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HERITAGE IMPACT ASSESSMENT

In respect of

**Flood Street Farm,
Breamore, Hampshire**

On behalf of

Mr & Mrs Bolt

AHC REF: 9943

Date: August 2022

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd. Its purpose is to consider the potential impact of, and provide a justification in heritage terms for, proposals for minor alterations and an extension to the Grade II listed Flood Street Farmhouse in Breamore, Hampshire.
- 1.2 This report follows the preparation of a comprehensive Statement of Significance (also prepared by AHC, in April 2021), which describes and assesses the heritage significance of the building. The Statement of Significance was prepared (in line with the requirements of paragraph 194 of the NPPF) with the aim of gaining an understanding of the significance of the listed building and its setting in order to inform the development of the application proposals. This Heritage Impact Assessment (which also addresses the requirements of paragraphs 194 and 195 of the NPPF) should therefore be read in conjunction with the Statement of Significance.
- 1.3 It should also be read in conjunction with the Design Statement prepared by Classic Architecture, which sets out the motivation and rationale underpinning the application scheme.
- 1.4 This two-stage approach, of analysing and understanding significance first and allowing this to inform the formulation of the subsequent proposals, is very much in accordance with the good practice advocated in documents such as English Heritage's (now Historic England's) *Conservation Principles* (2008) and formally expressed in the requirements of the government's policies on the Historic Environment set out in Section 16 of the NPPF and the accompanying advice provided by the PPG.

2.0 THE APPLICATION PROPOSALS: IMPACT ASSESSMENT AND JUSTIFICATION

2.1 Introduction

2.1.1 This section of the report examines the proposed scheme in the context of the significance and 'special interest' of the listed building and its setting, as revealed in the accompanying Statement of Significance, and provides it with a reasoned justification in conservation terms.

2.1.2 The proposed works comprise the construction of a new 'summer room' extension at the south-western end of the building, and some minor alterations to the first floor of the existing building, including the insertion of two new window openings in the south-western gable end and changes to the bathroom facilities.

2.1.3 These different aspects of the proposals are addressed under separate sub-headings below. For ease of reference, the floor plans included at Appendix 4 of the Statement of Significance are also included as **Appendix 1** of this report. These are annotated with the room numbers referred to throughout.

2.2 New extension

2.2.1 This is the principal element of the proposals, comprising a new single-storey extension with an upper floor contained within its pitched roof, connected via a lower-height linking structure to the south-western gable end of the existing house, but projecting at right angles from it.

2.2.2 The position and orientation of the extension is influenced by a number of factors. First, its position at the south-western end of the house avoids disrupting, interrupting, or affecting in any other way, the important relationship between the farmhouse and its associated farm buildings which stand to the north and north-east of the house.

2.2.3 While the front (north-east) elevation of the extension will encroach past the return building line of the farmhouse, this is only to a small degree so that the rear elevation of the farmhouse will remain fully appreciable; the extension is 'detached' from the

farmhouse by a glazed link which means that no part of the rear elevation is abutted by the building and there is space between them.

- 2.2.4 Second, there was historically a substantial thatched barn east of the house, demolished between 1924 and 1957. While this was not on the footprint of the extension now proposed (it was larger, further east and set at a different angle to the house), its presence on the historic mapping reveals the rather informally arranged nature of the earlier farm buildings in relationship to the farmhouse. The removal of the barn in the mid-20th century significantly changed the farmstead character of the site and the close grouping of the buildings.
- 2.2.5 In my view, the proposed siting and orientation of the new extension will reinstate some built form and enclosure to the south side of the group, reinforced by the appropriately agricultural style proposed.
- 2.2.6 Third, its orientation at right-angles to the house avoids a further lengthening of the existing linear building and will make it clear that this is an entirely new addition. This is of course reinforced by the presence of the linking structure. The angle at which the house is set to the road in any case limits the space available in a south-westwards direction.
- 2.2.7 The proposed extension is designed in a traditional style but with contemporary elements, the main body of the proposal reflecting the character of a converted open-fronted cart-shed. This will be of red brick construction with a steeply-pitched clay tile-covered roof. The long (rear) elevation facing south-west will have three tall and narrow regularly-spaced window openings, and two roof-lights are proposed for the roof-slope on this side.
- 2.2.8 The long elevation facing north-east onto the garden will be supported on two oak posts articulating three cart-shed-style fully-glazed openings behind; the glazing will comprise three sliding doors. The south-eastern gable end will also be fully glazed into the apex, enabling longer views over the garden in that direction.
- 2.2.9 The lightness and transparency of this gable-end elevation will emphasise the solidity of the listed building and ensure the extension is 'read' as a subservient contemporary

