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Planning Application Design and Access Statement

06.09.22 – Rev C – Updated Biodiversity Appraisal included in appendix D

Site: Flood Street Farm, Fordingbridge, SP6 2BS

Proposal: Introduction of a single storey linked barn extension to an existing grade II listed dwelling.



Background

Flood Street Farm is a former farmstead situated on Flood Street, less than a mile to the southwest of the village of Breamore. The buildings comprising of a 17th century grade II listed farmhouse, with a number of historic buildings on the site including a cart-shed, a sheltered shed, stables and a granary that was once formed a small farm.

The farmhouse is positioned to the northwest of the site on the western boundary with the lane known as Flood Street.

The farmhouse is a two and a half storey. It features a clay tiled roof with dormer windows, gable ended walls and a timber frame construction with panels infilled with herringbone brickwork. To both front and rear elevations there is brickwork to a level course to the ground floor walls that were part of a 19th century reconstruction.

Off the northern gable wall is a 1 1/2 storey extension. This has a habitable space within the attic space under a steep pitched clay tile roof over walls constructed in solid brickwork.

The farm house has gone through a series of alterations from its 17th century origin. Modern renovations in the 1950's included the removal of some internal walls to the ground floor. To the first floor, floor boards were replaced and many lath and plaster finishes were also replaced with plasterboard.

The council's website has a record of a Listed Building Consent granted in 2016 for the renovation of the grade II listed cart shed.

Listing schedule

5/40 Flood Street Farmhouse

GV II

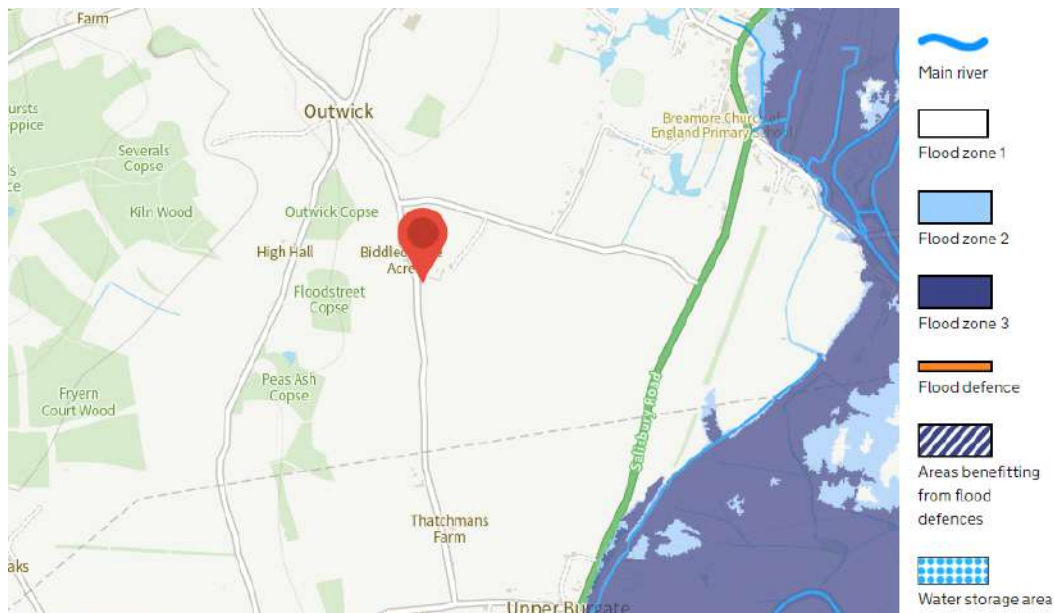
House. C17. Lower walls of brickwork in Flemish Garden wall bond, upper with exposed timber frame with herring bone brick infill. Tile roof, gabled dormers. Two storeys and attic, three windows. C20 casements. Boarded door in plain frame. Single-storeyed extension at the north end.

Listing NGR: SU1527218819

Planning History

- Repair Cart Shed including timber frame, roof, and brick plinth (application for listed building consent) Ref. No 15/10918

Flood Risk



Flood Street Farm is located within flood zone 1. Therefore, it is considered to have a low probability of flooding from rivers and the sea.

Proposal

In preparing the design of these proposals the following has been carried out –

- An assessment of the significance of both the site and the buildings, and an impact assessment have been produced. Please refer to the Appendix B for the Statement of Significance and Appendix C for the Heritage Impact Assessment. Both of these reports were prepared by Architectural Historian Sarah Watt of Asset Heritage.
- A Biodiversity Appraisal, by David Leach Ecological Consultants, is contained within Appendix D.
- A draft scheme was submitted in preapp ENQ/21/2019/EHH

- A revised draft scheme was submitted in a preapp ENQ/22/20058/EHH

This work and response from the council have informed these proposals.

These proposals are summarised as –

- Extension to the house
- Minor alterations to the house

Design

Extension - The proposed extension is to have the appearance of 'cart shed' type of building - reflecting the farm stead setting of the house. The extension is designed to appear as detached building – please see the drawings accompanying this application.

The extension is to be linked to the house by the ground floor only. The link will be connected to the existing southwest facing gable wall of the house with a low-profile copper clad and frameless glass structure.

Access from the house into the link and to the extension will be through a door opening formed from a former (blocked) window on the ground floor.

Measures taken in the design minimises the intervention with the historic fabric, the visual impact and the effect on the character of the farmhouse –

- The detached/linked approach and the limiting the connection between the extension and the existing house to the ground floor only. Compared to a conventional extension this minimises the area of the abutment/junction between the historic and the new.
- The creation of the doorway in a former window minimises the loss of historic fabric
- The detached building approach to the extension preserves the appearance of historic farmhouse as detached and maintains its original historic form.
- The orientation of the extension presents the small elevation/gable end to the view from the road. This minimises the visual impact to views into the site. A view point that is restricted by a tall dense hedge.

Alterations to the house – these are limited to the forming of the access to the extension (see above) and changes to the first floor that comprise of –

- Reverting first floor bathroom to a bedroom
- Forming ensuite shower/basin /wc within existing cupboard space
- Two new window openings to serve ensuite

Pre-app – consultation

The design of these proposals has evolved in response to through the helpful guidance of the Conservation officer in two preapp submissions. Firstly ENQ/21/20191/EHH followed by ENQ/22/20058/EHH that has informed the design of these proposals.

In response to the Conservation officer's guidance revisions include the following -

- Reduction in footprint height and massing - The ridge height has been reduced. The link has been reduced to a low-profile structure (frameless glass/copper cladding).

- The previously proposed office lean-to has been omitted
- A reduction in ridge height by a further 600mm – as now proposed this is
- The reduced attic allows for a single small bedroom/office
- The floor area of the proposed is a 29% increase in floor area.

Conclusion

The design of this proposed extension has been carefully considered. It will be seen as a structure that reflects the agricultural context of the site and in terms of mass, scale and height will be subservient to its host building.

For the reasons set out in this report and the accompanying assessments we must ask that it be considered on its merits and consent be granted.

Appendix A: Photographs



Figure 1: North West facing elevation viewed from the public highway



Figure 2: North East facing elevation viewed from driveway



Figure 3: South East facing elevation – proposed link to attach to rendered gable wall



Figure 4: Internal view of existing gable wall where existing window opening (currently blocked in) is to be altered to form a doorway opening to link.

Appendix B: Statement of Significance



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listed buildings | conservation management and advice | archaeology | historic interiors

STATEMENT OF SIGNIFICANCE

In respect of

**Flood Street Farm,
Breamore, Hampshire**

On behalf of

Mr & Mrs Bolt

AHC REF: 9943

Date: April 2021

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 The purpose of this report, which has been written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd., is to provide an assessment of the historic and architectural significance of Flood Street Farmhouse, a Grade II listed building in Breamore, Fordingbridge. Consideration is also given to a row of three former farm buildings on the site. The separate Grade II listed cart shed at the front of the site is not assessed in any detail, having been the subject of a recent full restoration by the current owners, with listed building consent granted by New Forest District Council in 2016 (ref: 16/10918).
- 1.2 Flood Street Farmhouse was listed at Grade II on 13th February 1987 (the Historic England list description is included at **Appendix 1**). The property also stands within the very extensive Breamore Conservation Area, designated in 1981.
- 1.3 The report has been prepared for The Classic Architecture Company on behalf of their clients, Mr and Mrs Bolt, the owners of the property, who are considering extending the farmhouse and possibly converting one of the outbuildings to a new use associated with the residential use. Its purpose is to provide an understanding of the significance of the buildings in order to inform any such proposals.
- 1.4 The assessment of the significance and 'special interest' of the buildings given in this report has been informed by a consideration of their historical evolution and present form, in turn informed by physical inspection of the buildings, and study of available relevant historical information, including maps. In this respect, we are fortunate in having access to copies of a series of photographs and other documentation relating to the extensive works undertaken to the building when it came into new ownership in 1957.
- 1.5 This report therefore complies with paragraph 189 of the National Planning Policy Framework (NPPF), which set out the requirements for understanding the significance of and impact on heritage assets, and the accompanying guidance contained in the NPPG, and should therefore enable the Council to validate any forthcoming application for listed building consent.

2.0 HISTORIC BACKGROUND

- 2.1 The Historic England list description for the farmhouse is very brief and based only on an external inspection. This describes the building as being of 17th-century date, which seems probable based on its external appearance and on the surviving historic internal fittings.
- 2.2 The former farmstead stands on Flood Street in an isolated position just under 1km as the crow flies south and south-west of the village of Breamore. Flood Street is one of a network of long and narrow country lanes in the area, dotted with isolated farms.
- 2.3 The settlement known as 'Brumore' (the name deriving from Old English for 'broom moor') probably originated around the middle of the Saxon period, in the area of North Street and St Mary's Church. The church was built around the end of the 10th century; it is now listed at Grade I and is considered to be the most important Anglo-Saxon monument in the county. Domesday records the manor in an outlying part of the New Forest, held by the king and belonging to the manor of Rockbourne, with four villeins and eight borderers. The settlement at this time is thought to have been situated along the present-day Upper Street, south-west of the church and north-west of the main focus of today's village.
- 2.4 Over time the settlement spread southwards and eastwards and by 1300 the village is thought to have comprised c.50 dwellings.
- 2.5 St Michael's Augustinian Priory was founded on the west bank of the Avon by the de Redvers (the first Earls of Devon) in c.1130 and formed a separate manor. Over the next 200 years it acquired about half of the houses and land in the village, much of it on the more recently settled southern side. The remainder was retained by the Earls of Devon (the title later being possessed by the Courtenays) as Lords of the Manor of Breamore and they built a substantial manor house in the north, near the church. The Priory was dissolved on 5th July 1536, and the manors were joined together.
- 2.6 By 1580, William Dodington (c.1530-1600), the son of an Auditor of the Tower Mint, had purchased the village, including the Priory's former property, and he built a new manor house which, despite a serious fire in 1856 and subsequent rebuilding, retains

its late Elizabethan E-plan. Known as Breamore House (and listed at Grade II*), this is surrounded by a Park, included on the Historic England Register of Parks and Gardens at Grade II.

- 2.7 Both parts of the village (both along Upper Street and along the Salisbury Road) contain many 17th-century and earlier timber-framed buildings, of both cruck- and box-frame type.
- 2.8 In 1748 the estate was purchased by Sir Edward Hulse, 1st Baronet (c.1682-1759), Physician to the Court of Queen Anne, George I and George II. At this time most properties in the village were occupied by farmers, smallholders and estate workers. Additional estate workers' cottages were built in the village in the 19th century. Remarkably, the Hulse family still retains Breamore House, the Lordship of the Manor of Breamore, and extensive lands in the area.
- 2.9 The Conservation Area Character Statement notes of Breamore that, *'Groups of farms and cottages are linked by narrow, hedged lanes leading from the extensive water meadows beside the River Avon, around the Marsh and up the western slopes of the valley to the Park. It is a relationship of buildings and landscape which has survived substantially unchanged during the past century.'*
- 2.10 The Ordnance Survey (OS) First Series map of 1811 (**Fig.1**) is at a small scale but quite clearly shows a group of buildings at the Flood Street Farm site, which is labelled 'Flood Street' in the same manner as the similarly small 'Highall' to the west, and the slightly larger hamlet of Outwick to the north. This suggests it had some mark or status as a place in itself. Breamore proper is labelled in the location of Upper Street to the north, with Breamore Marsh (the large manorial green) clearly shown between it and the second focus of settlement east and south-east of the marsh. Lower Breamore Gate is marked south of the marsh.



Fig.1: OS First Series map, 1811 (Sheet 15)

- 2.11 The Breamore tithe map of 1838 (**Fig.2**) is at a larger scale and much more detailed. This shows Flood Street Farm as an isolated outlier fronting onto the narrow country lane of Flood Street, with the hamlet of Outwick to the north (the hamlet has now largely disappeared but for the former Outwick Farm, Manor House and a cottage). The farm is shown to be surrounded by large irregular field enclosures which, at the time, were in arable use.
- 2.12 The site then contained five buildings. The farmhouse is depicted with its existing rectangular plan form, its north-east end projecting into the farmyard (No.360 on the plan) and the larger part of the house projecting into a garden (361). The existing recently restored cart-shed (Building A) is shown standing end-on to the lane, with the yard behind containing a pond, a large barn (much larger in footprint than the farmhouse) with a wide projection along one side – possibly a threshing barn or a combination barn - and two smaller outbuildings, one of which is on the site of the existing granary (Building D). The stable (Building C) and animal shelter attached to this (Building B) were not yet present. The buildings were not arranged in any coherent way around the sides of a yard but stood close to each other at different angles, in a rather awkward-looking configuration.
- 2.13 The tithe apportionment records that Michael Rooke Esq. held the leasehold of the property under Sir Charles Hulse Baronet, but that it was occupied by William

Absalom, the number 360 denoting the 'Flood Street House, yard, barn and buildings', and 361 a garden. The arable fields surrounding the farm were farmed by Absalom, who is referred to as a farmer and butcher in his will (proved on 11th February 1853), and who held other land in Breamore.

- 2.14 The closest other property (probably that which appears to be immediately opposite Flood Street Farm on the smaller-scale 1811 OS map) stood just to the north along Flood Street (No.309) where there were two tenements and gardens occupied by James Holly and William Mist (and owned by Sir Charles Hulse). There are still two thatched cottages (now one house) in this location ('Biddlecombe Acre').

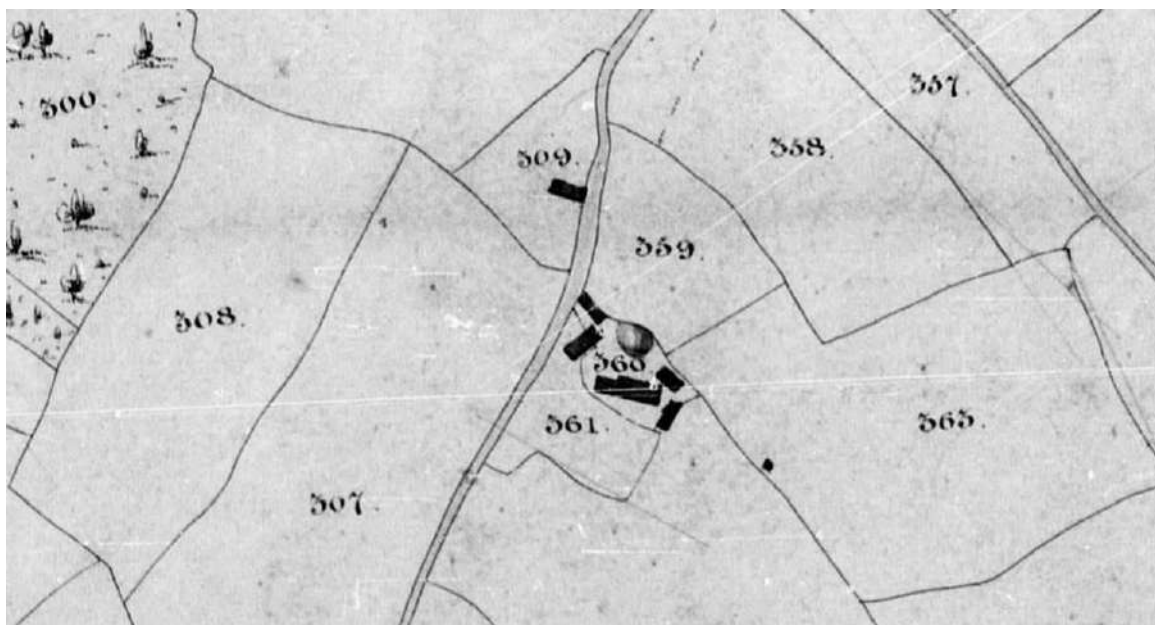


Fig.2: Breamore tithe map, 1838

- 2.15 The 1878 OS map (actually surveyed in 1870; **Fig.3**) shows the same arrangement of buildings. The pink colouring for the farmhouse indicates a solid masonry structure, while the grey shading for the farm buildings around it indicates construction in wood or iron. It is evident from the surviving Buildings A and D (both present on this and the tithe map), that they were of timber construction. The positions of the buildings and boundaries are essentially as shown on the tithe map. There was a small enclosed front garden with footpath to the front door and an enclosed yard against the rear north-east end of the farmhouse. The rear garden enclosure is shown partly divided to form an orchard in the south-east. The pond depicted on the tithe map is not shown here.

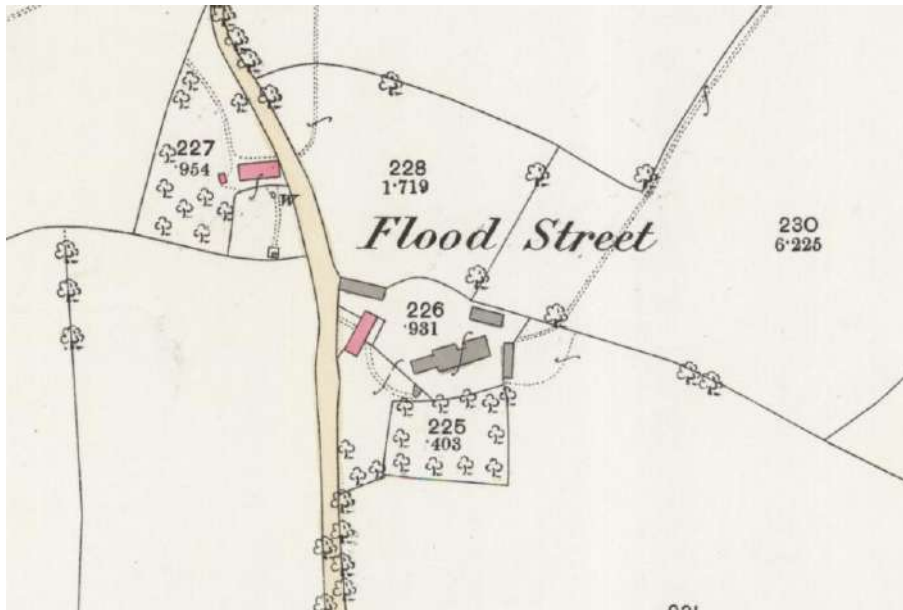


Fig.3: 1878 OS map (surveyed 1870)

2.16 The 1897 OS map (surveyed in 1895; **Fig.4**) shows that the enclosed yard against the rear of the farmhouse had been extended across the whole of the rear elevation. The cart-shed (Building A) had been truncated at its eastern end, and a wall or fence erected across the driveway access from Building A's new south-eastern corner to meet the north-west corner of the house. The southern boundary of the front garden had been realigned. To the rear, Buildings B and C had been constructed against the west end of Building D and the pond had reappeared, larger than shown in 1838 and extending along the backs of Buildings B and C.



