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**DESIGN ACCESS & HERITAGE STATEMENT**

**NEWNHAM GREEN FARM, TYLNEY LANE, NEWNHAM, HAMPSHIRE RG27 9AH**

**DEMOLITION OF REAR EXTENSION AND OUTBUILDING AND ERECTION OF REAR EXTENSION TO FARMHOUSE**

**Introduction**

Newnham is an attractive small village of scattered development lying to the north of the M3 motorway, approximately four miles east of Basingstoke.

Newnham Green Farm lies on the north west side of Tylney lane close to the village center and next to the village green. It also falls within the Newnham Conservation Area.

The farm comprises a range of traditional former agricultural buildings grouped round the original farmyard with the farmhouse in the southern corner facing the village green.



*Farmhouse front elevation*

The farmhouse was first listed on 26 April 1957 with the following description:

*“C18. Two storeys, near-symmetrical front (south-east) of 5 windows. Red tile roof. Walling of blue header brickwork, with red dressings; flush quoins, panel below first-floor windows, band at ground-floor cill level, plinth, and projecting first-floor band. Cambered openings, now with modern plain coupled casements. Modern Doric doorcase with open pediment.”*



*South west elevation*



*North west elevation*



*Rear elevation*



*North east elevation*

The rear of the farmhouse is much altered from its original form which appears to have had a sweeping catslide roof. In the 19<sup>th</sup> Century a centrally placed two storey brick wing with a gabled roof was added and in the 20<sup>th</sup> Century two large dormers were formed and single storey extensions were added on the end of the 19<sup>th</sup> Century wing and on to the south west end of the farmhouse.

Planning permission and listed building consent (BDB/75563 & BDB/75564) were approved in 2012 for a two storey rear extension on the north east end and for an enlargement of the single storey flat roofed rear extension. These permissions were not implemented.

In 2016 planning permission and listed building consent (ref:16/01446/HSE & 16/01447/LBC) were again granted for an enlargement of the two storey rear extension and also enlargement of the single storey extension on the south west end elevation. Only the two storey element was implemented.

### **Proposed Development**

The ground floor facilities of the farmhouse are outdated and the poor internal arrangement is a result of the piecemeal nature of its various extensions over an extended period of time. The raison d'etre behind the proposed works are explained in the Clients Statement at Appendix A.

The principle design philosophy behind the proposed scheme for the house is to maintain the essential fabric and character of the original building, whilst removing the later single storey extension which detracts from the house both in its construction and in the limitations it imposes on an extension to improve the effective running of the house.

Currently, the differing floor levels on the ground floor, are a problem and make wheelchair access highly problematic.

The present owners wish to improve on the previously approved scheme and now seek to:

- demolish the existing single storey rear extension
- demolish a small and poorly constructed outbuilding
- erect a single storey rear extension to accommodate a new purpose designed kitchen/breakfast room; family room and rear boot room,
- convert the existing kitchen to a snug, including the reinstatement of the 19<sup>th</sup> Century fireplace,
- rationalize the ground floor levels throughout the rear of the building.

Cumulatively this extension would transform the house from its present muddled room arrangement and provide a convenient home suitable to modern living requirements and the expanding family needs of the applicants.

## **Policy Context**

Newnham Green Farm is a Grade II listed building situated in a Conservation Area and in 'open countryside' as defined by the Borough Local Plan. These proposals therefore need to be considered against policies EM10 and EM11 of the adopted 2011-2019 Basingstoke and Deane Local Plan and the advice in the National Planning Policy Framework (2021).

Policy EM10 states that all development proposals will be of high quality, based upon a robust design-led approach.

*Development proposals (excluding household extensions) will be permitted where they:*

- 1 a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;*
  - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;*
  - c) Positively contribute to the appearance and use of streets and other public spaces;*
  - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents, and which take into account the urban, suburban or rural location of the site;*
  - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and*
  - f) Minimise energy consumption through sustainable approaches to design.*
- 2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below.*

*Development proposals will be permitted where they:*

- a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;*
- b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;*
- c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;*



- d) Are visually attractive as a result of good architecture;*
- e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and*
- f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.*

In amplification of this policy the Local Plan states:

*6.79 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live, work and enjoy themselves.*

Policy EM11 states: All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.