addition in views from the south-east. This subservience is further expressed by the ridge height of the proposal, which will be well below the ridge height of the historic single-storey 'brewhouse' addition against the north-western gable end of the farmhouse. The existing hierarchy of the building is thus followed, with three descending ridge heights from farmhouse to brewhouse to proposed extension, the steeply-pitched roofs of all three elements drawing them all together.

- 2.2.10 The linking structure will comprise two distinct elements, both of purely contemporary design. The element attached to the gable end of the listed building will be of timber-framed construction, with screw fixings attaching it to the rendered south-western gable end of the farmhouse. It will be clad with zinc, with two tall and narrow windows, and will have a curved profile where it meets the new opening to be formed in the gable end, which will make it 'recede' from the front building line of the farmhouse (from which it will in any case be recessed), limiting if not entirely removing any visibility of the structure in views of the front elevation from the lane.
- 2.2.11 The lane runs roughly north-south past the farmhouse, which faces it at an angle so that its façade is only seen on the approach from the north (from Breamore). Views back towards the building along the lane from the south are precluded by a high dense hedgerow on an earth bank, such that only the south-western gable apex and chimney are visible above the hedge.
- 2.2.12 The elevation is currently blind and covered with render with incised lines to imitate ashlar, although this latter pretence is really a nonsense on a building with an exposed timber frame and brick infill. The elevation is a detracting feature of the building's appearance which the Dodgsons (who bought and restored the property in the 1950s) left in place at the time on the advice of their architect.
- 2.2.13 The addition of the proposed connecting structure against this elevation (in tandem with the proposed insertion of two new window openings at first-floor level, either side of the stack) will modestly enliven this side of the building. The windows are to comprise painted timber frames with single-glazed multi-paned casements intended to replicate the existing small casement window in the north-eastern gable end of the brewhouse. The reveals will be made good with render.

- 2.2.14 Insofar as any of the proposed works will be visible from within the public realm of the Breamore Conservation Area, that is from Flood Street, from where there may possibly be limited glimpses of the new building through the high hedgerow in the winter months, this will simply 'read' as a farm building or converted farm building, entirely in keeping with its situation.
- 2.2.15 The timber-framed zinc-clad element will connect to a simple frameless-glazed linking structure between it and the main body of the extension, which in effect will create a visual 'gap' between the existing building and the main body of the extension, so that the extension and the farmhouse will appear detached and independent of each other.
- 2.2.16 The connection through to the farmhouse will be made from the zinc-clad element into the living room (G3), the south-eastern ground-floor room, via a new door opening to be made in the recess to right of the chimneybreast through what appears possibly to have been a former window opening, the 'shadow' of which can be seen in the render externally (including in a photograph of 1976 (Photo X of Appendix 2 of the Statement of Significance). This would equate to a very minor loss of historic fabric, even if there was not an infilled window in place.
- 2.2.17 The Dodgsons' 1950s' photographs and the sketch plan drawn by them (see Photo H1 in Appendix 2, and Appendix 3 of the Statement of Significance) show that there was at that time a partition with door closing off the recess to left of the chimneybreast in G3, and reveal that the now-reopened inglenook opening had been partially blocked to the right with a brick wall. This had been done, probably in the 19th century, to enable the division of G3 (on a northeast-southwest line) into two separate rooms with different floor levels. In short, the room has seen much past alteration in different phases, and the insertion of a new door opening now will be a discrete intervention without impact on the building's significance or 'special interest.'

2.3 Other proposed alterations

- 2.3.1 The other proposals are confined to the first floor of the farmhouse and do not involve any loss of fabric or changes to plan form.