Fig.4: 1897 OS map (surveyed in 1895)

- 2.17 The 1909 OS map (surveyed in 1908; **Fig.5**) shows the same arrangement of buildings and spaces as the 1897 map. The cart-shed (Building A) is here shown with an open-sided front to the south.

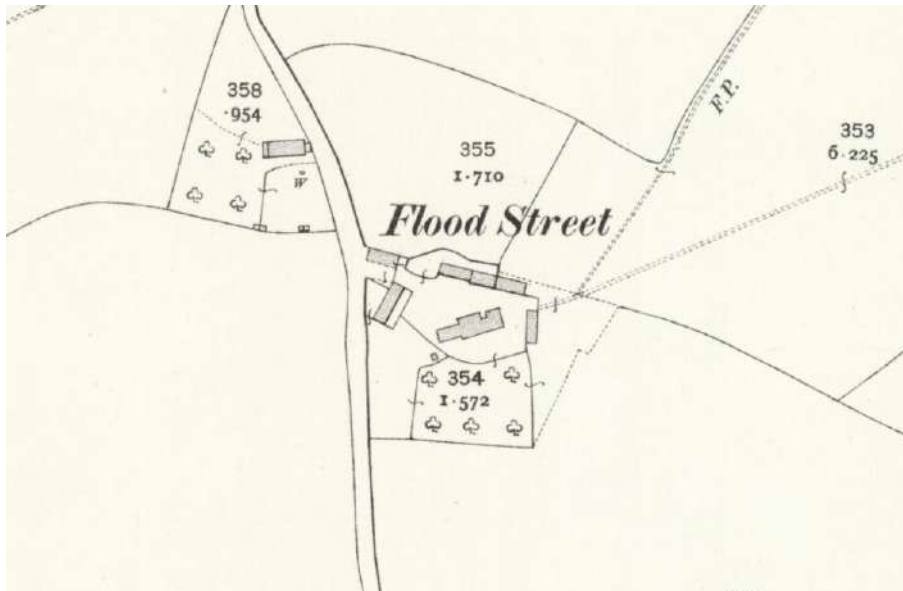


Fig.5: 1909 OS map (surveyed in 1908)

- 2.18 The 1926 OS map (surveyed in 1924; **Fig.6**) shows the removal of the easternmost of the farm buildings -or possibly its significant truncation, leaving only the southern end of it standing. There is still a small square shed of timber construction with thatched roof in this location (Building E).

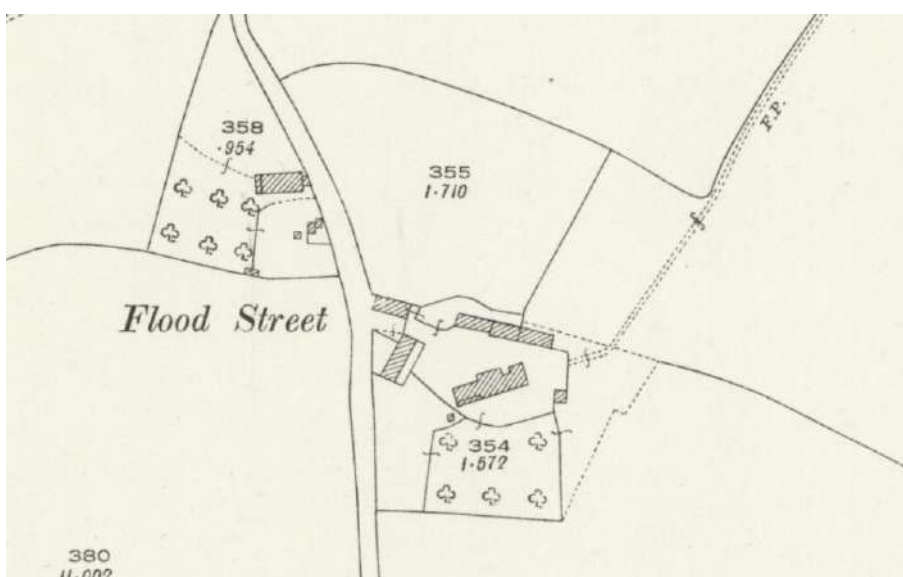


Fig.6: 1926 OS map (surveyed in 1924)

- 2.19 An undated photograph probably taken in the early 20th century (see **Photo A** in **Appendix 2**) shows horses being led into the farmyard and parts of Buildings B-D: Building D had a thatched roof. Also shown is the end of the large barn, also with thatched roof, that previously stood in the middle of the site.
- 2.20 The 1957 OS map (**Fig.7**) shows that the large barn had been demolished. The year 1957 was a transformational one for the farmhouse, when it was purchased by Guy Henley Dodgson and his wife Janet Frances Marion Dodgson. The couple were to undertake a wholesale 'restoration' of the building, which had lain empty for four years and was, apparently, in a parlous condition.



Fig.7: 1957 OS map

- 2.21 The property was conveyed to the Dodgsons (of The Cleve, Woodgreen) on 19th June 1957 by Sir Hamilton Westrow Hulse (the Vendor) and the Right Honourable Edward Frederick Baron Burnham CB, DSO, MC (Major General retired) ('the Trustees') for a sum of £1600 (the Burnhams, proprietors of *The Daily Telegraph*, were related to the Hulses through marriage). The conveyance refers to two pieces or parcels of land at Flood Street, Breamore, together with the dwellinghouse and outbuildings erected thereon 'and known as Flood Street Manor House'.

- 2.22 The reference to it being a manor house is curious, but may just have been an 'affectation' based on the evident age, size and appearance of the house. While it has already been noted that Flood Street is named in the manner of a hamlet on the 1811 OS map (**Fig.1**), no such separate manor is referred to elsewhere.
- 2.23 The land being conveyed and shown on the plan in 1957 (see **Fig.8**) included the farmhouse and its garden and orchard, and the cart-shed (Building A), with a right of access, but did not include the row of three outbuildings or the small thatched outbuilding beyond (Buildings B-E). The remainder of the land and outbuildings was finally acquired by the Dodgsons of Edward Jeremy Westrow Hulse on 4th July 1988 for a sum of £15,000.



Fig.8: Plan with conveyance of 1957

- 2.24 In 1992, in a letter to the Council in response to correspondence about its Listed Building Survey and, it is inferred, a request made to visit and inspect the interior of the property, the Dodgsons described the house as it was in 1956 when they say they first acquired it (despite the 1957 date of the conveyance) and then outlined the work that they had undertaken to it at that time and later. It is well worth setting this out in full here.

2.25 Of the house when they first acquired it, the Dodgsons said:

'It had, of course, been extensively altered in Victorian times, when the lower timber frame was replaced by a second course of brickwork, giving a 9" wall to first floor level. The thatch was replaced by tiles, the dormers modernised, the NE chimney rebuilt and cast-iron casements installed. The hearth of the SW chimney was bricked in and a small range installed. A wall divided the room across the chimneybreast, giving a wooden-floored 'parlour' (rotten) to the SE and a dairy on the NW side. This was some 18" below the level of the parlour, 5 courses below ground, as was the centre area of the house and was probably the original level of the house. The house had been occupied by two families and there was a Victorian matchboard wall along the SE side forming a passage which enabled both families to have access to the copper and stone sink in the 'brewhouse'. The inside walls were a hotch-potch of mainly Victorian masonry on the ground floor, and included a coal-hole in the central area'.

2.26 The work that the Dodgsons carried out was as follows:

'In order to make the house safe for us to occupy into our old age we removed all the existing ground floor internal walls and laid a hard-core and concrete floor all through. We also removed the existing wooden staircase with its very unequal treads and narrow turns. The SW room was returned to its original shape and we removed the brickwork enclosing the hearth to reveal a shallow semi-circular inglenook.

We removed the defective plaster from the inside of all external walls, cuprinolled the timbers and rendered the surface with waterproof cement and sand. The walls were then battened out with 1¼" cuprinolled battens to which were fixed cellular insulating boards.

We replaced the door on the SE side of the house with a French window and enlarged the other two windows with leaded lights set in Crittall frames and softwood surrounds. We retained all the other cast-iron windows, brazing on new hinges and fastenings. Those on the NW ground floor were re-set in frames of seasoned second-hand oak. We reconstructed the central hall, replacing rotten timbers with seasoned oak and panelled the walls with 9" elm boards with moulded edges, in cottage style. We made new doors, also of elm (front door of oak), in cottage style with clapper door-furniture, copying the original doors upstairs.

On the first floor we removed layers and layers of paint off all the woodwork, retaining the original doors and revealing timbers on the landing. The old staircase had been encased in brick to first floor level, with Jacobean balusters round the landing well. We have re-used these up the new staircase, scarfing on extra oak to make them fit the angle of the stairs. There is a new newel post at the top of the stairs to match the one at the bottom. We had hoped to save some of the wide floorboards but this was not possible – the new floor we laid in the SW bedroom was fixed with 1100 hand-driven screws. The internal walls upstairs are of original lath and plaster but, unfortunately, in our ignorance at that time, we replaced several ceilings with ceiling board where the hair plaster was falling as a result of rain having come through the roof while the house stood unoccupied for 4 years.

In 1973 the roof was lined which entailed removing all the tiles and replacing battens as necessary. We had planned to re-use our tiles but a large proportion were destroyed. Because of the incompetence of the architect and the builders, who had no idea of how to do the lead round the dormers, the whole of the SE side of the roof had to be stripped for a second time and another firm of roofers employed. The surveyor who acted as arbitrator in our dispute with the architect decreed that the lead work on the brewhouse should remain, although it has not been done to correct professional standards. At this time the dormers on the SE side were largely rebuilt with new timber. The top 22 feet of the SW chimney was also rebuilt (to our satisfaction).

It is hardly necessary to mention that we installed all 'mod cons', including central heating when we bought the house...This entailed us bringing the electricity from a distance of some several hundreds of yards'.

- 2.27 Handwritten notes appended to the typescript letter (combined here from two separate versions) say:

'Our original work included removing the earth-bank from the base of the SW end wall and rebuilding corners; replacing eroded bricks, which we have had to do from time to time owing to the soft nature of the bricks, repointing, inserting a tie bar (actually 2) in NE brewhouse, making dormers watertight, digging drains and restoring cast-iron guttering etc. We followed the guidance of the architect who looked after the buildings in the cathedral close – he advised leaving the Victorian rendering and the timber-frame alone. The few bulges in the walls have not moved during the last 36 years. There was no listing at the time which enabled us to make

radical alterations to the ground floor in order to give us a home that we could live in with safety into our old age.'

- 2.28 There are also photocopies of extracts of proposal plans for the ground and first floors, not dated but drawn for the Dodgsons so presumably of c.1957. Unfortunately, these do not show the situation as existing before the 1950s' work began, with the exception of one sketch plan of the ground floor (the plans are included at **Appendix 3**). In addition to this, the Dodgsons took a series of photographs of the building as they undertook these works, leaving copies in the house which the current owners have kindly made available for inspection. A selection of these have been included at **Appendix 2**.
- 2.29 The Dodgsons remained living at the property and were still living there in 2006. The current owners purchased the property from a Ms Holmes in 2015.

3.0 DESCRIPTION AND ANALYSIS

*For ease of description, the outbuildings (as distinct from the farmhouse) have been identified as Buildings A-E, while each room of the farmhouse has been given a unique identifier. These are annotated on the floor plans included at **Appendix 4**.*

*Where numbered **Plates** are referred to, these directly follow the text of the report. Where lettered **Photos** are referred to, these are contained in **Appendix 2**. The lettering system runs through A-Z, A1-Z1, and A2-Z2.*

3.1 The farmhouse

Exterior

- 3.1.1 The farmhouse is a two-storey building with attic lit by gabled dormers under a pitched clay-tile covered roof, almost certainly originally thatched, with half-round brick coping and corbelled-out kneelers to the gable ends, and brick end stacks. The tiles were removed in 1973 and mainly replaced, when the roof was lined. The building is of exposed timber-framed construction with square panels infilled with herringbone brickwork to the first floor. The ground floor has been rebuilt in brick laid in an irregular Flemish Garden Wall Bond. There is a single-storey addition, also with attic, at the northern end under a steeply-pitched clay-tiled roof. This is constructed of brick laid in English Bond.
- 3.1.2 The front (north-west) elevation comprises three wide fenestrated bays (**Plates 1 & 2; Photos A & C-G**). To the timber-framed first floor, the outer two bays are of six square-framed panels each and the central bay of four square-framed panels. The bays are marked by posts into which the mid-rail is jointed (the posts, apart from the corner posts, truncated below the mid-rail) and by diagonal braces. Carpenter's marks are present on some of the studs, for instance III, V, VII and VIII, indicating the count began from the first stud at the right-hand end and moved left (ignoring the principal posts) (**Plate 3**).
- 3.1.3 The first-floor windows are positioned across the third and fourth panels of each outer bay and across the second and third panels of the central bay, the rails at sill-level removed in each case and the brickwork flanking each window renewed. The first-floor windows align with the ground-floor windows and with the attic dormers, resulting in a

symmetrical façade apart from the front entrance, which is positioned in rough alignment with the sixth panel of the first bay.

- 3.1.4 The windows are all small-paned cast-iron casements set in timber frames and probably of 19th-century date. The Dodgsons re-set those to the ground floor in 1957, in replacement frames of seasoned oak, and all the windows were given new hinges and fastenings. The plain boarded oak door also dates from this time. There are closer bricks to all the ground-floor windows and the entrance, suggesting the openings are contemporary with the brickwork.
- 3.1.5 The single-storey addition has some large pieces of stone and flint at the base, although there is no regular plinth as such. It also has a small-paned cast-iron window in the front elevation. The Dodgsons referred to this part of the building as a 'brewhouse', which term is used for consistency throughout this report, but it may simply have served a bakehouse and laundry function.
- 3.1.6 Only a very small part of the north-eastern gable end of the main range is exposed to view externally (**Plate 4**). The brickwork has been renewed to the parapet. The earlier brickwork that can be seen is laid in English Bond like the brewhouse addition, a bond generally used earlier than Flemish Garden Wall Bond. Elements of exposed timber frame can be seen, comprising a truss tie and collar and a pair of angled struts between them.
- 3.1.7 The gable-end of the 'brewhouse' has been rebuilt in the apex above the attic window (**Plates 5 & 6**). There has also been some earlier rebuilding beneath this window opening. The aligned windows to ground and attic floors are both cast-iron casements in wooden frames. There is also a small high-set square-leaded fixed-light window in a pegged wooden frame to the right at ground-floor level. Two tie bars are evident, both inserted in the 1950s.
- 3.1.8 The rear (south-east) elevation of the main range is arranged in a similar manner to the front, with the timber framing and positioning of first-floor window openings following the same pattern (except that the rails have been retained at sill level) (**Plate 7; Photos H-M & Q-X**). The brick infill to the first floor is laid in straight courses on this rear side of the building, rather than the herringbone pattern of the

front. The two ground-floor window openings were enlarged by the Dodgsons and new windows with leaded lights in Crittall frames were inserted. They also replaced the central entrance with French windows in Crittall frames and a new window was inserted to the left of this (**Photo U** shows it being put in). The three gabled dormers were largely rebuilt at this time too. On this elevation, the projection of the rebuilt brick ground floor from the upper plane of the wall is very apparent (**Plate 8**).

3.1.9 The brewhouse addition contains an entrance on this side, which old photos show previously had a segmental-arched head rather than the present flat arch. There is a degree of rebuilding evident in the brickwork above and to the right of it.

3.3.1 The south-west gable end is entirely covered in render with incised lines. The Dodgsons say that this was the case in the 1950s and that they left it as it was. A comparison of **Photo X** with **Plate 10** suggests the old render has been repaired and repainted if not entirely renewed since that time. The Dodgsons also refer to their removal of an earth bank from the base of this wall – the extent of this removal can be gleaned from **Photo Y** and see **Plate 11**. The condition of the wall fabric beneath the render is unknown.

Interior

Ground floor

3.1.10 It is clear immediately on entering the building that its interior has been subject to a high degree of change: the present arrangement does not conform to any typical plan of the period and the staircase is evidently not in its original form. The Dodgsons' account of what they found in 1957 (and the sketch plan from that time, which is included with additional annotations at **Appendix 3**) also suggests that the building had already undergone a significant degree of change in the 19th century, in part perhaps to facilitate the occupation of the house by two different families, although it is not known when such divided occupation had begun.

3.1.11 While we do not know how accurate the Dodgsons' assessment was of what was 'Victorian' and what was original, this only now 'matters' to a limited degree when considering the house today because, as they say, *'we removed all the existing ground floor internal walls and laid a hard-core and concrete floor all through. We also*

removed the existing wooden staircase with its very unequal treads and narrow turns. They also *'reconstructed the central hall,'* replacing rotten timbers and panelling the walls with elm (none of this panelling remains).