*Development proposals which would affect designated or non-designated heritage assets will be permitted where they:*

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

More detailed advice is given by the Borough Council in the recently adopted Heritage Supplementary Planning Document (SPD).

### 1.3 Types of heritage Asset

1.3.1 Heritage assets include 'designated' and 'non-designated' heritage assets. Designated heritage assets include listed buildings, conservation areas, registered parks and gardens and scheduled monuments.

### 6.0 Non-designated heritage assets

6.1.2 There are many unlisted buildings in the borough which are of local heritage interest. While these buildings, which make up the greater proportion of historic buildings within the borough, have not been identified as being of sufficient interest to merit statutory listing, many add to the richness of the local built environment and contribute to local distinctiveness.

More detailed advice is given by the Borough Council in the adopted Supplementary Planning Guidance (SPG) document, The Historic Environment: Listed Buildings, which states that “*extensions and alterations should be designed with special regard to the architectural and historic interest of the building*” and that “*planning permission will only be granted for external alterations and extensions that would preserve the character and appearance of the listed building*”.

## NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out a framework for achieving sustainable development and the Ministerial forward advises, with respect to the historic environment, “*buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives rather than withers.*”

Of relevance to Newnham Green Farm it advises:

Paragraph 194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 197. *In determining applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202. Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use. The general thrust of the NPPF reinforces the original aims of previous conservation advice and the desire of government to preserve and enhance heritage assets and their settings. It supports their continued existence through appropriate economic uses and encourages LPA’s to be more flexible in interpreting policies to secure their long term future.*

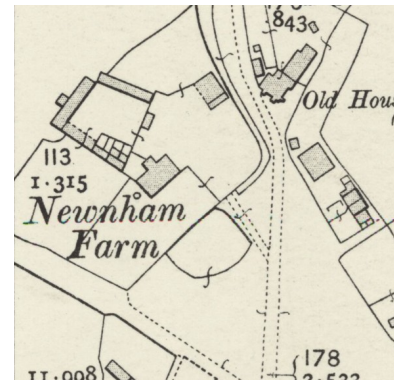
## Significance

Paragraph 199 of the NPPF requires that the significance of a heritage asset be established in determining developments that may affect it or its setting.

Newnham Green Farm is a remarkably complete example of a typical Hampshire farmstead with only a small building (possibly the granary) on the south east side of the former farmyard having been lost since the 19<sup>th</sup> Century.

The original form of 18<sup>th</sup> Century Grade II listed farmhouse is clearly discernable and makes a positive and confident contribution to its setting on the village green.

Immediately behind the farmhouse is a cluster of former agricultural buildings forming a quadrilateral square.



*Extract from 1911 O.S. map*

The fine barn, now used for domestic storage, and adjoining piggery, now converted to a separate dwelling, are identified on the Newnham Conservation Area Appraisal map as 'Notable buildings'.

Collectively, the farmhouse and its associated former agricultural buildings, occupy a prominent position within the heart of the village and make a significant contribution to the Newnham Conservation Area.

### **Assessment of Proposed Scheme**

The general thrust of Local and National policies and advice are aimed at the preservation and enhancement of heritage assets and their settings. They support their continued existence through appropriate economic uses and encourage the more flexible interpretation of policies to secure their long term future.

Any works of demolition, alteration or extension to a listed building are required by Policy EM11 of the Local Plan to demonstrate that they preserve its character. The advice in the SPG covering listed buildings states that they should have special regard to the architectural and historic interest of the building, and by the overarching aim of the NPPF that the proposed use should be viable and appropriate.

Newnham Green Farm is no longer the centre of a large agricultural unit and the owners have embarked upon a long term programme of improvements of the site, including the restoration of historic buildings and landscaping the grounds.

The existing extension at the rear of the house proposed for demolition, is unattractive and of no historic interest, whilst the small outbuilding to be demolished is in very poor condition and contributes little to the setting of the house.



*Extension to be demolished*



*Outbuilding to be demolished*



*Interior of outbuilding*

The present arrangement of the farmhouse is not ideal, resulting from the piecemeal alterations and extensions over the years which have left an impractical and outdated arrangement.

As a Conservation officer noted in his report on a previous application “*the kitchen and family bathrooms are both undersized by common modern standards of houses of this size and relate poorly to the outside spaces.*”.