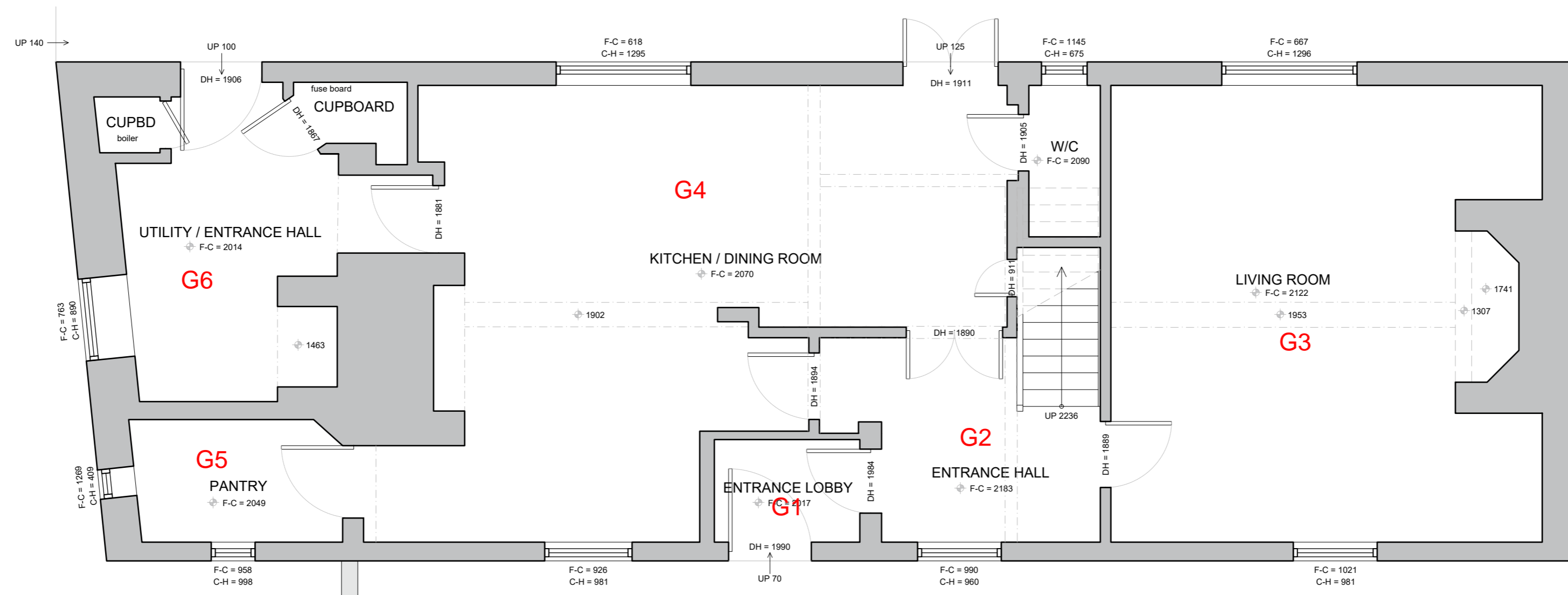
- 2.3.2 These proposals include the removal of the bathroom fittings, including the shower cubicle and modern fitted cupboards, from F2 in order to convert this bathroom to an office. This will plainly have no effect on significance or 'special interest.'
- 2.3.3 The other proposal is to insert bathroom facilities into the existing large cupboard spaces in the recesses either side of the chimneybreast in F5. The left-hand of these (F6), currently used for storage, will be converted to a shower cubicle and the right-hand (F7), currently fitted with a wardrobe rail, will be fitted with a WC and wash-hand basin. The respective spaces will remain in their current proportions, and the necessary services can be sensitively accommodated and concealed as appropriate.
- 2.3.4 The two proposed new windows in the south-western gable end, discussed above, will provide natural light to these two spaces.
- 2.3.5 Again, I do not identify any harm to the significance and 'special interest' of the listed building arising from these proposals.