- 3.1.12 The drawings from that time show that it was proposed to maintain a three-bay division of the spaces (with a fourth in the brewhouse), albeit that the proposed division between the northern and central bays did not follow the original bay alignment. A utility and other small service rooms were to be in the brewhouse, a kitchen in the northern bay, a hall and new staircase in the central bay and a drawing room in the southern bay. Elements of this arrangement remain today although the new wall that was intended to be inserted to divide the kitchen from the central hall was either not built or has since been taken out to create an open-plan kitchen-diner (G4) and a smaller entrance hall (G2).
- 3.1.13 In 1957, the front door opened directly into G4 (the northern bay), but today it opens into a small lobby (G1) and then into an entrance hall (G2), from which the 1950s' staircase rises to the first floor. While the 1950s' plans and photographs make it quite clear that nothing of the original layout has survived on the ground floor, there are, however, some elements of surviving fabric.
- 3.1.14 In G1 (and continuing through G2 and G4), a ceiling beam with empty mortises marks the line of the timber-framed wall originally dividing the northern from the central bay (**Plates 12 & 13**; and see **Photos E1 & G1**).
- 3.1.15 In G2 and G4, some of the exposed joists are historic and others are 1950s' replacements (**Plate 14**). The staircase, although of the 1950s, reuses the 17th-century thick splat balusters from the original stairhead balustrade (the rest of the staircase was enclosed by brick walls; see **Photos Z-C1 & X1-A2**) and at least one, if not two of the newel posts and a section of moulded handrail, are original. The original newel type is a square profile post with linear moulding to two sides, and a polyhedron finial (**Plates 15-18**).
- 3.1.16 G3 in the southern bay had, by 1956, been divided longitudinally by a brick wall cutting through the chimneybreast and forming a parlour and dairy with different floor levels, and a cast-iron range had been inserted in half of the fireplace, the rest bricked

up. In 1957, this wall was taken out and the large inglenook fireplace was reopened (**Plate 19; Photos H1-I1**). The chamfered and stopped beam across G3 (**Plate 20**) appears to be original and indicates the original proportions of this room, which were retained even though the wall dividing it from the staircase is a blockwork wall of 1950s' date (**Photos L1 & O1** shows how this beam was supported by a prop during the rebuilding of the wall).

3.1.17 In G4, the chamfered and stopped beam across the main part of G4 (along with the beam continuing from G1 and G2) illustrates the original proportions of the space (see **Plate 13**). The joists running parallel with the beam with empty mortises stop at a modern beam inserted where a brick wall was taken out in the 1950s (**Plates 13 & 21**).

3.1.18 The original doorway into the brewhouse has been infilled to create a recess and cupboard and a new one opened up directly adjoining the fireplace (**Plate 22**). The Aga range appears to be the same one inserted in the 1950s (see **Photo N1**). The bread oven marked on the 1956 plan to left of the fireplace was taken out and a door opening has been made through here into a pantry (G5) in the brewhouse addition (**Plate 23** and see **Photos Q1-U1**). In G6 (also in the brewhouse), the fireplace has survived, but the copper and stone sink referred to by the Dodgsons as being in this part of the building were presumably taken out by them (**Plate 24**).

First floor

3.1.19 Apart from the removal and relocation of the staircase and reconstruction generally of the central bay, it seems that the Dodgsons did less work to the first floor of the house. They retained the internal doors and the lath and plaster partitions, but did replace the original floorboards and most of the ceilings beneath them.

3.1.20 The landing (F1) was reconfigured to accommodate the new staircase. The original staircase made two 90-degree turns to get to the landing (see **Photo X1**), with the staircase to the attic (which was retained) continuing up from a quarter-landing (**Plate 25**). Because the new staircase was all in one straight flight, the landing floor was levelled off, losing the bottom step of the attic stair. The piece of carved wood that flanks the base of the attic stairs now projects beyond the foot of the stairs whereas before it sat on the bottom step (cf **Plate 26** and **Photo B2**) (another such piece of

timber flanking a lower part of the staircase was lost when the latter was taken out; see **Photo Y1**). The 17th-century door to the attic stairs is of six panels with spearhead strap hinges (**Plate 27**).

3.1.21 The door opening into the bathroom (F2) previously opened onto the same quarter-landing with a raised sill but is now level with the landing floor and has a new architrave (see **Plate 26** and **Photo B2**). However, the three-plank door looks original and the lintel incorporates a piece of 17th-century wood carved with arcading (**Plate 28**). The room has a chamfered and stopped ceiling beam.

3.1.22 The bedroom in the northern bay, F3, retains an original boarded door of three planks, nailed battens, wooden latch and spearhead strap hinges (**Plate 29 & Photo F2**). There are similar doors (of two wide planks) into the cupboards either side of the chimneybreast, which retains a small plain fireplace surround and mantelshelf on rounded brackets (**Plates 30 & 31**). The north wall has been cut through into an ensuite formed in the attic of the brewhouse (F4) in the 1950s. In here, the brewhouse purlins are exposed and a small square blocked opening in the south wall (with retained pegged timber frame) suggests there was a small window in the north-eastern gable end of the main range before the brewhouse was added. The feet of the angled struts to the gable-end truss can also be seen in the wall here (see paragraph 3.1.6) (**Plates 32-34**).

3.1.23 The bedroom in the southern bay (F5) retains an original boarded door of three wide planks, nailed battens, wooden latch and spearhead strap hinges (**Plate 35**). There is a fireplace with embedded timber lintel against the south-east wall and original plank doors to cupboard spaces in the recesses either side of the chimneybreast (**Plate 36**).

Second floor/attic

3.1.24 The second-floor landing (S1; **Plates 37 & 38**) looks much as it did in 1956, with an original newel with barrel-shaped finial and plain handrail (with replaced stick balusters) at the stair head (cf **Plate 37** with **Photos J2 & K2**). From the landing, there are two steps up to the door into the northern room and then two steps down from there into the room. This is presumably to allow for headspace and the height of the attic door beneath.

3.1.25 The doors into S2, S3 and S5 are 1950s' replacements in retained and repaired original frames. There is a late 19th-century boarded door from S3 into S4, a storage space lined with plywood against the gable end and stack (which had no fireplace at this level). The Dodgsons note that they rebuilt the top 22 feet of this stack, and the difference in brickwork can be seen here (**Plate 39**). The door into the similar gable-end storage space (S6) off S5 is an original plank door, the old strap hinges retained not in use (**Plate 40**).

3.2 The outbuildings

3.2.1 Building A (**Plates 41 & 42**) is not considered in any detail as part of this assessment as it has been subject to a painstaking restoration in recent years. This former cart-shed is listed in its own right, for group value with the farmhouse, at Grade II. The list description describes it as being of 18th-century date and it certainly seems to have been present on the site in 1811. The OS map suggest it was truncated at its eastern end between 1870 and 1895. The building is constructed on a timber frame and clad with vertical timbers to its long sides and horizontal timbers to its eastern end. The western end has two sets of double cart doors. It has a hipped clay-tile roof with scalloped bands. See **Photos A & G**.

3.2.2 Buildings B, C and D (**Plates 43 & 44** and **Photos B & N-P**) were not sold with the farmhouse in 1957, only coming into the Dodgsons' ownership in July 1988. It is probable that some of the repair work that has evidently been undertaken to the roof structures of these buildings was done after this time.

3.2.3 Buildings B and C were constructed together between 1870 and 1895, both constructed of stone and flint with brick banding. No doubt solid masonry structures were required here as there has historically been (and still is) a pond extending along their northern elevations.

3.2.4 Building B is a long, low, open-fronted cattle shelter shed with pitched clay tile-covered roof (**Plate 45**). The west gable is constructed of brick laid in Flemish Garden Wall Bond. The open front to the south is supported on timber posts, with the openings filled with vertically boarded gates. **Photo B** seems to show a similar arrangement. The building has been re-roofed in relatively recent times with new tie beams and queen struts and new battens. Some of the rafters and purlins may be

original. The building retains a brick feeding trough against the back wall with continuous hay rack along the wall above (**Plates 46-48**).

- 3.2.5 Building C is a former stable, like Building B constructed of stone and flint with red brick banding and having a clay-tile covered roof, hipped at the western end (**Plate 49**). A number of iron tie bars are present. In the south (front) elevation is an off-centre entrance with segmental-arched head and boarded late 19th-century door with decorative strap hinges and iron handle. There is an adjoining window opening with late 20th-century wooden casement, and a hay loft opening above with boarded door. The rear elevation is blind.
- 3.2.6 Internally, the original late 19th-century timber beam, joists and floorboards are still present, though in places the floor has rotted through. A number of the joists are crudely cut timbers with the bark still on (**Plates 50 & 51**). There are some dilapidated remnants of wooden stall dividers and hay mangers, some surviving brick-paved flooring within the stalls area (**Plates 52-54**), and timber studs at the eastern end, presumably once part of a partition dividing off the end bay from the stalls. A ladder provides the only access to the hay loft (not currently safe to access) (**Plate 55**). Elements of the roof timbers (at least one purlin) appear to have been replaced, probably when it was lined, but many of the common rafters appear original to the late 19th-century construction (**Plate 56**).
- 3.2.7 Building D is older than B and C and was present on the site by 1838 and undoubtedly for some time before this, possibly being broadly contemporary with the cart-shed, Building A. It is a timber-framed structure clad in horizontal weatherboarding and raised on mushroom-shaped staddle-stones, which indicates its original use as a granary (**Plate 57**). The structure has a clay-tiled roof, hipped at the eastern end where there is a lower lean-to structure (with recent corrugated metal roof), but the main roof was originally thatched, with an eyebrow cut out over the loading door in the front elevation, as can be seen on **Photo B**. The access is provided by a set of double boarded doors. The roof had been tiled by 1957.
- 3.2.8 Internally, the granary comprises a single-volume space. The original timber frame is exposed, but the roof timbers have all been replaced in modern times, using a similar form as the replaced roof in Building B: a tie beam with angled queen struts rising to

the purlins. It is clear that much of the weatherboarding has also been renewed, and some of the floorboards, though a few examples of older boards have survived (**Plates 58-60**).

3.2.9 Building E is a small timber-framed weather-boarded shed with a thatched hipped roof (**Plate 61**). The substantial pegged boards at the corner indicate it of some age but, while it is shown on the 1926 OS map, the building on its site prior to this (including in 1838) was much longer, so what stands now may represent the truncated southern end of that building.

3.3 Setting

3.3.2 The close setting of the building is clearly defined by its front and rear gardens and then by the driveway and area containing the outbuildings, although the driveway no longer continues to the outbuildings, with the area in front of them now laid to grass and fenced off from the main garden (see **Plate 43**); this has the effect of slightly divorcing them from the farmhouse and diluting the close relationship of farmhouse and farm buildings. Nevertheless, the outbuildings still have group value in relation to the farmhouse and the whole is legible as a single property (**Plate 62**).

3.3.3 The front garden is enclosed by a brick wall which continues around to abut the north-western corner of the main building range where it joins the brewhouse (the latter presumably considered primarily a service building; see **Plate 1**). To the front, the wall profile curves upwards to two taller gate piers flanking a wooden paling gate that was there in 1956. The garden wall should be considered 'curtilage listed'.

3.3.4 Behind the house there is a flagged terrace bounded to the east by a brick and flint wall. This wall seems to have been present in part by 1870 while the wall which runs south-eastwards from the house, originally dividing the farmyard from the garden, was present by 1838. By 1895, the wall enclosing the terrace had been extended the full length of the house and the wall dividing the yard from the garden had been truncated to meet this wall rather than the house itself. These divisions still exist to a degree, so that the historic arrangement of farmyard, garden and orchard can still be traced (**Plates 63-66**).

- 3.3.5 Behind Buildings A-D there is a paddock in the use of the property, containing the pond against the rear of Buildings B-D (**Plate 67**).
- 3.3.6 Flood Street itself is liable to periodic flooding rising from natural springs in the area, (see **Photo D**, which shows a very similar situation to the flooding that was present in March 2021). The lane runs roughly north-south past the farmhouse, which faces it at an angle so that its façade is 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 (**Plate 68**).

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 The significance and 'special architectural and historic interest' of Flood Street Farmhouse derives primarily from its early date and the fabric surviving from that date. Its external appearance has not survived unchanged, with the underbuilding of the ground floor in brickwork probably in the 19th century and the replacement of its windows at that time too (with 1950s' replacements to the rear door and some windows at the rear), but the outward appearance remains that of a 17th-century timber-framed farmhouse. The timber frame has seen some minor repair where necessary, but it is interesting to note the surviving carpenter's marks on the front elevation, and care should be taken to preserve these if possible.
- 4.2 The brewhouse/bakehouse and laundry structure against the north side of the main farmhouse range appears to be a relatively early addition which probably pre-dates the underbuilding of the ground floor of the main range in brickwork, while the southern gable end is rather unappealingly rendered, the render pre-dating 1957. Presumably the render was applied to combat weathering of the building fabric on this side, but it is not known what condition this might be in.
- 4.3 The interior is a different story, where dramatic change was effected in the mid-1950s, particularly on the ground floor, where all internal walls and doors were taken out and the floors, then at different levels, were dug out and re-laid with concrete to the same level.
- 4.4 It appears that the layout of the ground floor had already been reconfigured at some point, probably in the 19th century, perhaps in order to accommodate two families in the same property. The Dodgsons refer to a dairy use in part of the south-western bay and a coal hole in the central bay, but no evidence for these uses has survived. The result of the 1950s' works generally is that there is little on the ground floor which now contributes to the 'special interest' of the building but for surviving ceiling beams and joists, and the fireplaces.
- 4.5 As part of these works, the 17th-century staircase in the central bay of the house was unfortunately taken out and a new one inserted. Mercifully, the original splat balusters and newels were retained and reused in the new straight-flight staircase, which

occupies a similar location in the house but does not incorporate the twists and turns of the original. The original balusters and newels (and the arcading carved over the door into S2) are of significance nevertheless as original fittings which help to date the building. The attic stairs, and the original panelled door closing them off, have also survived.

- 4.6 On the first floor generally, it appears that the original room divisions were retained and there is good survival of original plank doors and their fittings, although it is known that the original wide floorboards and many of the lath and plaster ceilings were stripped out. The attic floor seems always to have been inhabitable – the largely rebuilt dormers are probably of relatively early origin and the trusses are concealed in the main dividing walls (retained in their original locations) so that they do not impede movement across the space. The door to the staircase certainly suggests a 17th-century use.
- 4.7 The rather drastic changes to the ground floor in particular mean that where historic fabric has survived internally it is of particular significance in providing dating evidence for the building.
- 4.8 While the 1950s' works could possibly have been a bit 'kinder' to the interior of the building, it is evident that it was not in good condition when the Dodgsons acquired it and that they undertook a lot of work to make it inhabitable. They noted it had been unoccupied for four years and it seems likely that the Breamore estate could not let it in that condition and was reluctant to invest in its substantial repair, hence the sale to new owners prepared to take it on. The Dodgsons therefore may be seen to have rescued it from a worse fate, and certainly did secure its future in use.
- 4.9 It is also fortunate that they preserved a record of the works that were carried out to the building, with high quality copies of photographs, mostly taken in the 1950s, left in the house along with copies of the architect's plans and some legal documents. These all form part of the record of the house and add to its historic interest.
- 4.10 The outbuildings as a group form an important element of the setting of the farmhouse. As can be seen from the historic maps (and **Photo A**), there was formerly a substantial timber and thatched barn behind the house, taken down at some point

between 1924 and 1957. The removal of this building significantly changed the farmstead character of the site that exists in images such as **Photos A & B**, but the survival of the recently restored cart-shed against the road and the row of Buildings B-D beyond makes it clear that this was historically a working farm.

- 4.11 While the cart-shed (Building A) is Grade II listed in its own right, all the other pre-1948 outbuildings on the site would probably be considered by the local planning authority to be listed by virtue of curtilage. In this respect, however, it should be noted that there is some ambiguity: Buildings B-E were not in the same ownership as the farmhouse in 1987 when the latter was listed, although they were by 1988 and had of course all been in the same ownership prior to 1957.
- 4.12 The timber-framed granary (Building D) is the more highly significant of the group, being of probable 18th-century date and contemporary with Building A, the cart-shed. Both buildings are wooden structures, originally with thatched roofs, like the large barn and what has survived of Building E, probably of similar date. The latter, which has been substantially truncated, is the only historic structure on the site to retain a thatched roof, providing a visual link to the past appearance of the farmstead.
- 4.13 Buildings B and C (cattle shelter shed and stable respectively) belong to a later 19th-century phase (after 1870) and are of less intrinsic significance although, in the absence of the large barn, they help to provide evidence of the scale of the past farming operations here. The brick and flint construction of these two buildings (built in one phase) make clear their distinction in age from the other farm buildings on the site. Buildings B and C both retain some fittings relating to their agricultural use, but this, especially in Building C, is very fragmentary.

5.0 SUMMARY AND CONCLUSION

- 5.1 This report has set out the historic background to the Grade II listed Flood Street Farmhouse, Breamore, and has provided a description and analysis of the building and its outbuildings, and an assessment of its significance and 'special architectural and historic interest'.
- 5.2 The report has identified that the significance of the farmhouse derives primarily from its 17th-century origins and from the survival of fabric dating from this period. The external appearance of the building was altered by the underbuilding in brick of the ground floor in the 19th century and by the rendering of the south-west gable end. Windows were also changed at that time but these for the most part were retained in the 1950s, with new fittings. However, the building's historic character and appearance has generally been preserved.
- 5.3 The 'special interest' of the building has been diminished somewhat by the 'restoration' works carried out in the late 1950s, which effectively involved the 'gutting' of the ground floor, such that the original layout, including the staircase, has been lost. A partial photographic record and sketch plan from that time assist in piecing together how the ground floor looked in 1957 (and indicate that the layout had already been altered in the 19th century). There is better survival of original internal walls and fittings on the first and second floors, the value of which to the building's significance is high.
- 5.4 In this context, the building is not without further capacity for sensitive change provided that any such change preserves significance and surviving historic character and fabric.
- 5.5 Of the former agricultural buildings on the site, the significance of Building A (the cart-shed) is recognised by its statutory listing. Of the others, Building D (the granary) is of the greatest heritage interest, mainly because of its earlier date (albeit the roof structure has been replaced in relatively recent times). The late 19th-century Buildings B and C (the cattle shelter shed and stable respectively) are of a lesser degree of significance because of their later date and the poor survival of their internal fittings.

Building E, possibly also contemporary with the granary, has been substantially truncated but contributes to the value of the group as a whole.



