029 06A OS Plan 1910



Fig 21029 06B OS Plan enlarged 1910

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3.2 Application Setting (Historic Maps) - 1960

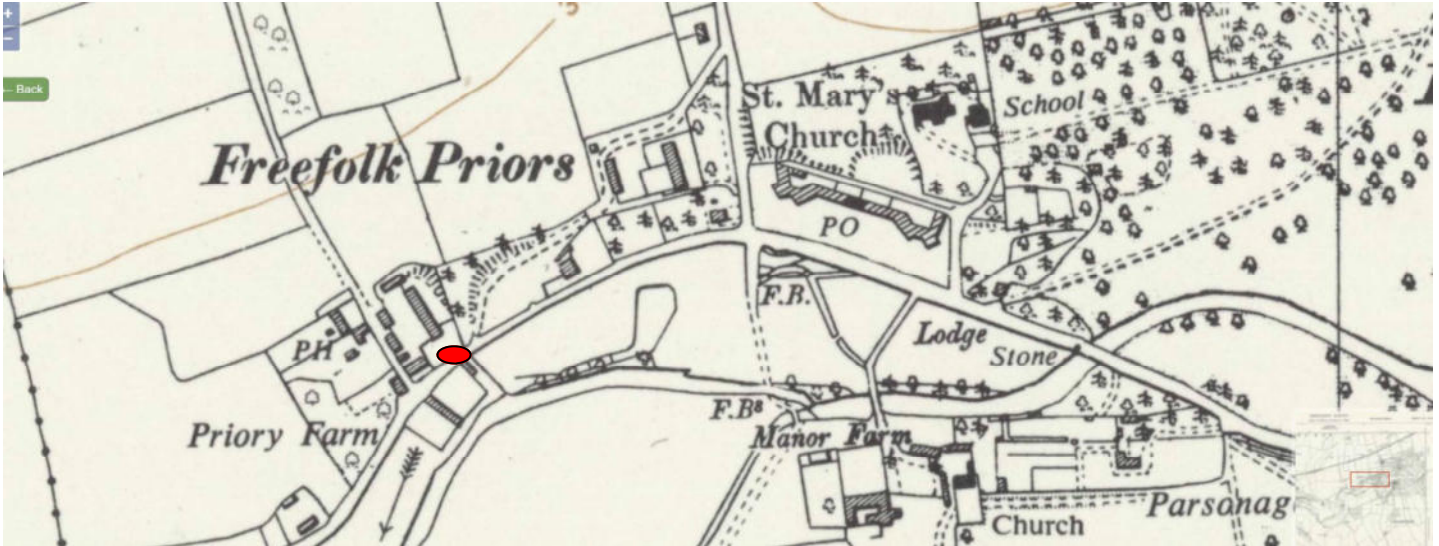


Fig 21029 07A OS Plan 1961

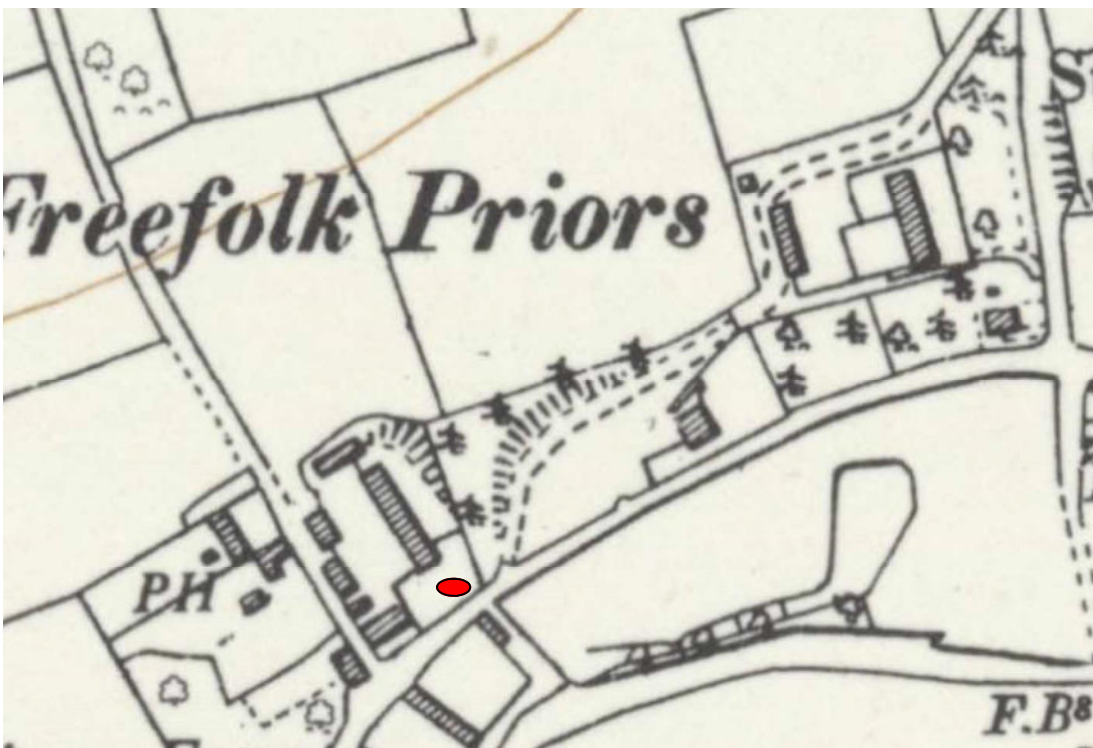


Fig 21029 07B OS Plan enlarged 1961

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3.3 Application Setting - Conservation Area

Legend

	Conservation Area Boundary
	Conservation Area Extension
	Conservation Character Area
	Sites of Special Scientific Interest
	Vista - important general view
	View - to an important building or group of buildings
	Important Open Space
	Focal Point - Activity/Meeting Place
	Landmark or Point of Interest
	Site of Importance for Nature Conservation
	Trees of Townscape Significance
	Listed Building
	Building of Local Interest
	Notable Structure
	Curtilage Structures
	Area of Outstanding Natural Beauty (AONB)
	Open Area of Townscape Significance



Fig 21029.8 Extract from Conservation Area Plan

Laverstoke and Freefolk Conservation Area

The conservation area was designated in 1990

Conservation Area Planning Policy;

The NPPF and Policy EM11 of the Local Plan requires a consideration of the harm to, or total loss of, significance of a heritage asset (in this case the Conservation Area and Priory Farmhouse as a notable building) from development proposals.

It is indicated that where the harm is to be substantial or result in total loss, then consent should be refused unless this is necessary to achieve substantial public benefits.

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3.4 Application Setting - Conservation Area cont..



Fig 21029 09 Extract from Conservation Area Plan (site marked in red)

Conservation Area Appraisal—Extracts relating to Priory Farmhouse.

Priory Farmhouse is mentioned in the appraisal.

Priory Farmhouse (Grade II) dates from the late 18th and early 19th centuries and has a broad, regular façade facing onto the main road. A substantial house of flint and brick walling with red brick dressings, it is situated on the curve in the road

The appraisal also refers to the special qualities of Freefolk as follows:

The special qualities and appearance of Freefolk are derived primarily from the distinctive character of the local topography. The steeply rising slopes either side of a gently curving river and its floodplain create intimate short range views of groups of buildings in often verdant settings. By contrast there are also key long range vistas which combine the landscape with distant landmark building.

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4.0 Impact on Heritage Assets

Heritage Supplementary Design Guidance

Priory Farmhouse is a Listed building and as such, is a designated Heritage Asset. The Heritage SPD, which was adopted in 2019, goes on to expand upon this Policy and provides in depth guidance on developments that affect the historic environment, including key principles to successful development.

Policy EM11 of the Local Plan, The Historic Environment, reads as follows: 'All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance. Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of heritage interest and local character;
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and
- e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

Principle CA0 Development in conservation areas: design In respect of proposals for development in a conservation area requiring planning permission: Proposals should be informed by, and should respond sensitively to, those aspects of the conservation area which make a positive contribution to its character and appearance and/or to its special historic or architectural interest.

