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## **DESIGN ACCESS & HERITAGE STATEMENT**

### **MANOR FARM, HANNINGTON, TADLEY, HAMPSHIRE RG26 5TZ**

### **ALTERATIONS & SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF GARAGE**

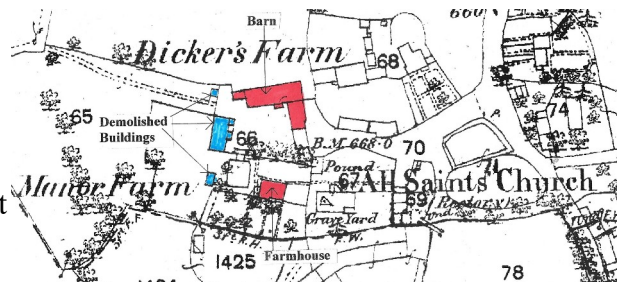
#### **Introduction**

This Design Access & Heritage Statement is submitted in support of the planning and listed building applications, pursuant to the National Planning Policy Framework. It should therefore be read in conjunction with the application forms, plans, ESL report and any other supporting documents.

I have visited the site and surveyed the farmhouse in the preparation of these proposals.

#### **Background**

Manor Farm Hannington is a substantially complete farm complex in the heart of the village of Hannington, which is designated as a Conservation Area. It lies immediately to the west of All Saints Church



*Extract from 1872-3 Edition Ordnance Survey map*

The farm house was listed Grade II in 1984 and has the following description:

*Early C18. Symmetrical front (north) of 2 storeys and attic, 5 windows. Tile roof, Red brick walling in Flemish bond, moulded first floor band, cambered openings to the ground-floor, moulded plinth. Mullion and transom windows and gabled timber-framed porch, both recent.*

To the north of the farm house is a large barn which was also listed Grade II in 1984 with the following description:

*C18. Five-bay timber-frame, with aisles all around; Queen post truss. Corrugated iron roof, hipped at ends half-hipped above central carriage entrances. Boarded walling above brick base. At the east end there is a later southward extension, with half-hipped thatch roof and boarded walls.*



*Manor Farmhouse – north elevation*



*West elevation*

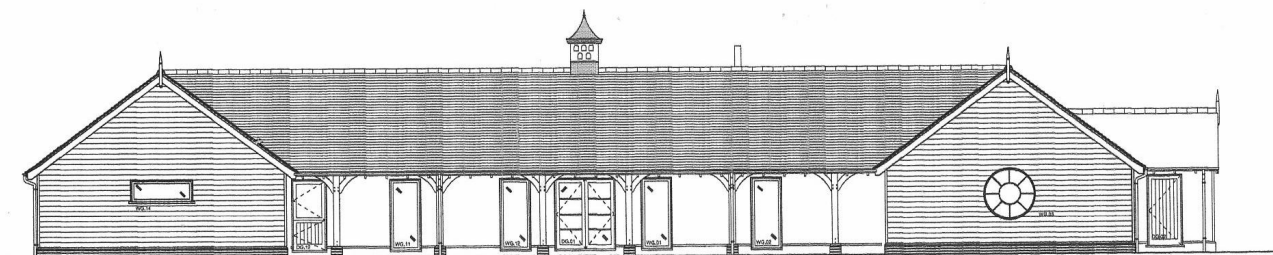


*Barn*

To the west of the farmhouse a derelict block has been demolished and replaced with a new dwelling.



*Recently demolished block*



*Replacement dwelling – front elevation*



The owners of the farmhouse now wish to improve its range of facilities, as outlined in their appended Clients' Statement.

### **Proposed development**

It is proposed to demolish a garage and remove an oil tank at the rear of the farmhouse; erect a single storey rear extension; and form accommodation within the roof space of the farmhouse, all as shown on the submitted plans.

The garage is a modern structure of no historic interest and the proposed extension would be formed off of an extension built in 1992.



*Existing garage*



*1992 extension*

The proposed rooms in the roof would be accessed from a new staircase on the first floor landing leading to a second floor landing on the west wing of the farmhouse.

This would provide two bedrooms, a bathroom, a dressing room, and a children's study.

The new staircase and the west bedroom suite would be formed within a later extension to the original farmhouse, whilst the bedroom and study in the north wing would be within the original farmhouse's roof. This latter bedroom would re-create a former second floor room, lit by an existing window in the east end gable and an identical window is proposed in the west end gable for the study.