Plate 1: Front (NW) elevation of farmhouse



Plate 2: Front elevation



Plate 3: Examples of carpenter's marks on posts to front elevation: VIII to left and VII to right



Plate 4: Details of NE gable end of farmhouse



Plate 5: NE gable end of farmhouse and 'brewhouse' addition



Plate 6: NE gable end of 'brewhouse' addition



Plate 7: Rear (SE) elevation



Plate 8: Rear elevation; note projection of ground-floor brickwork from the original building plane, with enlarged window opening in foreground and French doors



Plate 9: SW gable end and rear elevation



Plate 10: SW gable end



Plate 11: Base of the SW gable end, from where an earth bank was removed in 1957



Plate 12: G1: original beam with empty mortises from the removal of the timber-framed wall dividing the northern from the central bay



Plate 13: G4, looking NE from central bay into NE bay: the beam with empty mortises across the centre of the image marks the position of the original timber-framed wall dividing the bays; the chamfered and stopped beam joining it to left marks the original extent of the space in the NE bay, while the chamfered beam to right was inserted in the 1950s



Plate 14: Surviving original joists in G2



Plate 15: G2, looking towards 1950s' staircase (the newel may be original) and concrete blockwork dividing wall with G3



Plate 16: The 1950s' staircase to the first floor; note reused 17th-century splat balusters



Plate 17: F1 (first-floor landing): note original newel and taller replica, original section of handrail and splat balusters



Plate 18: Original section of handrail, newel and splat balusters



Plate 19: Reopened inglenook on SW wall of G3



Plate 20: Chamfer stops to beam in G3



Plate 21: G4, looking SW into area within central bay, formerly divided from G4 by a timber-framed wall



Plate 22: G4, with fireplace on NE wall. Door opening to right formed in 1957



Plate 23: Looking past fireplace in G4 into G5 in the 'brewhouse'; this space was previously blocked by a wall with bread oven behind



Plate 24: G6, with fireplace on NW wall



Plate 25: F1 (first-floor landing), looking NE (underside of attic stairs to left)



Plate 26: Foot of attic stairs, with door into F2 beyond



Plate 27: 17th-century door to attic stairs



Plate 28: Carved arcading decoration over door into bathroom, F2



Plate 29: 17th-century door into F3



Plate 30: 17th-century doors into cupboards on NE wall of F3



Plate 31: Fireplace on NE wall of F3



Plate 32: Exposed roof timbers in F4



Plate 33: F4: chimneybreast and exposed truss struts in NE gable end of main range



Plate 34: Blocked former window opening in NE gable end of main range, seen in F4



Plate 35: 17th-century door into F5



Plate 36: Fireplace in F6



Plate 37: S1, looking NE into S5, with original newel



Plate 38: S1, looking SW into S3

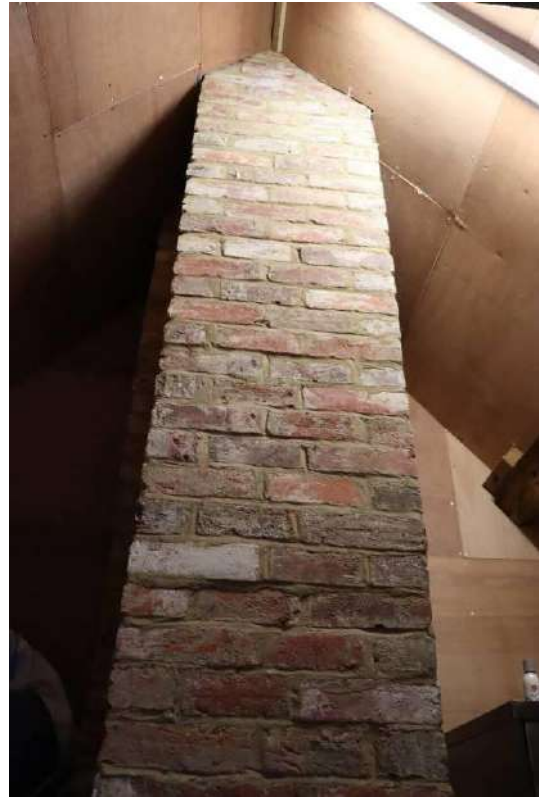


Plate 39: Chimneystack on SW wall of S4; note the rebuilt section above the white brick



Plate 40: S5, looking NE towards 17th-century door into S6



Plate 41: The Grade II listed cartshed restored in 2016 (Building A) – W end with cart entrances and long S elevation



Plate 42: Cartshed (Building A) – long S elevation and E rear end – the building appears originally to have extended further E



Plate 43: Buildings B (cattle shelter shed), C (stable) & D (granary), looking E



Plate 44: Buildings B, C & D (rear view)



Plate 45: Building B – former cattle shelter shed



Plate 46: Interior of Building B, looking W



Plate 47: Building B – detail of roof structure



Plate 48: Building B – interior, looking to rear wall with feeding trough and manger



Plate 49: Building C – former stable



Plate 50: Building C – interior, looking W



Plate 51: Building C – interior, looking E towards former partition in E end bay, and ladder to hay loft



Plate 52: Building C - remnant of wooden stall divider at W end



Plate 53: Building C – makeshift later stall divider to left and survival of brick flooring



Plate 54: Building C - remnants of wooden manger against rear wall of stalls



Plate 55: Building C – ladder access to hay loft



Plate 56: Building C – view into hay loft and roof structure



Plate 57: Building D - granary



Plate 58: Building D: interior, looking W



Plate 59: Building D: interior, looking towards S wall



Plate 60: Building D: floorboards (wider earlier ones in foreground)



Plate 61: Building E



Plate 62: Looking W past Buildings B-D (right) along the historic farm access



Plate 63: View from the farmhouse over the former farmyard; there was previously a large thatched barn in the centre of this view



Plate 64: View from the farmhouse over the former farmyard, with the garden beyond the wall and hedge to right



Plate 65: Looking S along the W boundary of the rear garden against Flood Street



Plate 66: Looking E across rear garden



Plate 67: Looking E across paddock N of former farm buildings



Plate 68: Looking N along Flood Street towards rendered SW gable end of farmhouse

Appendix 1:
Historic England listed building descriptions

FLOOD STREET FARMHOUSE

Overview

Heritage Category:
Listed Building

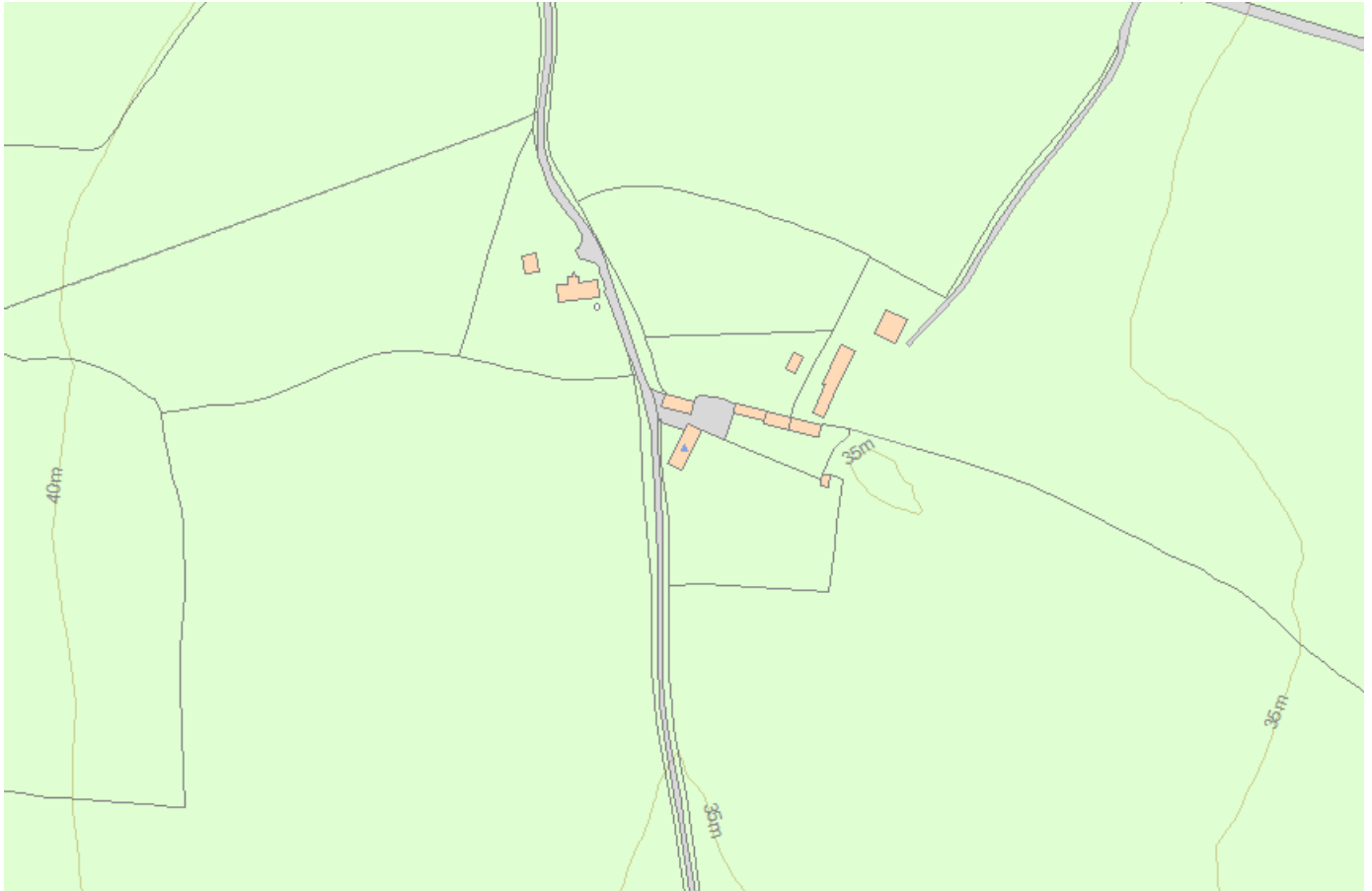
Grade:
II

List Entry Number:
1179367

Date first listed:
13-Feb-1987

Statutory Address:
FLOOD STREET FARMHOUSE

Map



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(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/167399/HLE_A4L_Grade|HLE_A3L_Grade.p

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This copy shows the entry on 17-Mar-2021 at 21:37:43.

Location

Statutory Address:

FLOOD STREET FARMHOUSE

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

County:

Hampshire

District:

New Forest (District Authority)

Parish:

Breamore

National Grid Reference:

SU 14935 17303

Details

SU 11 NW BREAMORE FLOOD STREET

5/40 Flood Street Farmhouse

GV II

House. C17. Lower walls of brickwork in Flemish Garden wall bond, upper with exposed timber frame with herring bone brick infill. Tile roof, gabled dormers. Two storeys and attic, three windows. C20 casements. Boarded door in plain frame. Single-storeyed extension at the north end.

Listing NGR: SU1527218819

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

143853

Legacy System:

LBS

Legal

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

End of official listing

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CARTSHED 10 METRES NORTH OF FLOOD STREET FARMHOUSE

Overview

Heritage Category:
Listed Building

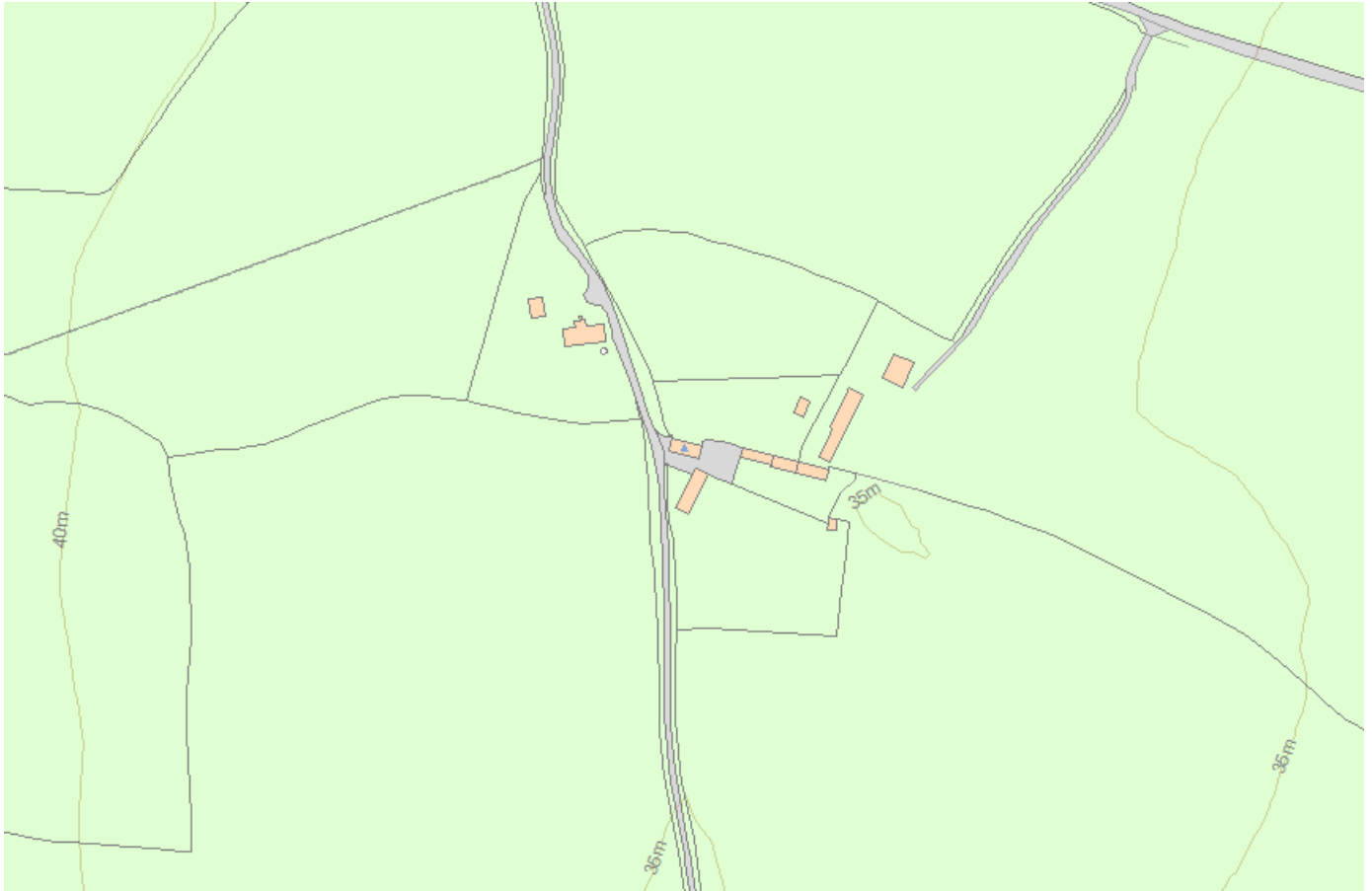
Grade:
II

List Entry Number:
1350919

Date first listed:
13-Feb-1987

Statutory Address:
CARTSHED 10 METRES NORTH OF FLOOD STREET FARMHOUSE

Map



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(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/317381/HLE_A4L_Grade|HLE_A3L_Grade.p

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Location

Statutory Address:

CARTSHED 10 METRES NORTH OF FLOOD STREET FARMHOUSE

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

County:

Hampshire

District:

New Forest (District Authority)

Parish:

Breamore

National Grid Reference:

SU 14932 17322

Details

SU 11 NW BREAMORE FLOOD STREET

5/41 Cartshed 10m north of Flood Street Farmhouse

GV II

Cartshed. C18. Timber frame, with boarded walls. Hipped tile roof, with scalloped bands. Included for group value.

Listing NGR: SU1527218819

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

143854

Legacy System:

LBS

Legal

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

End of official listing

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Appendix 2:
Selection of Photographs taken by the Dodgsons
(believed to be c.1956-7 except where noted otherwise)



A: Undated, late C19/early C20: front elevation



D: Looking S along a flooded Flood Street towards the farmhouse



B: Undated, late C19/early C20: Buildings B-D and demolished thatched barn to right



E: Front elevation, drainage works



C: Front elevation



F: Front elevation – September 1959, following works



G: Front elevation, largely obscured by tree, and Building A (cart-shed)



J: Rear elevation before alterations



H: Rear elevation before alterations



K: Rear elevation before alterations



I: Rear elevation before alterations



L: Rear elevation before alterations



M: Rear elevation after alterations (1966)



N: Looking E past farm buildings B-D



O: Looking N across garden to farm buildings



P: Looking N across garden to farm buildings



Q: Looking NE along rear elevation



R: Looking NE past rear elevation of brewhouse



S: Rear elevation with new French doors



V: Looking NE across field towards SW gable end of farmhouse



T: Rear elevation showing drainage works



W: Rear elevation, Building E to left (1962)



U: Inserting window in new opening in rear elevation adjoining new Crittall French doors



X: SW gable end and rear elevation (1976)



Y: SW gable end, showing where earth bank was excavated away from the side of the building



Z: Looking SE past old staircase enclosure (right) through internal doorway onto rear passage and rear entrance (viewpoint now the part of G4 in central bay)



A1: The reverse view of that above: looking NW across rear passage into the central bay

following removal of two internal masonry walls (original staircase to left)



B1: Looking SE across central bay towards partly demolished staircase enclosure (rear entrance to left)



C1: Similar viewpoint to above following further demolition of staircase



D1: Looking NE from G2; the bricks are on the line of a removed internal wall. The lower brick floor is being dug out



E1: Similar viewpoint as above, further to the right: looking towards remains of timber-framed wall. The brick wall to right was to be removed.



F1: Looking SW from G4 to back door through where demolished wall between G4 & the central bay stood, & into the central bay: the brick floor has been dug out (the person in Photo D1 above is sitting just L of the door in this image)



G1: Looking N from central bay into G4 (the timber-framed wall was yet to be demolished)



H1: G3, looking SW to partially bricked-in inglenook



I1: G3: detail of reopened inglenook in G3



L1: Similar viewpoint to K1 above, looking SW into G3, but from within the central bay: the brick wall is in the process of being replaced with the new concrete block wall



J1: Looking NE from G3 through doorway into central bay and beyond into G4: to the right a wall stood on the alignment of the higher floor level, said to be C19 and dividing the NW part of G3 (dairy) from the SE part (parlour)



M1: Looking NE from G3 through partially demolished wall where staircase has been removed in central bay across into G4



K1: Looking SW from G4 across central bay into G3. A partly demolished brick wall divides central bay from G3. The old staircase (removed) ascended from L to R where the rest of the brick wall has been demolished



N1: G4, fireplace with newly installed Aga to left



O1: Looking NE from G3 across central bay into G4: new concrete blockwork wall being built to divide G3 from central bay



Q1: Looking NE from G3 across central bay into G4; note wall left of G4's fireplace, behind which was a bread oven



P1: Looking NE towards new rear entrance doors in G4, from G3



R1: Demolition of wall and bread oven left of G4's fireplace



S1: Looking into bread oven before demolition



U1: Looking NW across 'brewhouse', from G6 to G5



T1: Following demolition of bread oven, looking NE from G4 into G5 in 'brewhouse' addition



V1: Old double-thickness door in undetermined location. The nature of the brickwork suggests somewhere in the central bay.