Principle SHA05 Development within the setting of a conservation area: impact on significance In respect of proposals for development requiring planning permission within the setting of conservation areas: a) Consistent with Principle SHA01, any development should ensure that there is no unjustified adverse impact on the significance of the conservation area. Development should not prejudice the ability to appreciate that significance, and should, where possible, provide opportunities to aid such appreciation;

This section of the Heritage Statement sets out how the design meets these principles

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4.1 Heritage Context - Priory Farmhouse - Listed Property



Fig 21029 11 Google Frontage view of Priory Farmhouse Listed Grade2

Listing Description:

Late C18, early C19. Broad regular facade (south-east) of 2 storeys and attic, 3 windows. Tile roof, $\frac{1}{2}$ -hipped at east end, catslide at rear, brick dentil eaves, 3 gabled dormers; massive stacks. Walling is a flint and brick rubble with flush red brick dressings, including quoins, bands at eaves first floor and plinth, panels containing the openings (cambered at the ground-floor), intermediate verticals. Three-light casements, the one at the east side ground-floor being set in a brickwork projection with a hipped tile roof. Boarded door in solid frame, within a large open porch, with arch-braced gable and framing resting on a low wall. The side elevations have similar flintwork with reticulate brick pattern, with panels containing the openings.

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4.2 Heritage Context - Adjacent Listed Properties



Fig 21029 12A Google View of No.11 Listed Grade2

Heritage (Significance & History) No.11

Listed Grade 2 Early C19. Small symmetrical front (south-east) of 2 storeys, 2 windows. Hipped slate roof. Flint walling with red brick quoins and bands (9 with eaves and plinth). Casements. Large Gothic open gabled porch with heavy timber-framing mounted on a low wall.

Heritage (Significance & History) Priory Cottages 15 + 16

Listed Grade 2. C18. Irregular terrace, now 2 dwellings, of one storey and attic, 5 windows, with lower extensions at each end. Tile roof, 5 gabled dormers with cills at eaves level, diagonal (modern) flues on rectangular stacks. Walling of red brickwork in Flemish bond with blue headers, some cambered openings. Small 2-light casements. Six boarded doors in solid frames, 2 having a steep tiled canopy resting on heavy decorative framing.



Fig 21029 12B Google View of Priory Cottages Listed Grade 2

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4.3 Heritage Context - Conservation Area



Fig 21029 13A Google Frontage view of Manor Cottages Listed Grade2

Heritage Statement (Significance & History)

Listed Buildings Manor Cottages and The Priory are located along the B3400 to East of Priory Farmhouse. The proposed development will not impact the setting of either listed property being separated both by distance and mature trees.

The proposed changes for a single storey rear extension are carefully designed to reflect both the setting of the Heritage asset, and wider Conservation Area setting.



Fig 21029 13B Google View of The Priory Listed Grade 2

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Appendix 2 - Commentary on Pre-Application Advice

Email Daniel Ayre Senior Conservation Officer 10th September 2021

On the basis of your email, I think I could support the installation of the new stair flight the 2nd floor.

Note: As drawn the stair location is 'flipped' to avoid the primary tie beam - loss of ex floor fabric being unchanged

I think that the works to the ground floor utility area and corridor are unlikely to have adverse impacts on the significance of the building. I would recommend some form of mechanical ventilation for the new bathroom (and any other bathroom in the building). Care will need to be taken in how the external vent terminals are detailed. The new en-suite to bedroom 1 may prove tricky to address, due to the lack of an external wall.

Relocated SVP and Bathroom extract via discrete plain tile vents in roof

The external alterations to the garden do not seem contentious to me. I would encourage the creation of a French drain.

MWA Email 8th September 2021

Thank you very much for your helpful comments, which I have discussed with the applicants.

Could I seek your guidance on two aspects please;

is the proposed new stair flight to 2nd floor

I have appended a pdf file with images of a recent investigation.

Installing a new stair could be justified if the amount of historic fabric to be altered is minimised (principally historic floor/ceiling structure). Unclear what historic fabric remains in Bedroom 2/attic bathroom.

The ceiling/floor above bedroom 2 would appear to be contemporary with the construction of the house – being constructed of plaster and lathe ceiling below ceiling joists morticed between floor joists at approx. 2.5m centres. The joists are covered by the ceiling and stand proud of the boarded floor. The images appended show the construction of the floor in the area suggested for the new loft access.