*Former room in the roof*

Two small casement window dormers are proposed in the north elevation, with three on the west elevation.

Provision would also been made to accommodate bats, including a bat loft in the east wing roof.

The rear ground floor single storey extension would be connected through an opening in the previous 1992 extension.

A narrow open lean-to is also proposed at the rear of the east side elevation.

## Policy Context

Manor Farm and its barn are Grade II listed buildings sited within the Hannington Conservation Area. These proposals therefore need to be considered against the relevant policies in the Borough Local Plan 2011- 2029 i.e. Policy EM10 – Delivering High Quality Development and Policy EM11 – The Historic Environment; Advice in Supplementary Planning Documents and the Government National Planning Policy Framework, is also relevant.

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 Supplementary Planning Guidance (SPD) document, The Historic Environment: Listed Buildings adopted in March 2019, 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*”.

It sets out detailed principles, which will guide the Council's decision-making, and the following are relevant to this proposal:

*Principle CA01 – Development in conservation areas: preserving or enhancing character and appearance, and preserving significance.*

*In respect of proposals for development, including changes of use, requiring planning permission in conservation areas:*

- a) Any development should preserve or enhance aspects of a conservation area which make a positive contribution to its character and/or appearance, and should preserve the significance of the conservation area.*
- d) The council will encourage opportunities for enhancement to be taken whenever it is possible to do so, for example where the character or appearance of a site presently has a negative impact on the character and/or appearance of a conservation area;*
- e) Proposals should demonstrate that they are informed by a thorough evaluation of significance, and by an identification of the key qualities which determine the character and appearance of the conservation area and which contribute to local distinctiveness*
- f) Proposals should preserve or enhance important views and vistas.*

*Principle CA02 – Development in conservation areas: design In respect of proposals for development in a conservation area requiring planning permission:*

*Proposals should be informed by, and should respond sensitively to, those aspects of the conservation area which make a positive contribution to its character and appearance and/or to its special historic or architectural interest.*

*Principle CA03 – Development in conservation areas: materials, finishes and construction details*  
*In respect of proposals for development within a conservation area which are subject to planning controls, materials, finishes and construction details employed should be of a high quality and should complement those used in buildings and features which make a positive contribution to the character and appearance of a conservation area.*

The Hannington Conservation Area Appraisal adopted in July 2003 comments with respect to Manor Farm;

*“The church on the western side of the present day green appears to have been sited on larger green, that originally extended as far as the manor. There are farms on three sides of the church, Manor Farm to the west, Dicker’s Farm to the north and Hannington Farm to the south.*

*The survival of farmhouses, farm workers’ cottages, barns and small fields is fundamental to the special interest and distinctive historic character of Hannington as a small hill top agricultural settlement. More important is their relationship to each other, and to the surrounding countryside.*

*The juxtaposition of views and sense of place created by the grouping of several notable buildings around the Village Green are particularly distinctive characteristics of Hannington.*

*The long vista to the church and spire from Ibworth Lane, and the view of the north elevation from Manor Farm, are particularly notable.*

*In the immediate vicinity of the church are Manor Farmhouse and barns, Hannington Farm (and associated outbuildings) and Dickers Farmhouse. Manor Farmhouse (Grade II) dates from the early 18th century, and has a symmetrical north façade and red brick walling in Flemish bond. Situated directly to the west of the church, the west gable end and substantial clay tile roof slopes are prominent features in views across the village green. To the north of this building is a large contemporary five-bay timberframe barn with aisles. The timber-frame is integrated into a brick plinth wall, and the building is weatherboarded. Originally thatched, the barn now has a corrugated tin roof. This is a dominant building, which reinforces the rural qualities of the Conservation Area.*

The map accompanying the Conservation Area appraisal indicates an important viewpoint in All Saints churchyard giving views including to Manor Farm house and its barn.

*Extract from Hannington Conservation Area Appraisal map*



## 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 Manor Farm Hannington 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.*

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

## Significance

Manor Farmhouse together with its barn, form a substantially complete historic agricultural complex which make a critically important contribution to the street scene in the center of the Hannington Conservation Area.

The front elevation of the early 18<sup>th</sup> Century farmhouse largely retains its original appearance as a late example of the lobby entrance type, with a central chimney behind the front entrance. The modern open oak framed porch reflects the rural character of the site and the replacement windows are good copies of the original transomed and mullioned casements.