W1: Old double-thickness door, removed and apparently not retained in the farmhouse



Y1: Detail of carved wooden piece where the staircase turns through 90 degrees up to the first floor (this was not retained)



X1: Looking down the original staircase from the first-floor landing (F1). The door opening ahead is into F2. The attic stairs ascend to the right from the quarter landing in front of the doorway (out of shot)



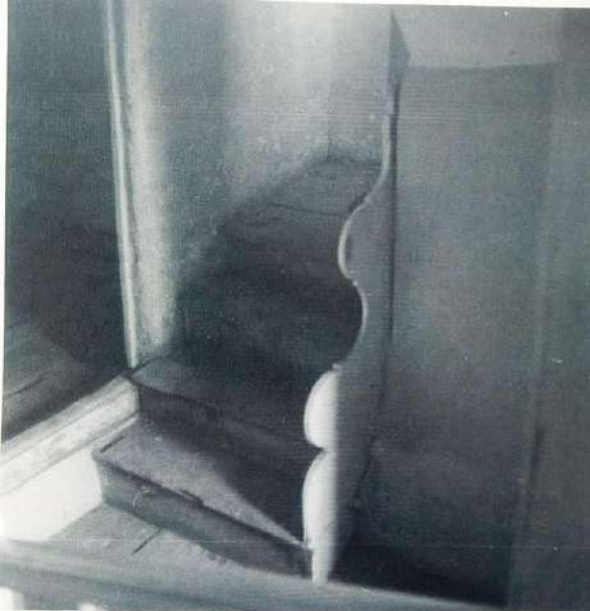
Z1: F1 (landing)



A2: F1 (landing)



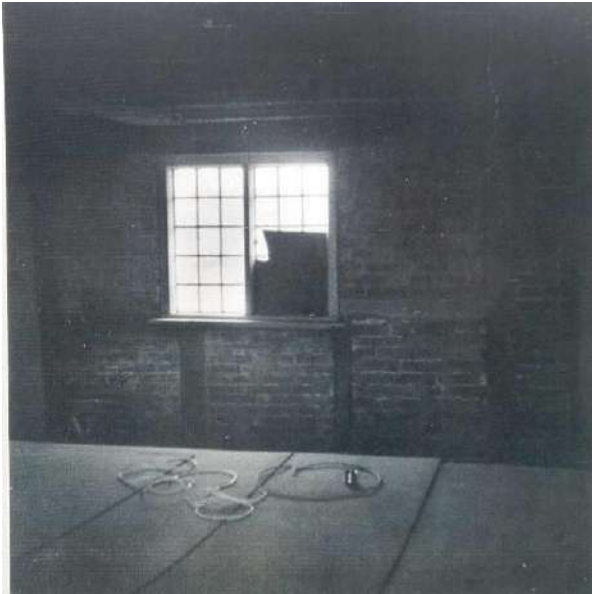
C2: F1, looking SW



B2: F1 (landing), showing stairs up to attic and carved wooden piece that has been retained in situ (doorway to F2 to left)



D2: Possibly F5, looking NE into F1



E2: Probably F5



G2: Probably F3



F2: Probably F3



H2: Looking down from F2 into central bay: new staircase, or a temporary one, can be seen against new blockwork wall



I2: Looking into F2 from F1



K2: S1, looking NE



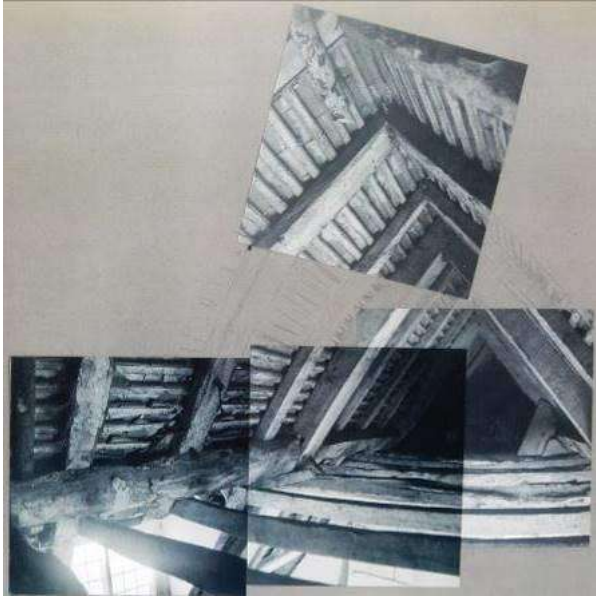
J2: S1, looking NE



L2: Second-floor dormer



M2: Attic room



O2: Roof space



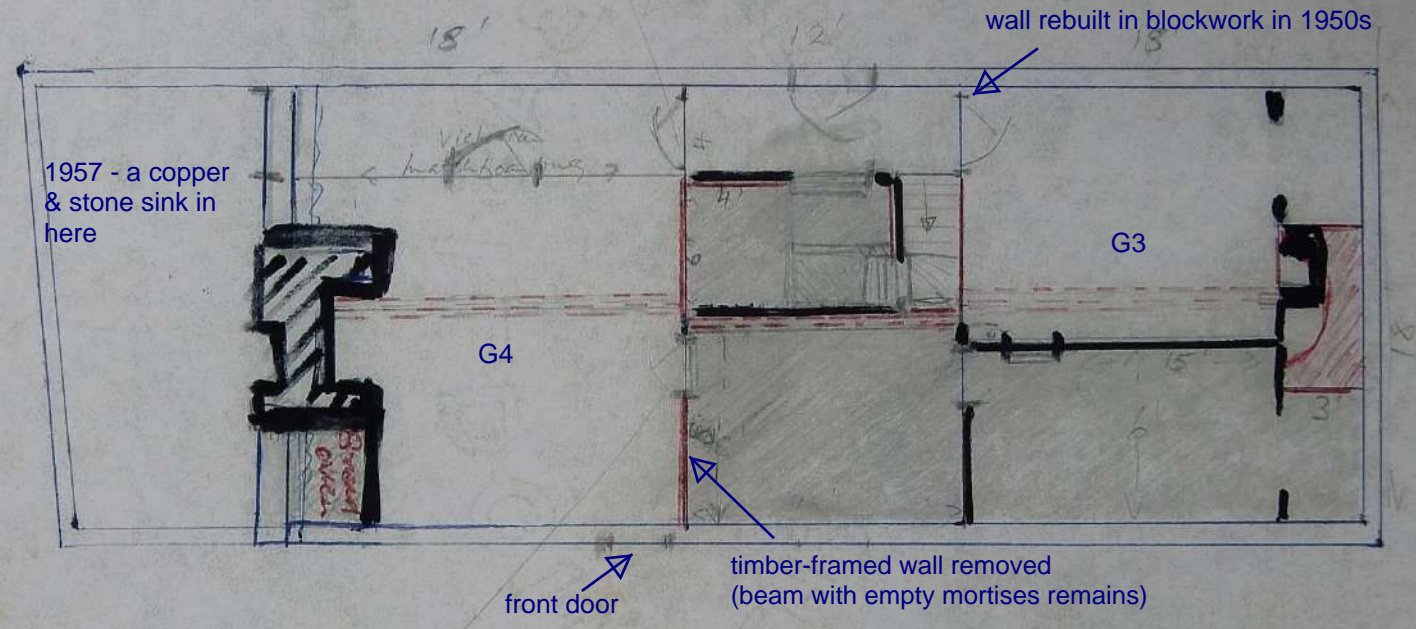
N2: Attic room

**Appendix 3:
Plans from the 1950s**

8' 6 1/2"

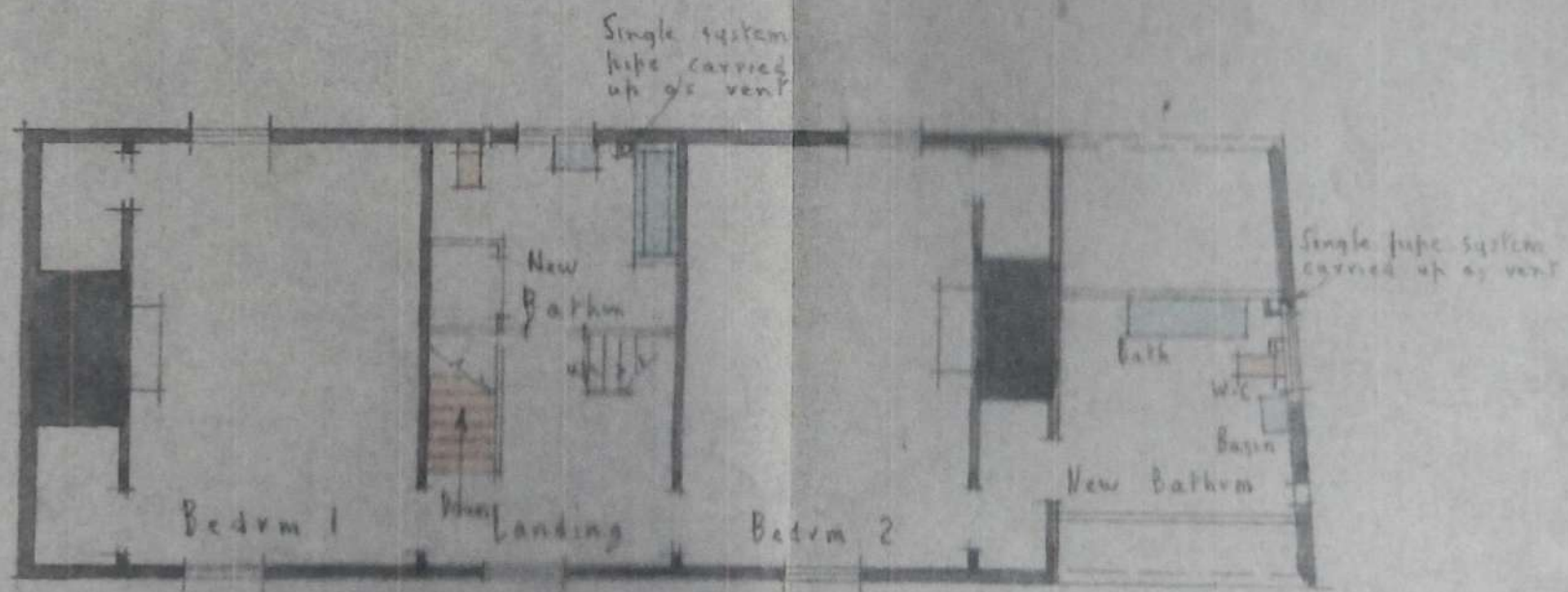
Original opening

- 5 courses below ground level showing wall beneath sill beams
- old beams
- masonry or framed walls
- Later (mostly Victorian) masonry