Whilst the recent first floor alterations and extension have resolved the bathroom situation, the problem of the kitchen on the ground floor remains. The present proposal seeks to address this deficiency in a manner sympathetic to the historic character and fabric of the listed building and its agricultural setting.

The proposed extension to the farmhouse therefore takes its design cues from both the house and the setting of the former farmyard buildings.

The proposed kitchen/breakfast room is sited on the south east side of the former agricultural farmyard, completing the quadrilateral square of buildings. It is designed in the form of a ‘converted agricultural building’ with a brick plinth, boarded walls and a plain clay tile roof. Its south west end elevation is fully timber framed in Oak accentuating the rural agricultural appearance.

Linking the proposed kitchen/breakfast room to the existing house is a single storey extension in brick with a flat roof hidden behind a low parapet.

Externally the character of the existing historic part of the farmhouse has been preserved, whilst the traditional form of the new single storey rear extension, would give the rear elevation a quality to match that of the front elevation, reinforcing its overall character and appearance and complimenting the former agricultural farmyard.

This extension also takes pressure off the existing building, allowing the interior historic plan form to be preserved intact, with minimal impact on the arrangement of the rooms or on the historic fabric of the house.

The works are confined to the rear of the building and would therefore have no impact on the Newnham Conservation Area or on its setting within the wider countryside and they will greatly improve its range of accommodation, in full compliance with the relevant Local Plan Policies and the advice given in Supplementary Planning Guidance and in the National Planning Policy Framework.

Overall this proposal has been very carefully considered and designed to preserve the best features of the listed building, whilst bringing its facilities up to date to ensure that it will continue to serve as a family home long into the future.

It is therefore requested that householder planning permission and listed building consent be granted for the proposed works.

Frank Dowling  
September 2022

# Appendix A

## Client Statement

We purchased Newnham Green Farm a Grade II listed XVIIIth century building located in the heart of the Conservation Area of Newnham in March 2014. The house was shrouded in great history being one of the more central and prominent properties on the village skyline.

We moved from London to Hampshire with our two very young children in August 2007 and rented a property just outside Silchester whilst we searched for our dream family home. Deciding that North Hampshire was the perfect place for us to live with excellent schools, a good sense of community and excellent transportation links we spent time searching for our dream home and Newnham Green Farm came up.

The previous families had modernised the property equipping it with essential central heating and updating key utilities. Planning permission had been previously granted but not exercised for a modest rear extension to NW elevation, extending a boot room and first floor bedroom area. Our initial assessment of what was approved was positive but that that the property was equally in need of rewiring, re-plumbing, making the loft areas safe and useable and equipping the property with a fully functioning bedroom (previously a cot room) with an extra bathroom. With the help of local artisan planners, and architects Frank Dowling and Ian Lasseter we set about enhancing the plans resulting in a fresh request for planning approval from the Authority (16/01447/LBC). Gladly these which were approved in May 2016. These plans included a rear extension and a kitchen extension.

In 2019 we embarked on the key changes, and with the help of local building firm Whitmans we transformed the property sticking close to the spirit of the property, its heritage and reflecting its original architecture in the modest rear elevation extension, replumbing and rewiring.

Breaking the project into two, we decided to leave the extension of the kitchen to one side for a later date despite Basingstoke and Deane approving the entire set of plans.

When we originally purchased the property our two children were 11 and 10 years old. 7 years on we find ourselves living with a kitchen which is substantially out of scale with the living quarters of the property – with our two now teenage children, family and friends in the property the kitchen does not work accommodating only four people comfortably round the breakfast table. Revisiting our approved plans we have concluded that the new space which had been approved, whilst a substantial improvement do not go quite as far as we feel we feel is needed to obtain essential food preparation, cooking and communal space.

Our wish now is to sympathetically extend the original plans to enable a larger kitchen/community area, bootroom (we are a very outdoors orientated friendly and need to restore order to essential storage of footwear!). This design has also allowed us to pinch a modest home working area to support the new hybrid office working model that has come about since Covid affected the workplace.

Frank has drawn up sympathetic plans for the new kitchen, family room and boot room, which are all very similar in character to the original property and barn, which we believe truly complement one another as well as Newnham Green Farm and its historical integrity, ensuring the original character is maintained whilst meeting modern living standards. We have been incredibly lucky to have his professional advice, knowledge and guidance of historical buildings.

Christopher and Lisa Bingham