*Front elevation of farmhouse*

The 5 bay 18<sup>th</sup> Century aisled barn is remarkably complete an unaltered example of a typical Hampshire barn, which retains its original wagon porch' whilst the adjoining timber-framed cart shed and store increases its interest.

The close proximity of the farm to All Saints Church and its churchyard at the heart of the village adds to the significance of Manor Farm.



*Barn interior*

## **Assessment of Proposed Scheme**

Any proposed development affecting a listed building or its setting, are required by Local Plan Policy EM10 to be of a high standard of design and by Policy EM11 to demonstrate that the development proposal respects the local environment and amenities of neighbouring properties. The advice in the SPG covering listed buildings and conservation areas states that they should have special regard to the architectural and historic interest of the listed building, and by the overarching aim of the NPPF that the proposed use should be viable and appropriate.

Manor Farmhouse and its barn occupy a prominent position right in the centre of the Hannington Conservation Area, with a close visual relationship to All Saints Church.

The proposed accommodation within the roof has been carefully designed to preserve the existing roof structure and have minimal impact on the circulation of the first floor landing.

Externally the proposed casement window in the west gable would precisely match that in the east gable, whilst the proposed dormers have been designed to compliment the appearance of the north and west elevations. They will have no adverse effect on the appearance of the farmhouse or of any views within the Hannington Conservation Area.

The demolition of the modern garage and removal of the oil tank will improve the setting of the farmhouse.

The single storey rear extension will have no impact on any historic fabric of the farmhouse. The scale, design, materials and details have all been carefully considered to ensure that the extension is in keeping with the farmhouse.

Overall these proposals have been carefully considered and designed to preserve; the important features of the farmhouse; its relationship with All Saints Church; and its farmyard setting. They will have no material impact on the setting of the listed building within the Hannington Conservation Area.

I conclude that the proposed development is in full compliance with the relevant Local Plan Policies and the advice given in both the Supplementary Planning Guidance and in the National Planning Policy Framework.

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

Frank Dowling  
October 2022



## **Client Statement**

We purchased Manor Farm a Grade II listed early 18th century building located in the heart of the Conservation Area of Hannington in 2015. The house is a lovely family home and one of the more central properties adjacent to the historic church and village green.

We moved from London to Hampshire with our two very young children in 2014 and rented a property just outside Woolhampton whilst we searched for our 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 Manor Farm came up. Since arriving we have immersed ourselves in the community and are actively involved in many of the village activities and Parish Council. Our fields and house host part of the village fair and we store all the associated equipment in our barns.

The property was well loved by the previous owners and has undergone various additions over the centuries but was in a tired state of repair as viewed by modern standards when we acquired it. It was poorly insulated, suffers from damp, there has been significant structural movement, the garage is in danger of imminent collapse, it has an old, expensive and inefficient heating system, its electrical wiring is out of date and potentially dangerous.

When we originally purchased the property our two children were 8 and 9 years old. 8 years on we find ourselves living with a kitchen which is substantially out of scale and functionality with the living quarters of the property – with our two now teenage sons, family and friends in the property the kitchen and living accommodation is not optimising the space to its full advantage. We also have found during the recent pandemic that separate space for members of the family is very important for well being, whether that is for study, work or relaxation. With the likelihood of the children remaining in the house for the foreseeable future as they finish school (and hopefully progress into further education) private study space will become increasingly important. Both of us are also now permanently working full time from home so we are very keen to address the work/life balance space in the house and optimise it where possible.

Our wish now is to sympathetically extend Manor Farm to enable a larger kitchen/community area with a utility/boot room. Furthermore on consultation with our structural engineer we have been advised that the roof is in a very poor state of repair and requires urgent action to avoid structural damage as well as the side effect of heat leakage and water ingress. The scale of the repairs required has also given us the opportunity to return the attic to a livable and usable space.

In undertaking these works we will also look to upgrade the plumbing and electrical systems to be more environmentally friendly, sustainable and safe whilst maintaining the integrity of the buildings historic elements. All the changes proposed will be done to the highest standard by an experienced listed-building contractor and will ensure that the life and sustainable utility of the property will be extended into the next century

Frank Dowling has drawn up sympathetic plans for the kitchen extension (incorporating the failing garage) and return of the attic space to full use. These plans are all very similar in character to the original property which we believe truly complement Manor Farm's environment and its historical integrity, ensuring the original character is maintained whilst meeting modern living standards. Along with our planning advisors Lasseter/Downie, we have been incredibly lucky to have a team provide professional advice, knowledge and guidance of historical buildings.

**Alex Lowrie**