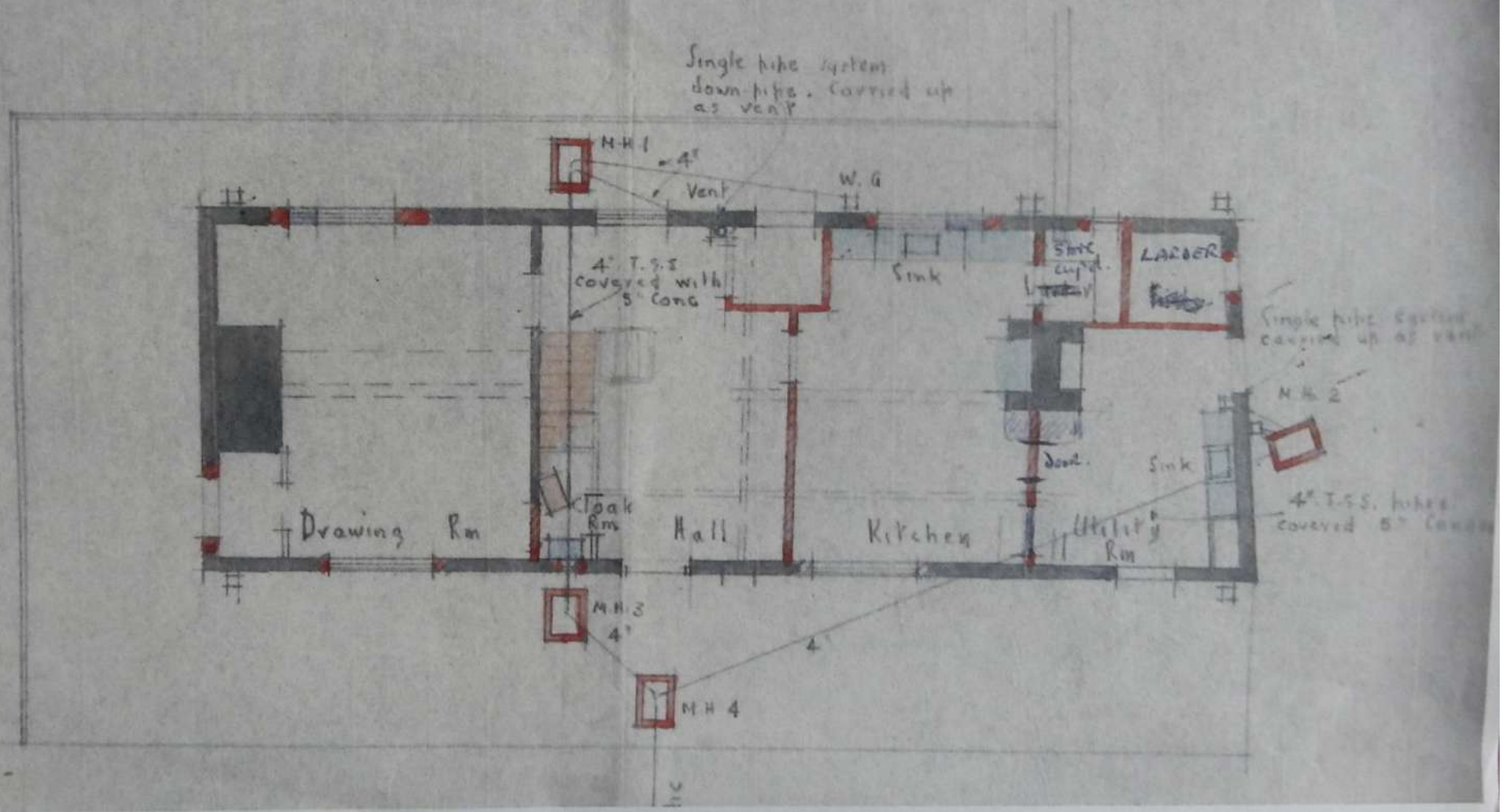


Later opening cutting thro' studing brace

E
R E S T O R A T I O N
T O A P P R O V E D P L A N

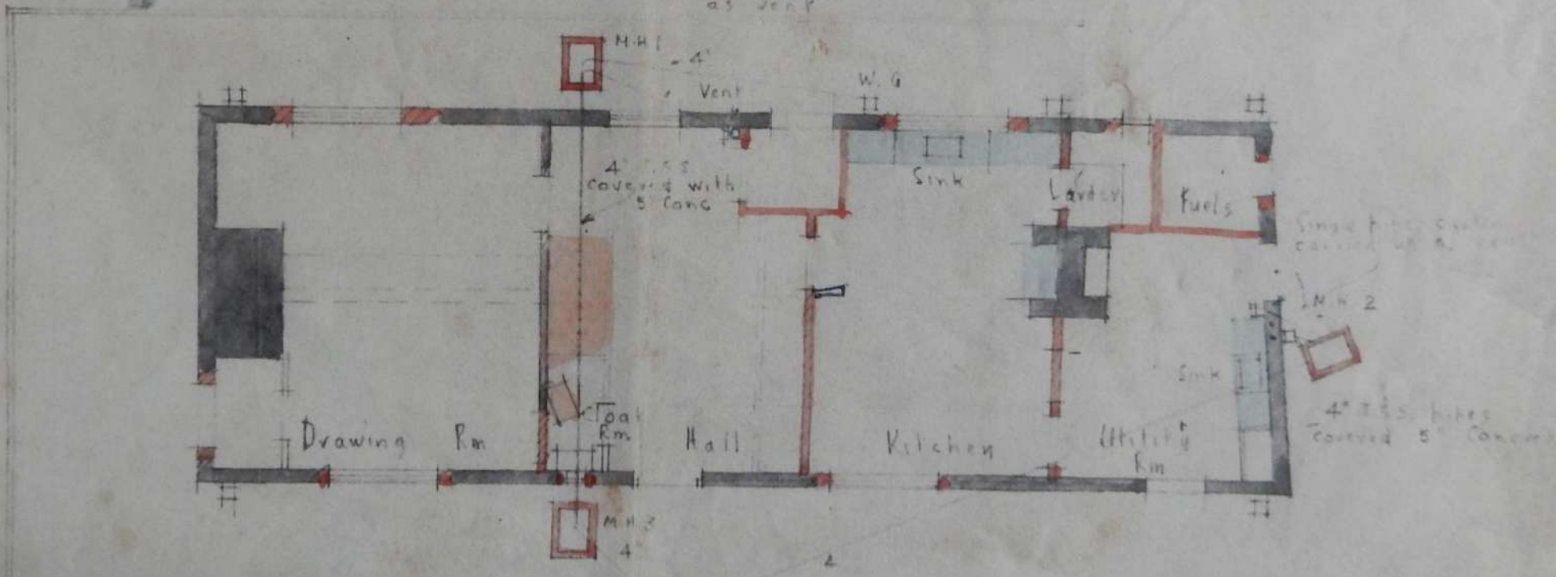


F L O O D M A N O R B R E A K
 for G. H. D O P G S O N E S O . O V E R L A

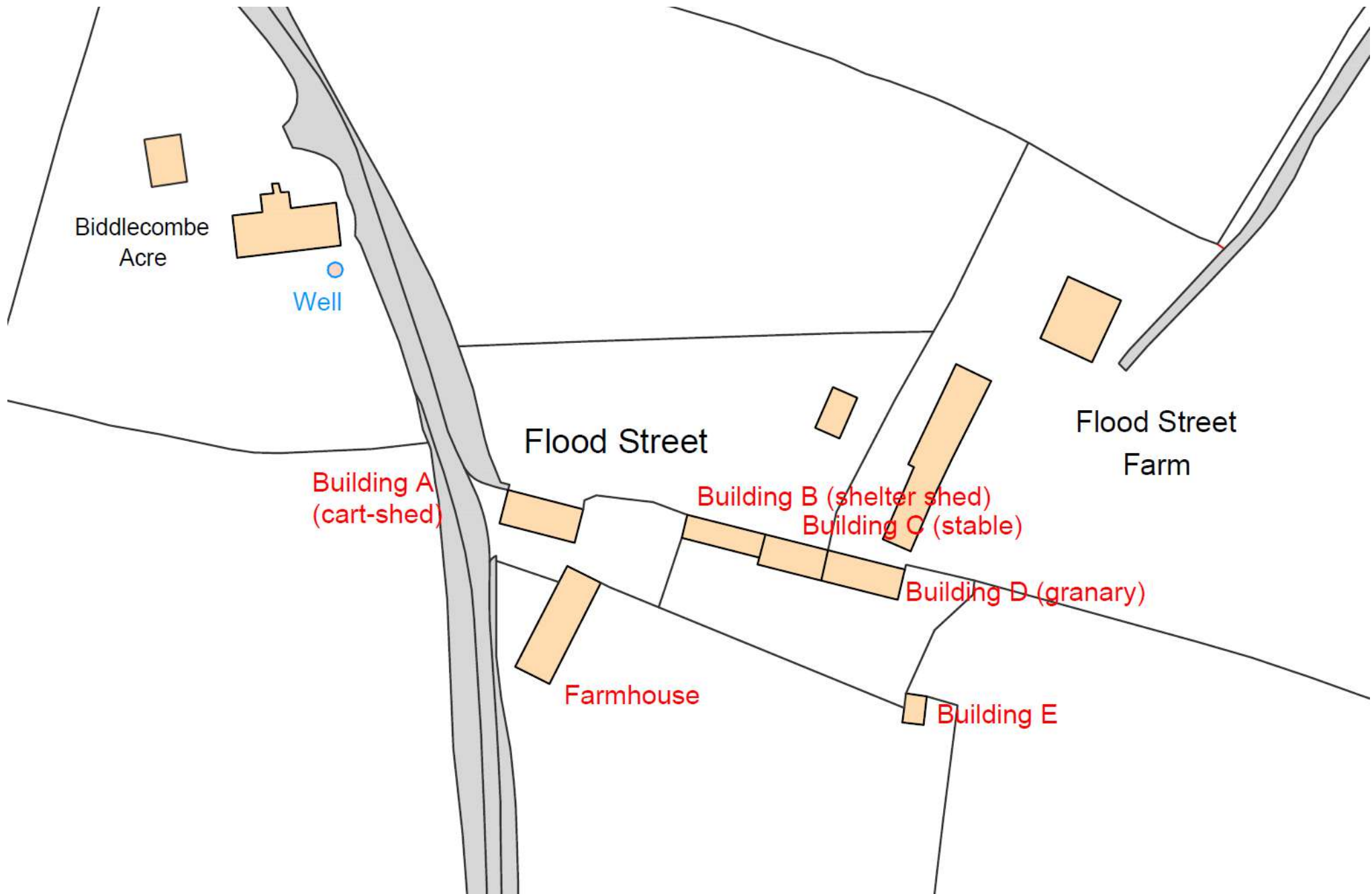


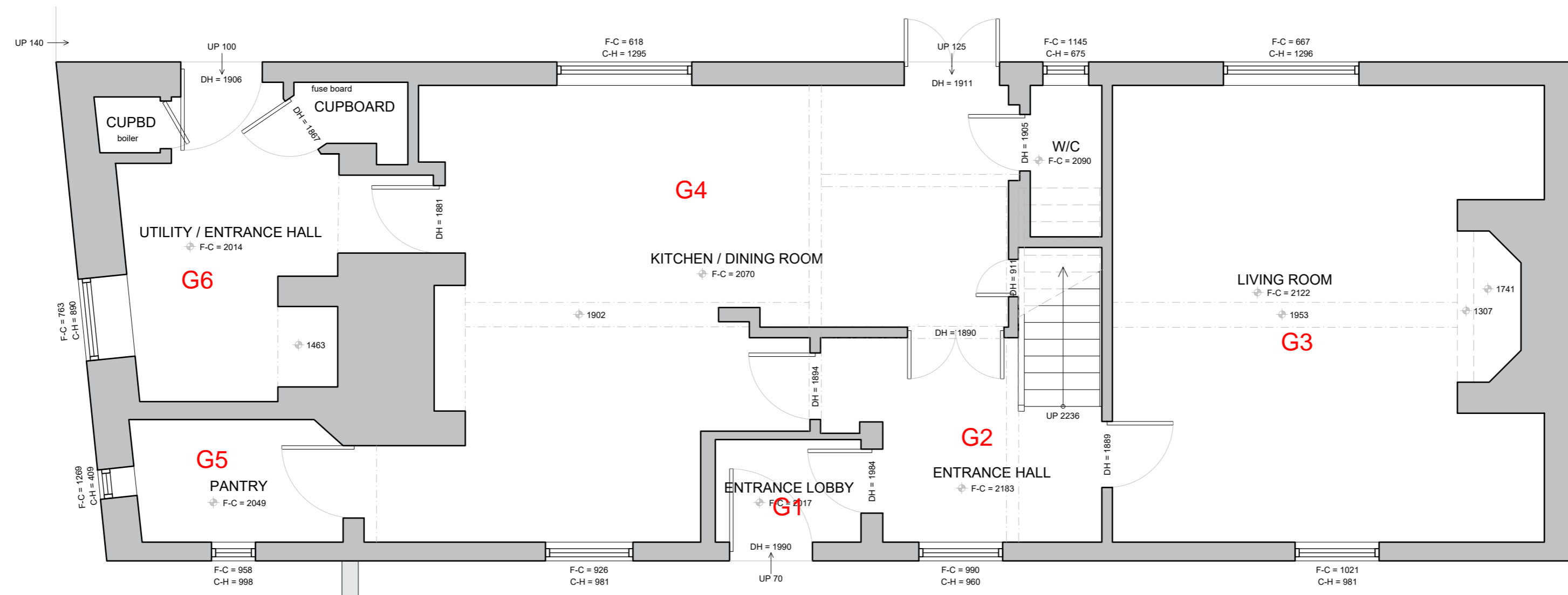
F L O O D M A N O R B R E A M
 for G H D O P G S O N E S O O V E R L A

Single pipe system
 down pipe. Carried up
 as vent

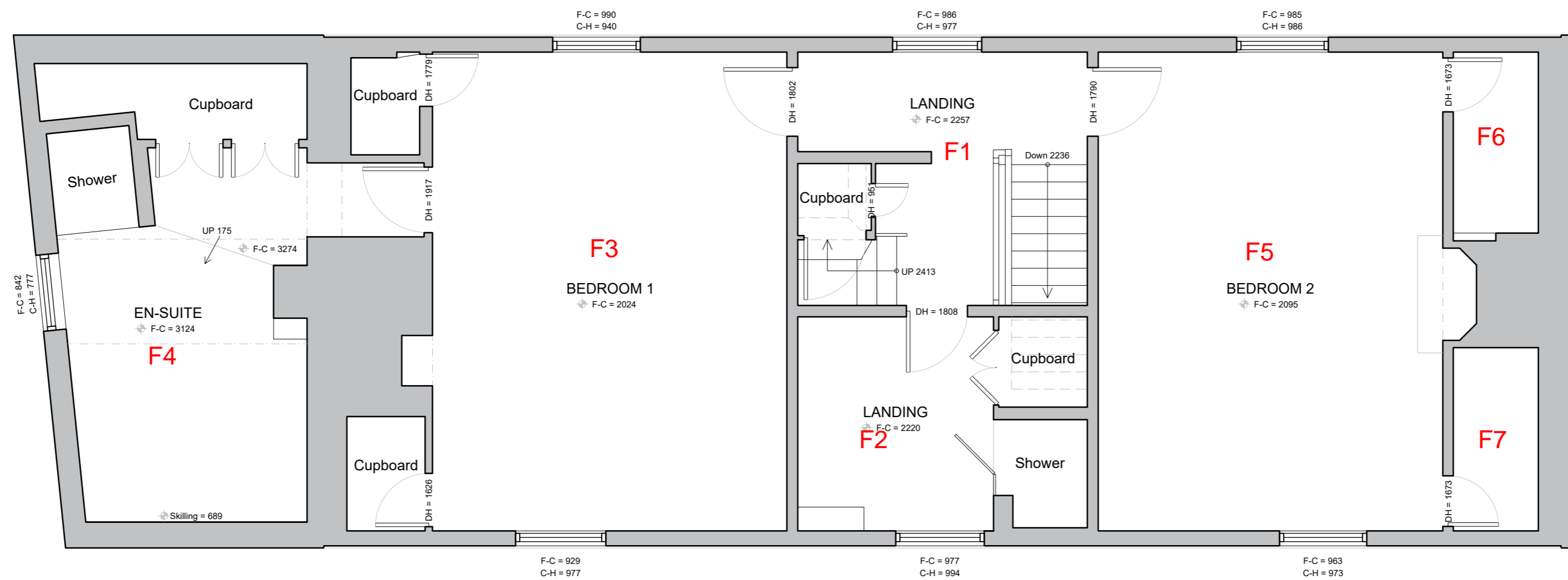


Appendix 4:
Floor plans annotated with Building and room identifiers

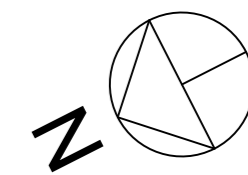




EXISTING GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50

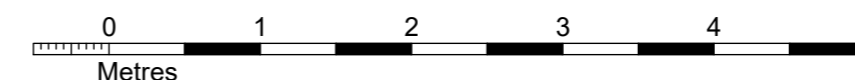


Project
Flood Street Farm
Fordingbridge
SP6 2BS

Title
Existing Ground Floor & First Floor Plan

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

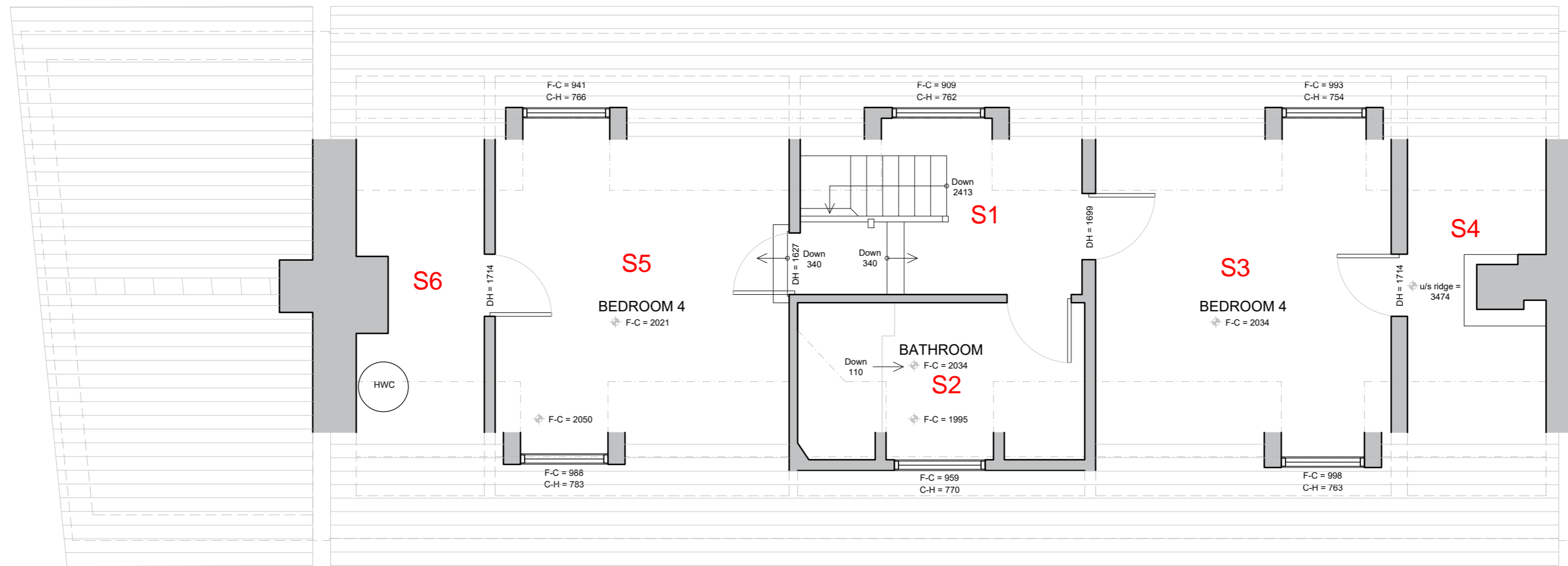
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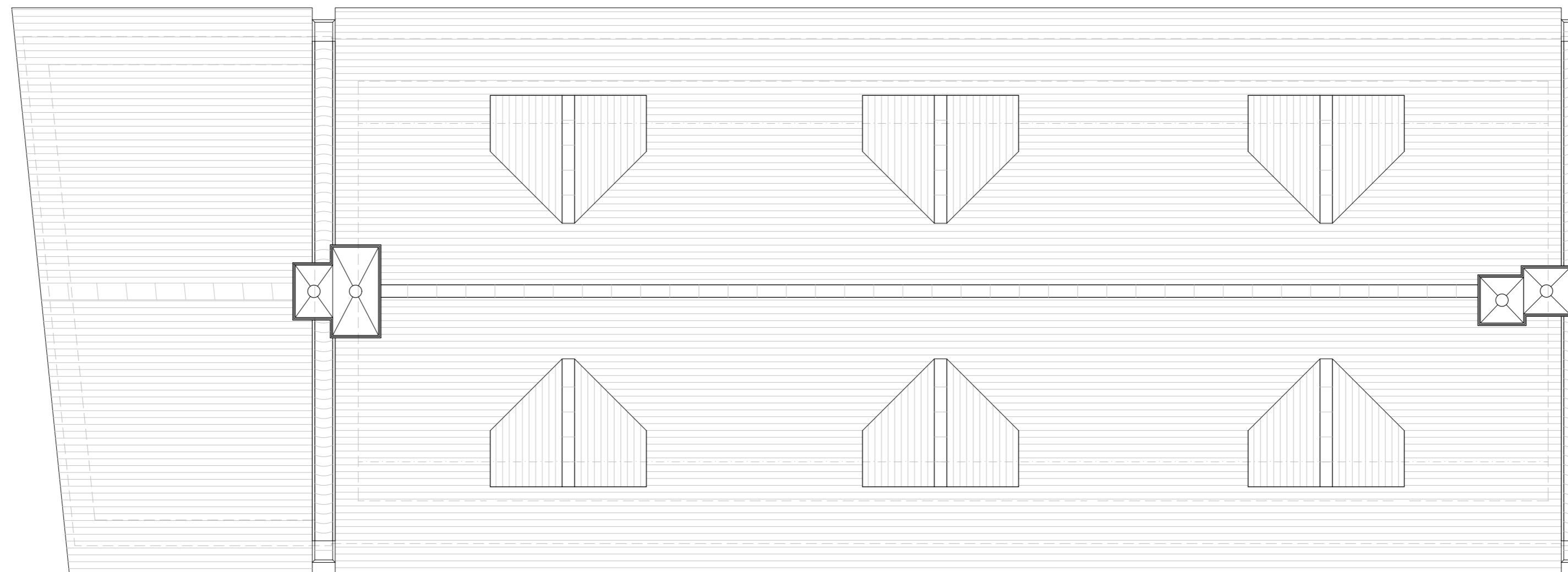
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The Classic Architecture Company

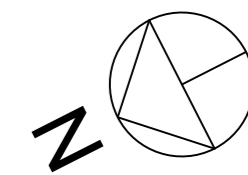
St. Ediths, Kingsbury Square, Wilton,
Salisbury, Wiltshire SP2 0BA
Tel: 01722 742487
Fax: 01722 743996
Email: info@classicarchitecture.co.uk
Website: www.classicarchitecture.co.uk



EXISTING SECOND FLOOR PLAN
Scale 1:50



EXISTING ROOF PLAN
Scale 1:50



Project
Flood Street Farm
Fordingbridge
SP6 2BS

Title
Existing Second Floor
Plan & Roof Plan

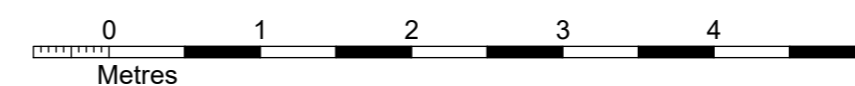
Revisions	Dwn	Chkd
Drawing Number	AB	PB

1354 - 04

Scale
1:50@A2

Date
16 February 2021

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Email: info@classicarchitecture.co.uk
Website: www.classicarchitecture.co.uk

Appendix C: Heritage Impact Assessment



specialist independent advisers in the historic built environment

conservation & listed buildings | heritage planning matters | expert witness | audits | research

listed buildings | conservation management and advice | archaeology | historic interiors

HERITAGE IMPACT ASSESSMENT

In respect of

**Flood Street Farm,
Breamore, Hampshire**

On behalf of

Mr & Mrs Bolt

AHC REF: 9943

Date: August 2022

www.assetheritage.co.uk

Annexe Offices, Linton Road, Oxford, OX2 6UD T: 01865 310563

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2.0 THE APPLICATION PROPOSALS: IMPACT ASSESSMENT AND JUSTIFICATION	4
2.1 Introduction	4
2.2 New extension	4
2.3 Other proposed alterations	7
3.0 SUMMARY AND CONCLUSION	9

Appendix 1: Annotated floor plans

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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.