3.0 SUMMARY AND CONCLUSION

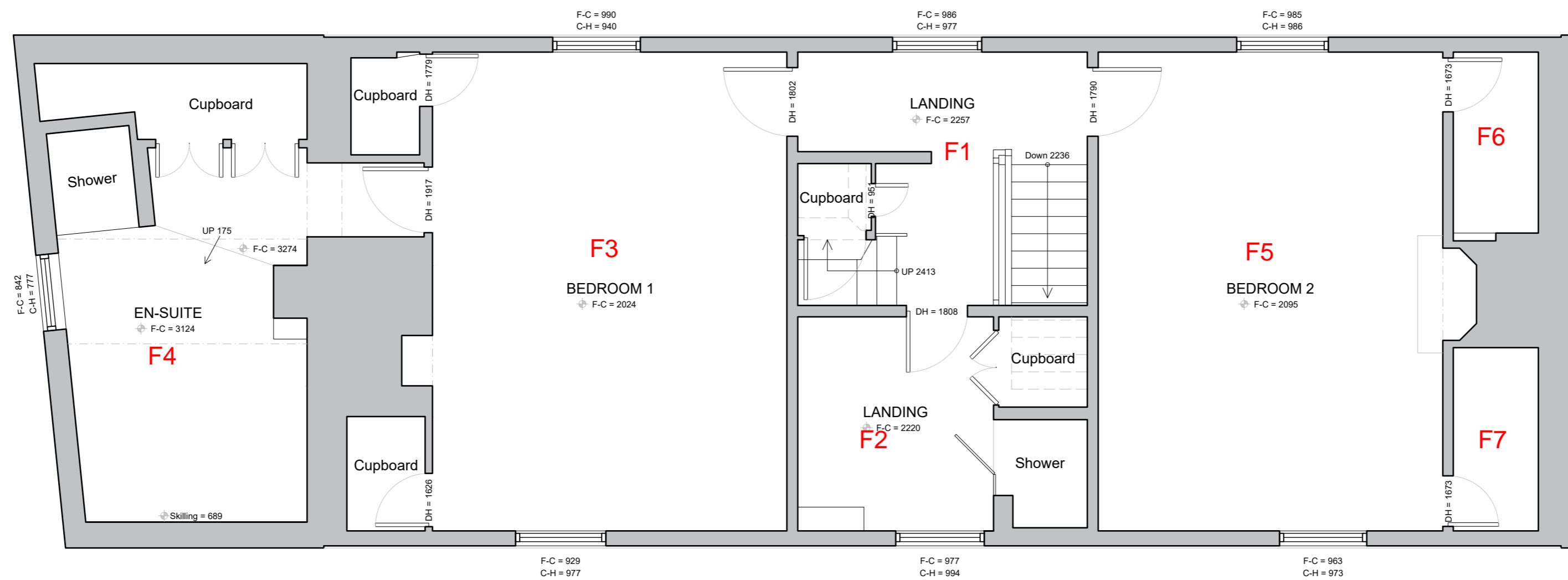
- 3.1 For all the detailed reasons set out in this report, informed by the Statement of Significance, it is my considered opinion that the application proposals are compatible with the preservation of the significance and 'special interest' of the listed building.
- 3.2 The proposed new extension complements the existing building, is appropriately subservient in terms of scale, massing and height, and takes a recognisably agricultural form appropriate to its specific context, both in relationship to the house and in 'completing' the group of farm buildings that was depleted in the mid-20th century by the loss of the large, thatched barn.
- 3.3 The other alterations proposed are very modest and, in my view, will have no impact on the significance of the listed building. Indeed, the proposals for the blank south-west gable end, thought to have been rendered in the 19th century, will enliven this elevation in an appropriately modest way by inserting two new, small window openings to match others to the first floor. The proposed loss of fabric to make the connecting doorway through this gable end from the farmhouse into the proposed extension is very minor and will have no impact on legibility or on the ability to appreciate the significance of the building, the ground floor of the house having been totally gutted and reconfigured in the 1950s.
- 3.4 It is therefore my professional view that the application proposals comply with both local and national policies on the conservation of the historic environment, including the advice contained in the NPPF and accompanying PPG and, most importantly of all, meet the statutory requirements set by Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1:

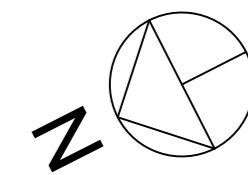
Annotated floor plans



EXISTING GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50

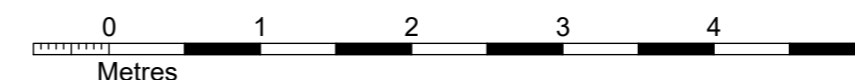


Project
Flood Street Farm
Fordingbridge
SP6 2BS

Title
Existing Ground Floor & First Floor Plan

Revisions	Dwn	Chkd
Drawing Number	AB	PB
1354 - 03		
Scale	Date	
1:50@A2	16 February 2021	

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