The dwarf wall to the perimeter is more recent plasterboard and studwork construction.

The dividing wall (with raised doorway) is a plaster/lathe + studwork frame construction with more recent raised doorway.

The reason for the raised threshold is unclear as whilst there is surface mounted pipework, there is no structural beam below the line of the wall.

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As originally drawn, the stair flight would require part of the studwork dividing wall to be removed – but has now shown re-designed to avoid this.

The 2nd floor bathroom area (other side of the dividing wall) is all of recent plasterboard/studwork construction on the same floor/ceiling construction and is shown re-constructed with new timber partitions.

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The proposed stair with winders at the bottom running alongside the existing 2nd floor beam would minimise the loss of historic structure whilst providing the safer access sought.

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unclear if there is an existing fireplace in bedroom 2 – impact of stairwell on proportions of the room?

Non-invasive investigation has not found any evidence of a chimney to central bed 2. If a flue exists it would logically be behind the east stair flight to the attic – and so not impacted by the suggested new stair location.

The suggested position of the new central stair retains the vertical boarded screen between the corridor and bed 2 which is thought to be of later Victorian construction

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Area 2 – Grd floor Stair (btm flight) and Utility room area

The sketch plan shows the lower flight re-instated with winders - images of existing appended

The current stair is of differing width with the lower flight wider having been replaced more recently.

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The existing utility and wc areas are shown combined (to form a new boot/utility room) with new back door.

The changes are limited to the removal of more recent fabric in the lean-to construction.

A new shower/wc is formed at the end of the existing corridor with timber framed walls.

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Area 3 – External

It is proposed to reduce external paved areas adjacent to the rear of the farmhouse – with a perimeter French drain as part of works to form a gentle ramped access from the parking area.

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Appendix 2 - Commentary on Pre-Application Advice

Email Daniel Ayre Senior Conservation Officer 14th August 2021

My initial thoughts, on the basis of the information presently available are as follows:

Key objective at the outset is to understand the significance of the listed building. I assume that it was associated with Priory Farm, once to the rear of this site, now largely gone.

How has the building been altered in the past? Evidence of the photographs and 1896 OS map suggests that the footprint of the building is fundamentally unchanged in the last ~125 years.

See heritage Statement—the footprint of the house is largely unchanged

Are the two staircases to the loft both historic? The photographs you provided would suggest that the loft East stair is historic, but I am unclear about the West stair.

Retaining an historic staircase in situ would be desirable. Removing a staircase could be acceptable if the stair is likely to be modern (i.e. post ~1920). This could be indicated by the timber type/finish and evidence of alterations to surrounding fabric to enable the insertion of the stairwell.

Both appear to date from the Victorian period (with the central stair earlier) - Both shown retained but dis-used

Installing a new stair could be justified if the amount of historic fabric to be altered is minimised (principally historic floor/ceiling structure). Unclear what historic fabric remains in Bedroom 2/attic bathroom.

Unclear if there is an existing fireplace in bedroom 2 – impact of stairwell on proportions of the room?

No evidence found, room proportions not compromised by proposed changes

Addition of single rooflight undesirable; rooflights not presently part of this building. **Noted**

Potential to reintroduce fireplace to bedroom 1 (if previously present) due to removal of the stairwell. Suggest localised plaster removal to inform this if desired. **Stair retained—no change proposed**

Removal of partitions in attic to create open plan spaces may be acceptable if the partitions are modern. Photographs suggest historic roof collar tie (now cut by doorway) remains in situ. General expectation that historic roof timbers should be retained in situ, unless clear and convincing justification for their removal is provided.

Roof structure (and original truss frame) retained

Proposed extension would seem to relate to the form of the building. Timber framing is part of local vernacular, but not prominent on the exterior of this building. 'Chunky' timber framed glazing could look visually heavy. Suggest that a visually lightweight glazed extension could be appropriate – clearly contemporary addition to the building, which, if detailed sensitively, should sit comfortably with listed building.

A contemporary glazed structure is proposed

Priory Farmhouse, Freefolk Priors, Freefolk

Appendix 3 - List of Consultants and Contact Details

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