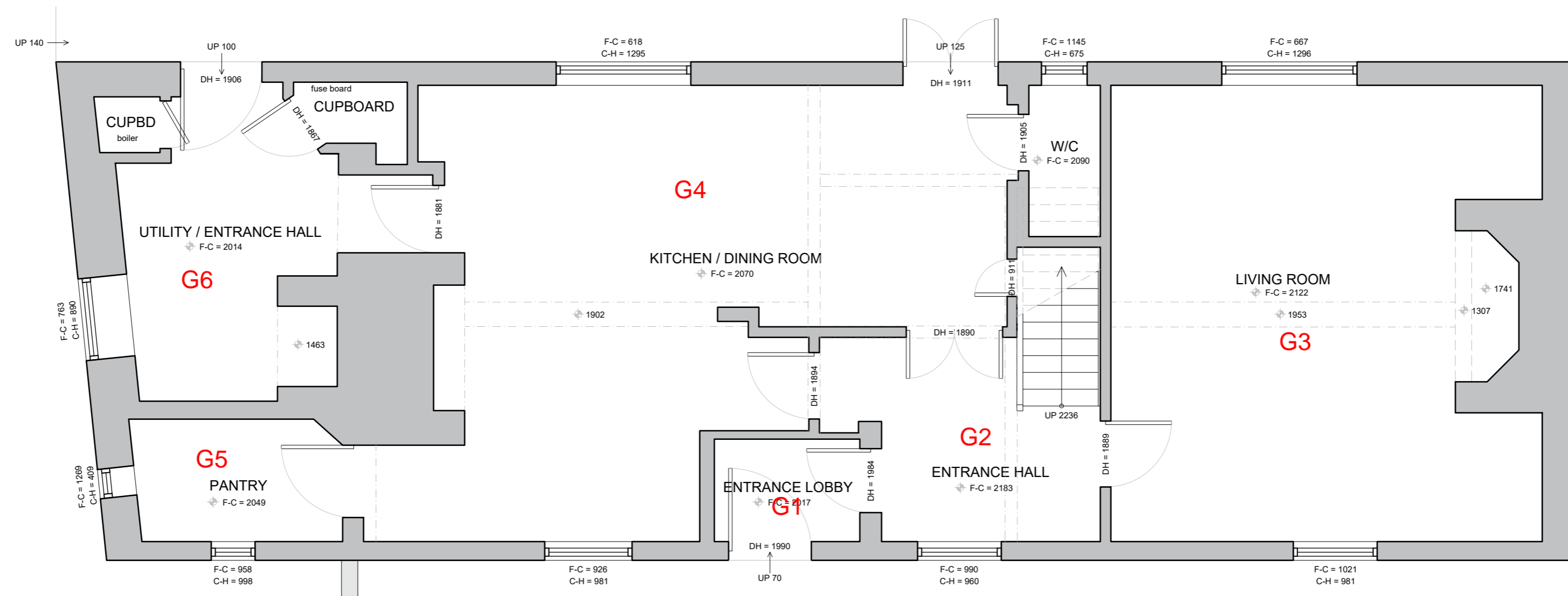
- 2.3.2 These proposals include the removal of the bathroom fittings, including the shower cubicle and modern fitted cupboards, from F2 in order to convert this bathroom to an office. This will plainly have no effect on significance or 'special interest.'
- 2.3.3 The other proposal is to insert bathroom 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

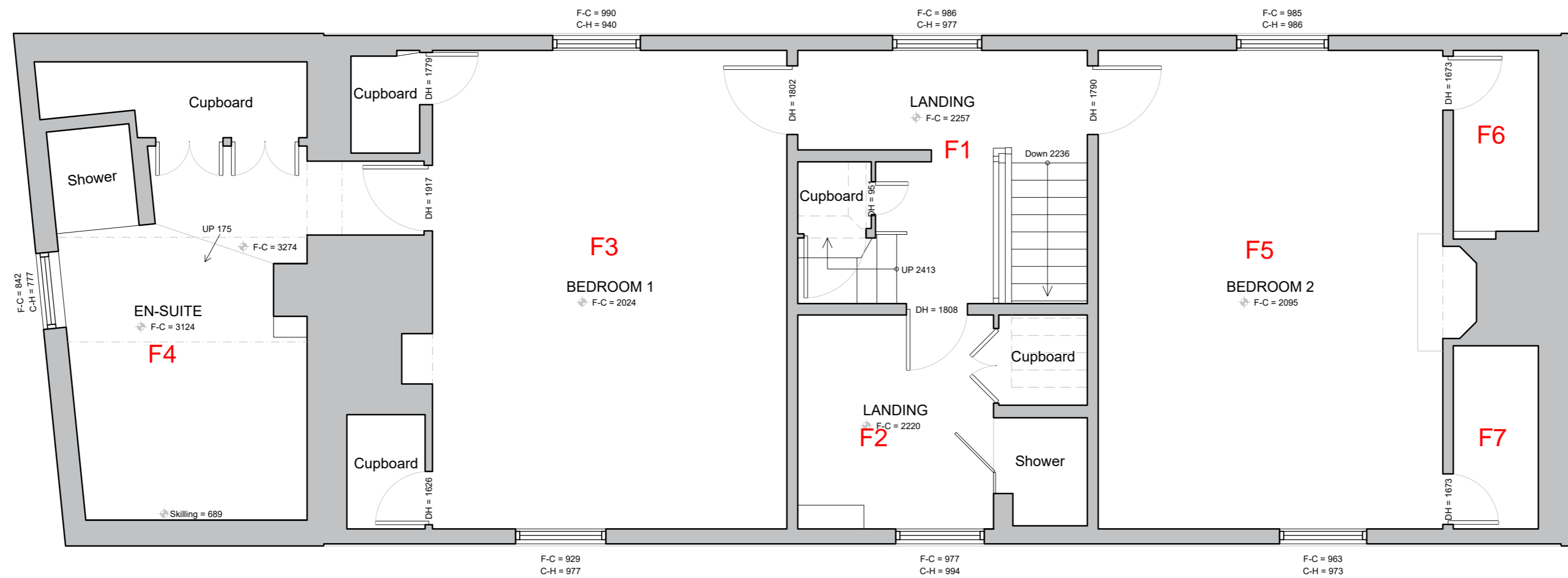
- 3.1 For all the detailed reasons set out in this report, informed by the Statement of Significance, it is my considered opinion that the application proposals are compatible with the preservation of the significance and 'special interest' of the listed building.
- 3.2 The proposed new extension complements 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:

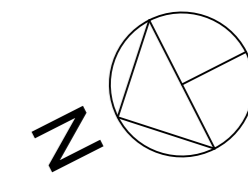
Annotated floor plans



EXISTING GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50

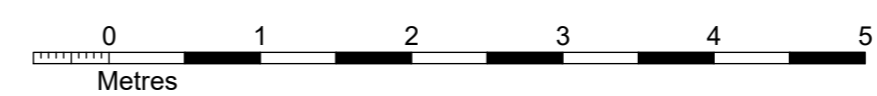


Project
Flood Street Farm
Fordingbridge
SP6 2BS

Title
Existing Ground Floor & First Floor Plan

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

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Appendix D: Biodiversity Appraisal

**David Leach Ecology Ltd.
Ecological Consultants**

**Flood Street Farm
Fordingbridge
Hampshire**

Biodiversity Appraisal v2

Date: September 2022

Report compiled by D. V. Leach.

M.C.I.E.E.M

Mobile:

E-mail:

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Company Reg. No. 8846666

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1.0 Executive summary.

- This biodiversity appraisal was commissioned to look for protected species and habitats, or potential for protected species, as part of a planning application to extend the farm house.
- A walkover survey of the site was undertaken in August 2022.
- There are no sites of statutory conservation designation within 1km of the proposed development site that will be significantly affected by the proposed development.
- The site comprised a farmhouse, outbuildings, gardens, a group of trees and a paved patio area.
- No area of roof of the farmhouse will be affected, directly or indirectly.
- No rare or uncommon plants were found in the lawn where the extension will be built.
- No potential roosting features were noted in nearby trees.
- There are no ponds within 500m of the site.
- No signs of protected species or habitats were found during the survey.
- To achieve a net biodiversity gain as required by national and local planning policies there will be features for bats, birds and insects installed on the site.
- **In the unlikely event that a protected species is found during the proposed works, work must stop and David Leach, an experienced ecologist or Natural England contacted for advice on how to proceed.**
- This survey and report are valid for 18 months and should be updated if conditions on the site change or if signs of protected species are found on the site in the future.

2.0 Introduction.

2.1 Background.

Client: Mr. P. Bolt.

Property Surveyed: Flood Street Farm
Fordingbridge
Hampshire
SP6 2BS

Grid reference: SU 14939 17299

Date of Survey: 25th July 2022

Lead Surveyor: David Leach BSc. (Hon), CBiol. M.S.B., M.C I.E.E.M.
(Natural England WML CL18 & CL21 registered bat worker).

2.2 Aims of the Survey.

- A biodiversity appraisal was undertaken to accompany an application to extend an existing farmhouse.
- The survey was commissioned to check for the presence of, or potential for, bats and other protected species or habitats that would be affected by proposals and to recommend features to achieve a net biodiversity gain.

2.3 Site Description.

- The site comprised a farmhouse, gardens and a paved patio area.
- The site is located 3km north of Fordingbridge in Hampshire in Dorset.
- There site is surrounded by open countryside, mainly mixed farmland.

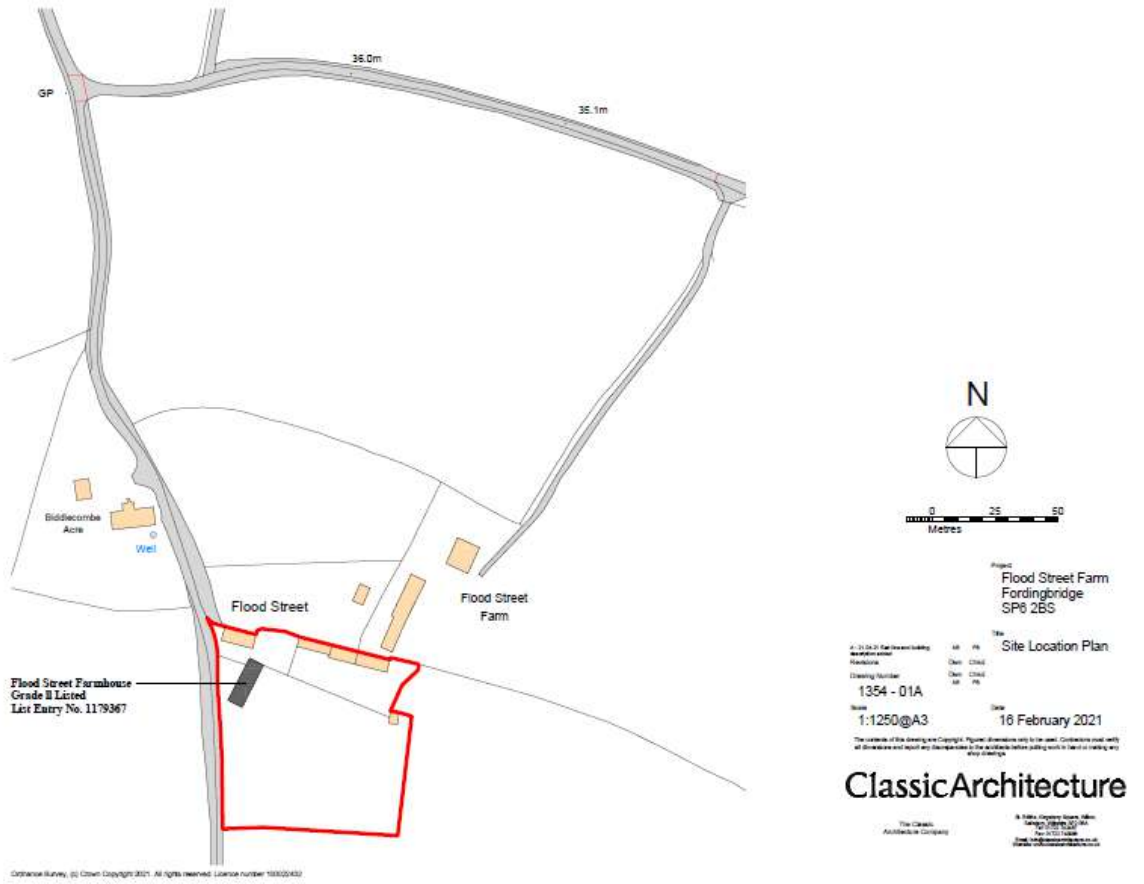


Figure 1. Plan of the site location.

3.0 Methodology

3.1 Desk Study

- The Magic.gov web site was accessed to determine whether there were any nature reserves or protected areas local to the site that would be affected by the proposed works.
- A data search of the Local Records Centre has not been requested due to the small-scale nature of the works.

3.2 Site Survey

- This consisted of a walkover survey of the application site and land within 50m of the application site boundaries where necessary.
- Any habitats identified as having potentially high botanical value will be subject to further botanical surveys, if deemed necessary. The site was inspected for non-native invasive species such as Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Himalayan Balsam (*Impatiens glandulifera*).
- The survey methodology included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly.
- Indicative methods for protected species are outlined below following recognised guidelines: Chartered Institute of Ecology and Environmental Management (CIEEM), Amphibian and Reptile Conservation (ARC), Bat Conservation Trust (BCT) and Joint Nature Conservation Committee (JNCC).

Bats.

The external and internal areas of any building or structure on site were inspected following guidelines set out in the BCT Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd edn. Collins. J (2016) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J). The presence of bats or signs of bats and possible entry points into buildings was looked for.

Extant trees were inspected for potential roosting areas that could support bats. Particular attention was paid to the following:

- Mature trees with ivy covering and/or crevices and peeling bark.

Evidence searched for to indicate usage of bats included:

- Droppings
- Urine staining
- Worn entrances or claw marks around potential access points
- Insect feeding remains
- Oil staining left from bat fur
- Live/dead bats
- All accessible areas of any internal space were carefully inspected for bats (live or dead) or signs of bats such as droppings, urine stains, signs of feeding such as moth wings, etc. Cobwebs which indicate no or infrequent use by bats were also looked for. Equipment available included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera.
- The bat roosting potential of buildings was assessed according to the scale negligible, low, moderate or high:
- Negligible: This category describes buildings of a simple structure where all structural features can easily be surveyed with a visual inspection or investigated with an endoscope. For example a simple wooden garden shed, a corrugated iron barn or precast concrete modular garage may fit this category.
- Low: This category is used to describe simple structure buildings that have very few potential bat roosting features but all areas cannot be surveyed visually or investigated with an endoscope.
- Moderate: This category is used to describe buildings that have some potential to support roosting bats, but is considered to be less than ideal in some way. Some but not all modern industrial and agricultural buildings may fit this category if they are of a simple structure with single layer walls and unlined roof areas.
- High: This category is used to describe buildings with multiple internal and external structural features suitable for roosting bats. Most brick built dwellings and timber or stone barns will be covered by this category. Features that may be used by bats are e.g. loft spaces and other smaller roof voids, gaps between overlapping clay tiles, gaps in-between the tiles or slates and the roofing felt, cavities under ridge tiles, under soffits fascia and barge boards, by the brickwork of chimney stacks, under lead flashing, inside cavities of flat roofs, under wall hanging tiles, behind wooden cladding or other wooden structures,

inside cavity walls or other smaller wall cavities, in gaps and cracks of stone walls and inside wooden beam mortise and tenon joints.

- ***Confirmed:*** This category is used where evidence of bats such as live or dead bats or bat droppings are present, or where there are records of a bat roost in the building within the last 5 years.
- The site was surveyed for other protected species following recognised guidelines, Chartered Institute of Ecology and Environmental Management (CIEEM), Amphibian and Reptile Conservation (ARC), Bat Conservation Trust (BCT) and Joint Nature Conservation Committee (JNCC).

Birds.

Any habitat features, for example, scrub, trees and hedgerows which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts.

Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts (*Triturus cristatus*) was assessed.

Reptiles.

Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

Badgers.

Any area that could be used for foraging or could potentially contain a Badger sett was surveyed and any signs noted including:

- Evidence of active or disused setts
- Evidence of potential badger diggings
- Latrines / dung pits
- Evidence of badger foraging ('snuffle holes')
- Footprints
- Badger hairs

Otters and Water Voles.

Any riparian habitat present on-site, or immediately adjacent to the site, was searched for signs of otters (*Lutra lutra*) and water voles (*Arvicola amphibious*). Signs included:

- Otter spraints or sign heaps
- Water vole latrines and feeding stations
- Evidence of potential holts or burrows
- Footprints

Dormice.

The suitability of the habitat was assessed for dormice (*Muscardinus avellanarius*). Any small mammal feeding signs were checked and assessed, including:

- Examination of hazel nuts
 - Evidence of nest building
-
- The survey was carried out by David Leach, an experienced ecological surveyor who is a Natural England WML CL18 registered bat worker, a full member of the Chartered Institute of Ecology and Environmental Management and a Chartered Biologist.
 - David Leach is a Registered Consultant under the Bat Mitigation Class Licence - WML- CL21 annexes B, C & D and also holds a Natural Resources Wales bat survey licence.

4.0 Results.

4.1 Desk Study

- No existing or potential ecological networks will be affected by the proposals.
- There are no designated sites within 1 km of the site that will be affected by the proposals.

4.2 Site Survey

Weather for initial survey

Dull and overcast at 13:00

The external temperature was 27°C.

4.2.1 Habitat

- The area of the site to be affected site the gable of a farmhouse, concrete slabbed patio and an area of short mown lawn.
- The extension will be joined to the main farm house by a glass linking structure which will join the main house at the south gable and be built on an area currently part of a concrete patio. It will not affect the roof or any roof voids. There are a few small shrub, field maple and Hawthorne nearby that will be trimmed back.
- The main extension will be constructed on an area of close mown lawn. Only a few individual plants of cats-ear, selfheal, narrow leaved plantain and some white clover were found in the lawn.
- No rare or uncommon plants or invasive plants were found within or near the site.
- There is a large English oak and a hazel tree near where the extension will be built.

4.2.2 Protected fauna.

Bats

- The trees around the site provided moderate foraging and commuting habitat for bats
- No potential roosting features were noted in the trees.

Birds

- The trees provided suitable habitat for nesting birds.

Reptiles and amphibians

- The vegetation around the site provided sub-optimal habitat for common species of reptiles such as slow worms and grass snakes.

Badgers

- No badger setts were found on site or nearby

Dormice

- There is no suitable habitat for dormice and it is unlikely any will be on site.

Great crested newts

- There are no ponds on site or within 500m and it is unlikely that any great crested newts (*Triturus cristatus*) will be on site.

Water voles and otters

- There was no suitable habitat on site or nearby.

Hedgehogs

- The site provided suitable foraging habitats for hedgehogs.

5.0 Conclusion.

5.1 Assessment.

- There are no designated sites nearby that will be significantly affected by the proposed development.
- No notable habitats of principal importance are present within or adjacent to the application site.
- No rare or uncommon plants were found during the survey.
- There were no potential roosting features at the gable end of the building or in nearby trees.
- No signs of protected species were found on or adjacent to the site.
- The habitat on site provides sub optimal habitat for reptiles.
- The area to be affected site has little ecological value.
- The impact of the proposed development will be at site level only.

5.2 Limitations of the survey.

- A survey of this type only provides a snapshot of what was found at the time of the survey and it is sometimes necessary to carry out a number of surveys to show the presence or absence of bats or other protected species.
- **In the unlikely event that a protected species is found during the proposed works, work must stop and David Leach, an experienced ecologist or Natural England contacted for advice on how to proceed.**
- This survey and report are valid for 18 months and should be updated if conditions on the site change or if signs of protected species are found on the site in the future.

5.3 Mitigation.

5.3.1 Bats

- Extra care will be taken to ensure that external lights are kept to a minimum and will not illuminate bat access points or flight paths around the buildings. A suitable lighting scheme and regime in accordance with Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rubgy) (2018) must be approved by the Natural Environment Team. This will include:
 - Any lights will be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. A shield or hood will be used to control or

restrict the area to be lit and limit “light spillage” on the site.

- Security lights will be on motion sensors and on for a maximum of 1 minute.
- Lighting units will be of low intensity - up to 15 watts, and red, amber or warm light with a maximum lighting colour temperature of 2700 K.
- White, blue and green light sources including metal halide, mercury and CDO / CPO Ceramic Outdoor Lamps bulbs have a significant effect on bats and will not be used.

5.3.2 Birds

- Birds’ nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions.
- If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out by a qualified ecologist before clearance starts. If occupied nests are present, then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

5.3.3 Good practice precautions.

- All construction and building materials must be stored on areas of hard standing or on raised pallets or sealed-based containers at least 5m away from suitable reptile habitat to prevent reptile colonisation during works
- Any deep holes or footings must be back-filled overnight or if this isn't possible then earth ramps must be left in the trench to allow wildlife such as reptiles and hedgehogs to easily climb out. Alternatively, any foundation excavations left open at the end of a day will be covered over with plywood and the edges sealed with sand or soil.
- The site manager must check the footings at the start of each day to look for reptiles (and other wildlife) which could not get out of the footings. If any are found and ecologist must be informed and they will advise on how to proceed

5.3.4 Hedges and trees

- Heras fencing must be erected at least 2m away from the inner base of the trees around the site to protect the roots from damage and compaction by construction vehicles.
- Building materials must be stored away from the trees etc. to avoid root compaction.
- Heras fencing must be erected to create a tree root protection zone around the trees at the perimeters of the site. The distance of the root protection zone must be determined following British Standard 5837: Trees in relation to design, demolition and construction – recommendations.

5.4 Enhancements.

In accordance with local policies, Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 8, 170 and 175 of the National Planning Policy Framework (2019) and local Policy DM2, measures will be implemented to enhance the biodiversity on site and ensure that there is a net biodiversity gain and no net biodiversity loss in the long term as per Government planning policy. These will include but not be limited to:

5.4.1 Bats

- Two bat access tiles will be fitted on each elevation of the new roof. Type 1 f bitumen felt must be used under the tiles (see appendix F).

5.4.2 Birds.

- A pair of house martin cups will be installed under the eaves on the south east elevation of the main house (see appendix F).

5.4.3 Insects.

- Two bee hotels will be fixed to suitable trees on site in a sunny but sheltered position between 1m and 2m above the ground and in areas that will not be obscured by plants (see appendix F).

5.4.4 Trees, shrubs and flowering plants.

- Any planting will be of native or wildlife friendly trees and plants.
- **Conifers, rhododendrons and Portuguese or cherry laurel are not suitable.**

6.0 Appendices

A. Legislation (a brief summary only. Please refer to full text of legislation or policy for full details).

Bats

Under section 9 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CroW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

- Intentionally or recklessly kill or injure or take any bat.
- Intentionally or recklessly damage or destroy any bat roost and to obstruct access to that roost.
- Intentionally or recklessly to disturb any bat using a structure as a roost.

All native bat species are also defined as European Protected Species (EPS) through inclusion in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended); the UK implementation of the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. Addition IV lists all bats.

Regulation 39 makes it an offence to:

- Deliberately kill or capture a bat.
- Deliberately disturb a bat.
- Damage or destroy a resting place or breeding site of any bat.

In addition, the following native bats are identified as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006:

- Barbastelle bat - *Barbastella barbastellus*
- Bechstein's bat - *Myotis bechsteinii*
- Noctule - *Nyctalus noctula*
- Soprano pipistrelle - *Pipistrellus pygmaeus*
- Brown long-eared bat - *Plecotus auritus*
- Greater horseshoe bat - *Rhinolophus ferrumequinum*
- Lesser horseshoe bat - *Rhinolophus hipposideros*

If any proposed development would result in the otherwise illegal acts above, a licence must be

obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

Reptiles

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

Birds

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid-February and August inclusive although nesting outside of the period is not unusual if conditions are favorable.

Hedgehogs

Hedgehogs are protected by British law under Schedule 6 of the Wildlife and Countryside Act 1981, making it illegal to kill or capture them using certain methods.

Similar protection exists in Northern Ireland under Schedule 6 & 7 of the Wildlife Order 1985. They are also protected in Britain under the Wild Mammals Protection Act (1996), prohibiting cruelty and mistreatment.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. In particular, Section 41 of the NERC Act requires the Secretary of State to publish a list of species which are of principal importance for conservation in England. This list is largely derived from the 'Priority Species' listed under the former UK Biodiversity Action Plan (BAP), which continue to be regarded as priority species under the subsequent country-level biodiversity strategies. Hedgehogs are included as a Priority Species on this list.

B. References

- **Collins, J. (Ed.) 2016. Bat Surveys for Professional Ecologists - Good Practice Guidelines: 3rd edition.** Bat Conservation Trust, London, United Kingdom.
- **English Nature 2004.** *Bat Mitigation Guidelines.*
- **IEEM 2006.** Guidelines for Ecological Impact Assessment in the United Kingdom (version 7 July 2006), Institute of Ecology and Environmental Management [online]. Available: <http://www.ieem.org.uk/ecia/index.html> [accessed February 2011]
- **JNCC 2004.** *Common Standards Monitoring Guidance for Mammals.* Joint Nature Conservation Committee, Peterborough.
- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Natural England and Countryside Council for Wales, 2007.** *Disturbance and protected species: understanding and applying the law in England and Wales. – A view from Natural England and the Countryside Council for Wales.* United Kingdom
- **Stebbing R.E., 1986.** *Which bat is it?* The Mammal Society and the Vincent Wildlife Trust, London.

Appendix C. Photographs



Plate 1. South gable where linking structure will join the main house.

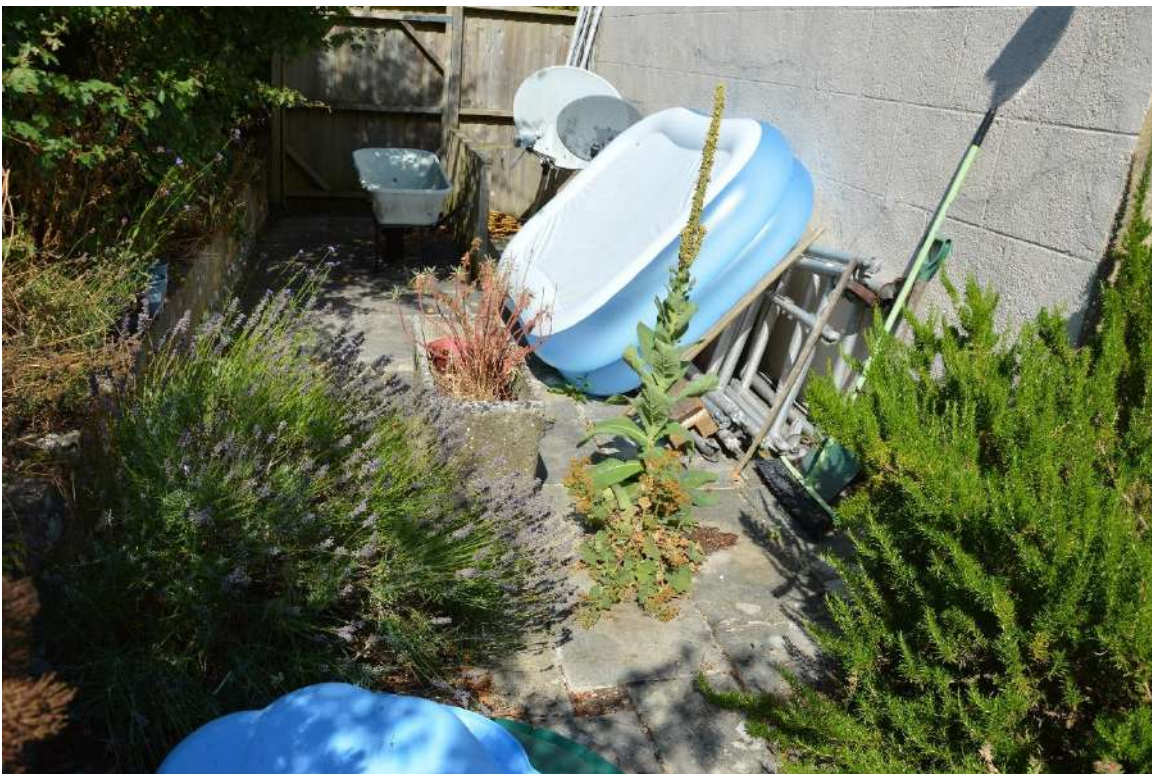


Plate 2. Habitat where the linking structure will join the main house.



Plate 3. View of the Field maple and hawthorn to be cut back.



Plate 4. Short mown grass where the extension will be built.

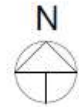
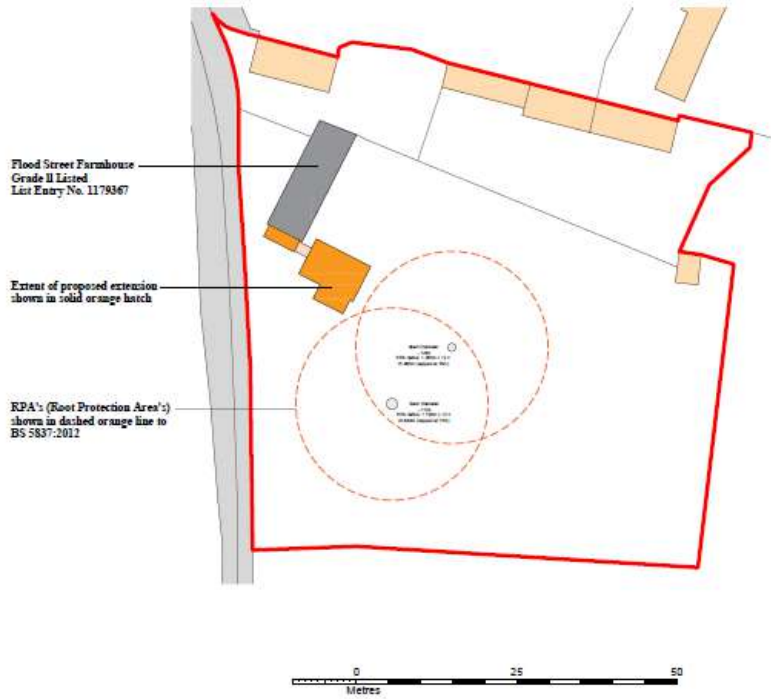


Plate 5. Short mown grass where the extension will be built.



Plate 6. Trees at the east of where the extension will be built.

Appendix D. Proposed site plan.



Project
Flood Street Farm
Fordingbridge
SP6 2BS

Title
Proposed
Site Plan

Client	David Leach Ecology Ltd	Drawn	CHAD
Revision	1354 - 02A	Checked	CHAD
Date	18 March 2021	Scale	1:500@A3

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ClassicArchitecture

The Classic
Architecture Company

A. Allen, Designer/Project Manager
L. Leach, Designer/Project Manager
1354 - 02A
18 March 2021
David Leach Ecology Ltd
Fordingbridge, Hampshire

Appendix E. Enhancement feature locations.



PROPOSED SOUTH EAST FACING ELEVATION
Scale 1:100



PROPOSED NORTH EAST FACING ELEVATION
Scale 1:100

B-140702 I
A-120702 I
revised
Revisions
Drawing N
135
Scale
1:10
The center
all-around

Cl:



PROPOSED SOUTH-WEST FACING ELEVATION
Scale 1:100

Bat tiles 

House martin terrace 

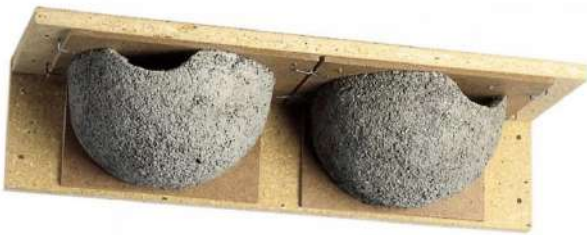
Appendix F. Enhancement features

Bat Access Tile Kit



<https://www.nhbs.com/bat-access-tile-set?bkfno=187129>

Available in 9 colours



House Martin Nests

It is increasingly difficult for Swallows and House Martins to find suitable nest-building and mud they do find, if any, is often poor quality. In addition, the walls of buildings are nowadays often very smooth, so as a result, nests tend to fall down, sometimes with the nestlings inside. In many places, the vibration caused by heavy vehicles shakes the nests loose.

Easily fixed under the eaves on the outside walls of buildings, these nest boxes are perfect for house martins to return to year after year. The bowl-shaped nest is made of air-permeable wood-concrete and a backing board made of exterior grade, formaldehyde-free chipboard to prevent warping.

Double nest: House martins are very sociable and will more readily use nests that are arranged in pairs. They can also be installed in groups to form large colonies. The backing board may be painted to match the building.

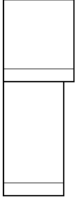
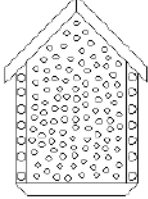



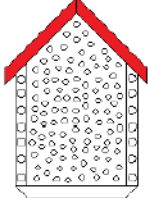


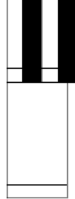
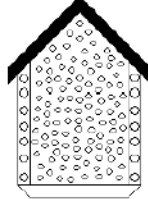
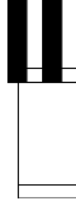
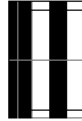
Siting: Under eaves on the external walls of buildings. Install on the sheltered side of the building at a minimum height of 2m above the ground.

These nests can be used for years without cleaning. However, if possible it is recommended to inspect them frequently and to clean them when necessary.

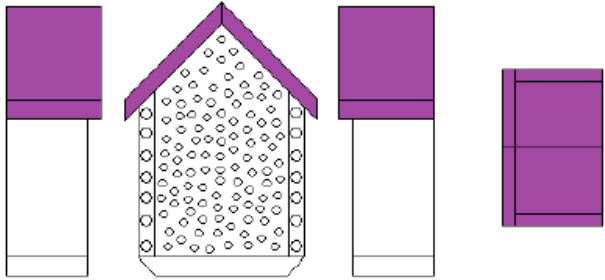
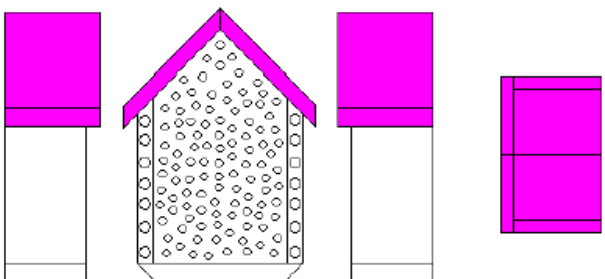
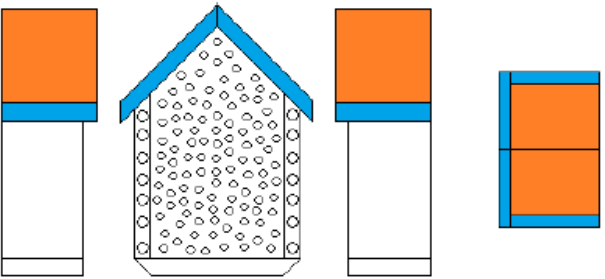
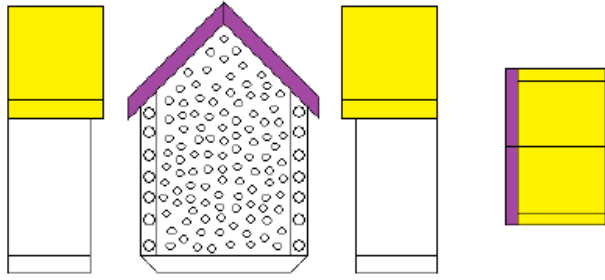
Bee Hotels

30xes (Approximately 23cm tall).

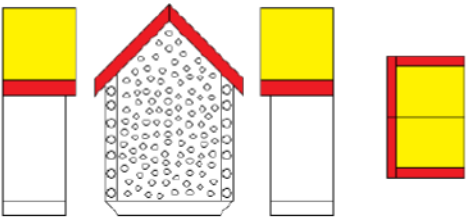
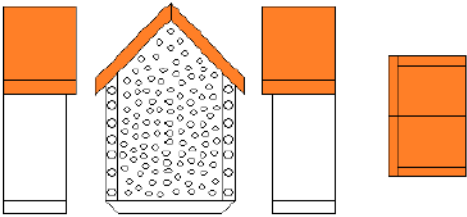
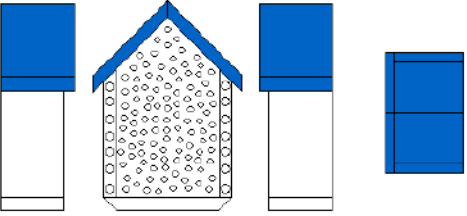
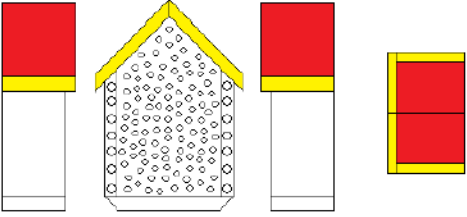


	Left	Front	Right	Roof	No
1.					1
2.					4
3.					1

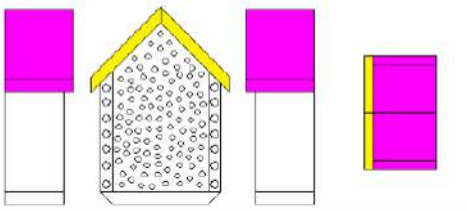
Boxes (Approximately 23cm tall).

<p>4.</p>		<p>2</p>
<p>5.</p>		<p>2.</p>
<p>6.</p>		<p>2</p>
<p>7.</p>		<p>1</p>

Large Boxes (Approximately 23cm tall).

8.		1
9.		1
10.		2.
11.		1

Large Boxes (Approximately 23cm tall).

12.		1
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Bee Hotel from Colin Morris – email -

David Leach BSc (Hons) CBiol. MSB MCIEEM. David is a professional ecologist with over forty years' research and fieldwork experience in many aspects of ecology and for the past twelve years in environmental consultancy work.

David is an experienced bat surveyor with competency in activity surveys, bat roost assessments, daytime surveys for bat field signs, assessments of trees as potential bat roosts and the production of reports providing advice on best practice, mitigation and compensation works relating to bats as may be required.

David also has experience in surveying for birds, reptiles, amphibians, Barn Owls and Badgers and also carries out extended Phase 1 habitat surveys, BREEAM and Code for Sustainable Homes assessments.

David holds Natural England and Natural Resources Wales licenses to disturb bats for the purposes of science and education or conservation and is a **Registered Consultant for the Bat Low Impact Class Licence**. David and has been involved in over 135 Protected Species Licenses to permit development works affecting bats and also closing down badger setts.

David Leach BSc. (Hons), C.Biol., M.S.B., M.C.I.E.E.M.

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

Mobile:

E-mail: