

# NEWLANDS FARMHOUSE

NEWLANDS FARM, NEWLANDS LANE,  
PURBROOK HEATH, HAMPSHIRE, PO7 5SH

REPAIR AND REPOINTING OF BRICKWORK AS ALTERNATIVE  
TO LIME RENDERING, BLACK FLUE AS ALTERNATIVE TO  
CHIMNEY ON BAKEHOUSE APPROVED UNDER PREVIOUS  
CONSENTS. TILE HANGING TO GABLE ENDS AND PARTIAL  
REBUILDING OF CHIMNEYS.

DESIGN AND ACCESS STATEMENT  
INCLUDING HERITAGE STATEMENT

PREPARED BY

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REVIEWED BY

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OCTOBER 2022



**MANORWOOD**  
*building on tradition*

# ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIa), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC) and a member of The Domestic Buildings Research Group and the Wealden Buildings Study Group.

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group, The Domestic Buildings Research Group, and the Wealden Buildings Study Group.

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15<sup>th</sup> century barn for Nyetimber Vineyards in West Sussex.

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# INTRODUCTION



# 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Newlands Farm, Purbrook Heath (Hampshire).
- 1.2 Newlands Farmhouse was part of Newlands Farm, a historic farmstead located on the eastern side of Newlands Lane, just on the western edge of Purbrook and to the southeast of Waterlooville, Hampshire.
- 1.3 The site comprises a group of domestic buildings to the north of the farmstead, including the farmhouse (subject of this report) and an attached outbuilding range, as well as a group of farm buildings to the south. The latter is in separate ownership, and they are not included in this report.
- 1.4 The building is currently under a complete renovation programme granted by applications 22/00776/LIS and 22/00775/HOU. Part of the approved scheme included the removal of the cementitious render from the east and west elevations and the chimney stacks. The render has now been fully removed and the exposed brickwork is considered to contribute to the character of the building.
- 1.5 This report, therefore, accompanies an application that offers an alternative scheme to that one approved under applications 22/00776/LIS and 22/00775/HOU. It seeks to retain the brickwork from the chimney stacks and east and west elevations exposed following their appropriate repair. The scheme also comprises minor external alterations including the installation of tile hanging to the eastern gable and a metal chimney flue to serve the former bakehouse/coach house's fireplace.
- 1.6 Historic mapping and original records have been consulted to help understand the development of the building, its historic context, as well as its immediate and wider setting. The maps are included in section 4 of this report.

- 1.7 This Heritage Statement includes a Significance Assessment, which identifies the heritage value of the identified heritage assets, as well as an Impact Assessment, which considers the potential impact of the proposed development on the significance of the heritage assets, including the contribution made by their setting. The approach to impact-assessment is required in order to satisfy the provisions of the National Planning Policy Framework (NPPF), the 1990 Act and the Winchester City Council's Local Plan.

## PROPOSALS

- 1.8 The proposal is an alternative scheme to that one approved under applications 22/00776/LIS and 22/00775/HOU. The changes include:
  - Brickwork from chimneys and east and west elevations to be retained exposed.
  - Repair and repointing of exposed brickwork areas.
  - Installation of tile-hanging to gable ends.
  - Installation of metal chimney flue to bakehouse/coach house's fireplace.
- 1.9 The impact of the proposals on the listed building and its setting is discussed in Section 6 of this report.

## HERITAGE ASSETS AND DESIGNATIONS

- 1.14 Newlands Farmhouse is a statutory listed building designated in January 2022. The listing reads:

### NEWLANDS FARMHOUSE AND ATTACHED OUTBUILDING

**Location** Purbrook Heath, Hampshire, PO7 5SH

**District** Winchester (District Authority)

**Date Listed** 13<sup>th</sup> January 2022

**List Entry No** 1478487

**Grade** II

**Description** House. Former farmhouse, of around mid- to late-C17 origins, re-fronted and internally re-ordered in the C18 and extended in around C19, with a late-C19 linking range and attached pre-1839 outbuilding.

### **Curtilage Listed.**

- 1.15 According to the advice note *Listed Buildings and Curtilage* published by Historic England in 2018, the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Historic England's advice note gives hypothetical examples to assist in the assessment as to whether a building within the curtilage of a statutory listed building should be deemed to be part of the listing.

- 1.16 The lower late 19<sup>th</sup> century stable range attached to east of the listed house is not included in the listing. It is clear, however, that its construction date is pre-1948 and it is associated both in use and ownership to the listed Newlands Farmhouse. As such, it is considered to be 'curtilage listed'.

LEGISLATIVE & POLICY CONTEXT



- 2.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 2.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

- 2.3 Policy relating to the historic environment is set out at local level within the Winchester District Local Plan Part 1: Joint Core Strategy adopted in March 2013.

## NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 2.4 Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in July 2021 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

- 2.5 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

- 2.6 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*

- 2.7 Setting is defined in Annex 2 as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

- 2.8 Annex 2 defines Conservation (for heritage policy) as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

- 2.9 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.



## LOCAL POLICY - WINCHESTER CITY COUNCIL

- 2.10 The site lies within the boundary of the Winchester City Council Authority. The Winchester District Local Plan Part 1: Joint Core Strategy was adopted in March 2013, is the long term strategic plan for development within Winchester District, and includes the strategic vision, objectives and the key policies needed to achieve sustainable development in Winchester District to 2031.
- 2.11 Policy CP20 of the Winchester District Local Plan Part 1: Joint Core Strategy relates to the historic environment and is considered relevant for this application:

### **POLICY CP20 - HERITAGE AND LANDSCAPE CHARACTER**

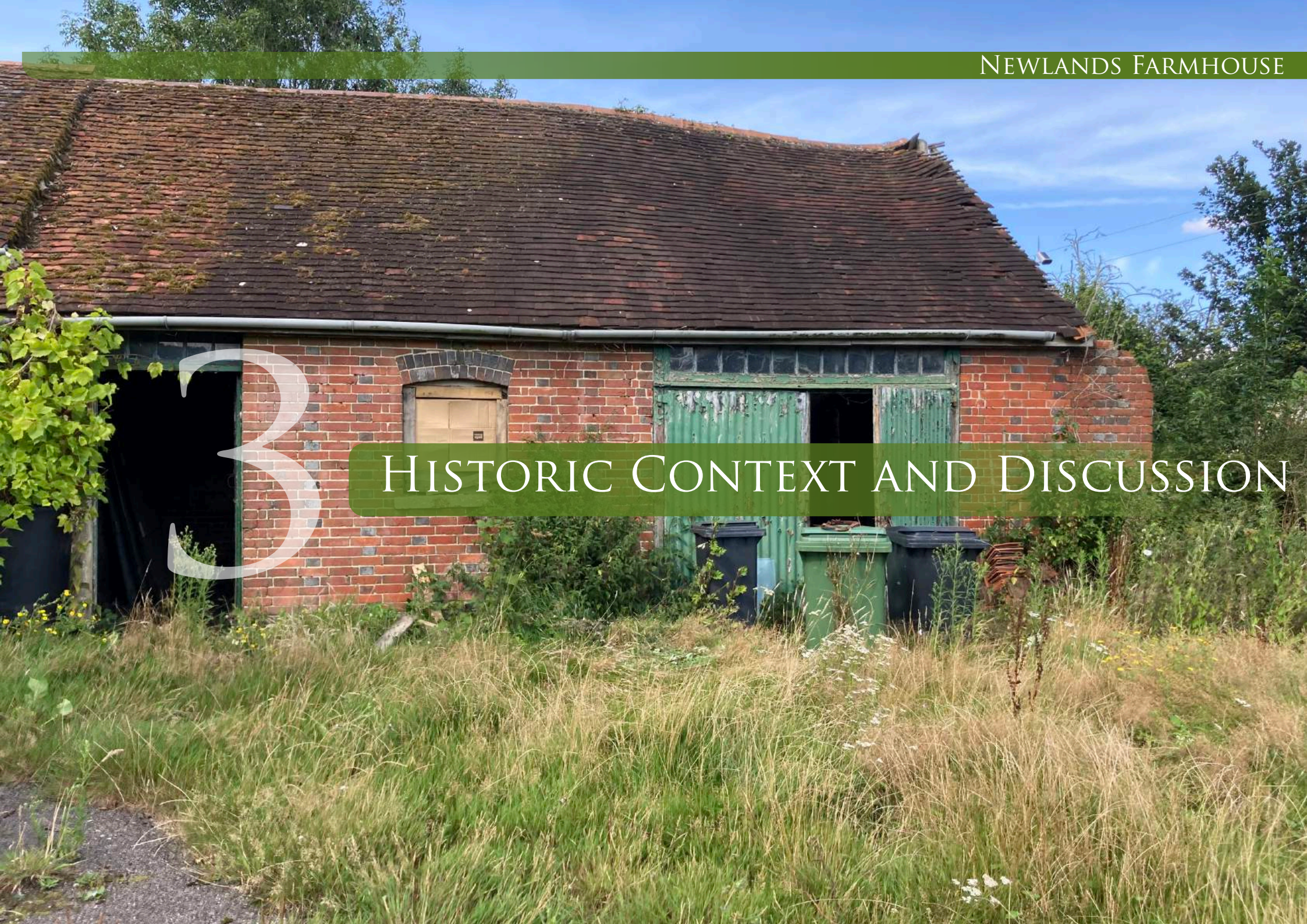
The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Particular emphasis should be given to conserving:

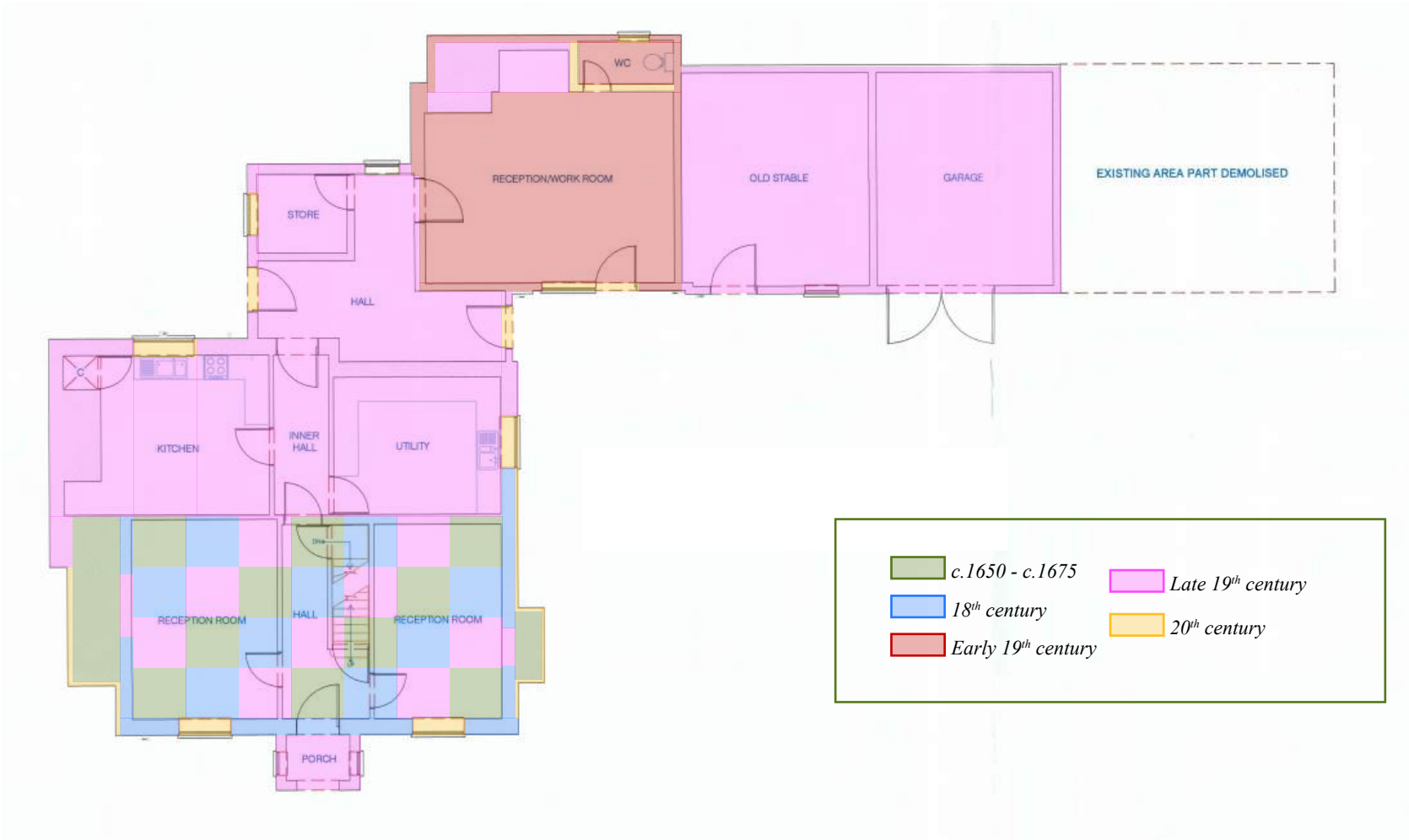
- Recognised built for and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- Local distinctiveness, especially in terms of characteristics materials, trees, built form and layout, tranquility, sense of place and setting.

3

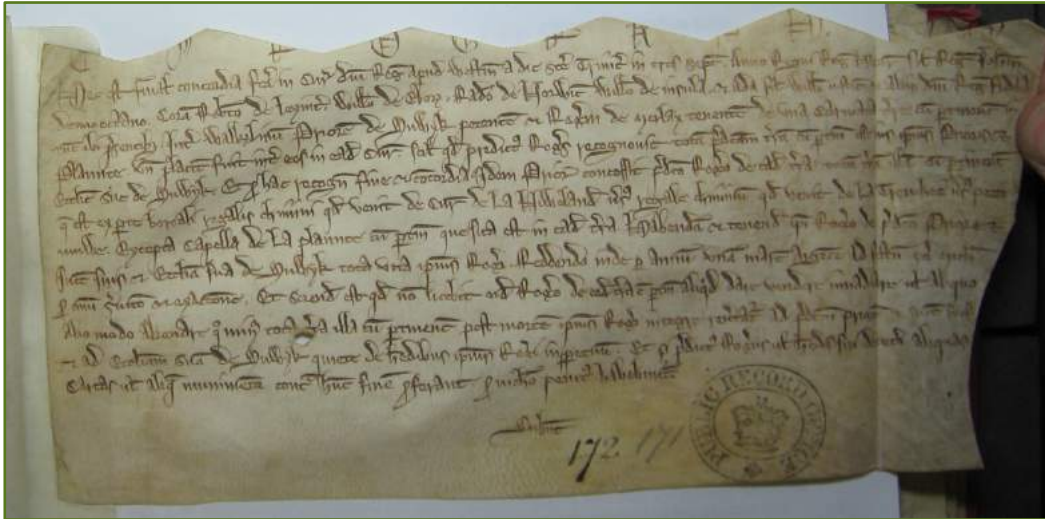
HISTORIC CONTEXT AND DISCUSSION



- 3.1 The following section provides historical information about Newlands Farm, as well as an interpretation of the development of the buildings on-site, particularly the farmhouse, illustrated by historic maps. The preparation of this section is based on the archaeological survey carried out by Manorwood on 24<sup>th</sup> August 2021, and in-depth archival research in order to provide additional historical facts to complement the 'History' section included in Historic England's consultation report. In addition, the buildings' construction phases have been indicated in the following plans for clarity:



3.2 The earliest reference found on Newlands dates from the 9<sup>th</sup> of July 1234 and is in a plea for land between Walklin, Prior of Southwick (*Suwyk* [sic]) as the plaintiff, and Roger de Merlay as the defendant (TNA CP 25/1/203/6 f. 11).



*Plea between Walklin, Prior of Southwick and Roger de Merlay, 1234.*

3.3 The site appears recorded under the name La Niweland (sic) and was part of the Priory's properties. The Victorian County History (Page 1908, 161 – 165) states that “Newlands must originally have formed part of Peter de Cosham’s serjeanty in Cosham, for in the 13<sup>th</sup> century the prior of Southwick held by serjeanty a virgate and a half at Newland, out of the land which the abbot of Titchfield had obtained from Peter de Cosham”.

3.4 Whilst there is no mention of a tenement at Newlands during the 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> centuries, late medieval documents refer to the site as Newlands Manor and, therefore, there was possibly a manor house or grange farm. The latter seems likely as suggested by a 15<sup>th</sup> century copy of a 1308 act and sentence related to a dispute between Southwick Priory and the rector of Farlington, about a moiety of great tithes of Newland among other matters (HALS 5M50/15).

3.5 Newlands remained as part of Southwick Priory until the Dissolution when it was granted to John White of Southwick in 1546. From this date, Newlands became part of the properties held by the manor of Southwick, which was represented by Newlands Farm (Page 1908, 161 - 165). The farmhouse remained as part of the Southwick Estate until the first decades of the 21<sup>st</sup> century, when its ownership was segregated from the Estate.

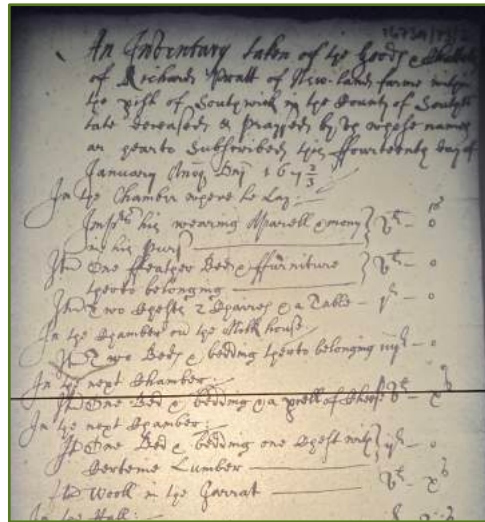
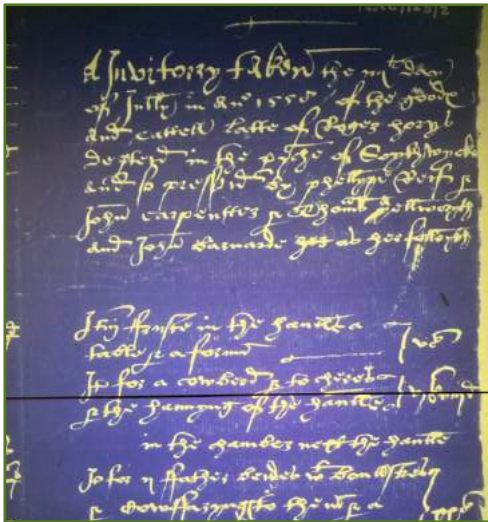
3.6 The survey carried out by Manorwood on 24<sup>th</sup> August 2021 revealed that, despite its 18<sup>th</sup> and 19<sup>th</sup> century external appearance, the farmhouse incorporates an earlier building. This was a single-piled, timber-framed house, which appears to date from the third quarter of the 17<sup>th</sup> century. This is suggested by the lamb-tongue chamfer stops decorating the surviving spine beams on the ground floor of the house and the exposed roof structure in the attic (staggered butt purlins with collars). The use of lamb-tongue chamfer stops appears early in Surrey (c.1570 – c.1640) as argued by Andy Moir and Richard Parker (2020). Edward Roberts, however, notes a later presence of the lamb-tongue chamfer stop in Hampshire, extending its use to the last decades of the 17<sup>th</sup> century (2010, 112). Historic England has dated the earlier house similarly and Manorwood agrees with the dating provided in their consultation report placing an original construction date of c.1650 – c.1675.

3.7 There is, however, documentary evidence of the farmhouse that stood at Newlands in the 16<sup>th</sup> century in the probate inventory of Roger Hoare from 1558 (HALS 1558B/120 f. 2). Roger Hoare is referred to as a husbandman and his inventory describes a house with a total of 6 rooms. Downstairs there was a hall, a chamber next to the hall, a buttery and a kitchen (probably open to the roof). Upstairs the inventory records a chamber over the hall and a chamber over the buttery.

3.8 Whilst it is assumed that inventories are not fully reliable as some rooms might be omitted, the inventory of Roger Hoare seems to provide an overall layout of the earlier farmhouse at Newlands. The house from Hoare’s inventory can also be compared with the house described in the inventory of Richard Pratt of 1673

(HALS 1673A/73 f. 2). He is referred to as 'Richard Pratt of Newlands Farm', confirming that the inventory relates to the farmhouse.

- 3.9 The inventory describes a total of 11 rooms. Downstairs the inventory lists a hall, a kitchen and a buttery, as well as a number of service rooms, including a milk house, a meal house and a wash house. Upstairs was Pratt's bedchamber (possibly over the hall) and a chamber over the milk house, followed by two further chambers. The inventory also mentions a garret (loft) used for storage.

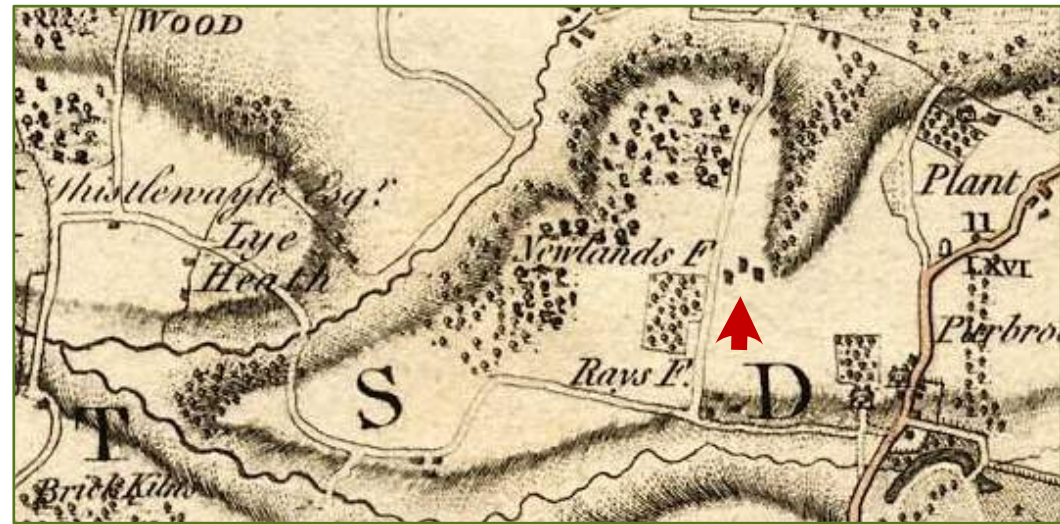


Detail of the inventories of Roger Hoare (left), 1558; and Richard Pratt (right), 1673.

- 3.10 The inventories suggest that the 16<sup>th</sup> century farmhouse was altered and extended during the 17<sup>th</sup> century. The archaeological evidence found in the building, however, indicates that the existing building was constructed during the third quarter of the 17<sup>th</sup> century, replacing the late medieval house described in Hoare's inventory.
- 3.11 The surviving original fabric within the existing farm and the documentary evidence suggests that the 17<sup>th</sup> century farmhouse was a single-piled, timber-framed building of 3 bays with outshots accommodating the service room, as expected in this type of building.

- 3.12 By the 18<sup>th</sup> century the 17<sup>th</sup> century timber-framed farmhouse was considered out of fashion, and the building was refaced with Hampshire red brick including the existing decorative blue-brick course to the front in an attempt to gentrify and modernise the farmhouse.
- 3.13 The original single-piled plan form of the farmhouse can also be tracked in early maps. The farm appears represented in Thomas Milne's Map of Hampshire from 1791, the Old Series Map of Hampshire from 1815 and Greenwood's Map from 1826. These maps, however, lack clarity and detail, and they only indicate the presence of the farmstead and, in some cases, the number of buildings that comprised it. The consultation report prepared by Historic England mentions a marginal plan within a lease for Newlands Farm dated 1790 and held by the Hampshire Archives and Local Studies. Unfortunately, this plan could not be seen during the preparation of this report.
- 3.14 The Tithe Map from 1839 provides a detailed depiction of the layout of Newlands Farm. The farmhouse is to the north of the farmstead with three outbuildings to the north and east, which include the former coach house that is now part of the outbuilding range. Immediately to the east is a pond that still survives on site. To the south of the domestic group, there is a large open farmyard formed by the barn and four agricultural buildings. By the time of the Tithe Map, the house appears to have been still a single-piled building. This is confirmed by the OS Map from 1870, which illustrates the building was extended to make it double-piled. The 1870 OS Map also shows the porch to the front of the farmhouse.
- 3.15 The existing range of outbuildings to the northeast of the farmhouse was also built between 1839 and 1870, following the removal of the two outbuildings to the east of the farmhouse. The outbuilding to the north was retained and incorporated into the new range, which was connected to the farmhouse by small link.

- 3.16 The group of agricultural buildings to the south of the farmstead was also extended and the northern range of the farmyard closed with the construction of two more buildings.
- 3.17 By 1895, the farmstead was nearly as per its current layout. The map also indicates that the link between the farmhouse and the range of outbuildings to the northeast was demolished and replaced with a larger lean-to.
- 3.18 Later maps of the site illustrate that the farmstead did not experience changes after 1907, except for the partial demolish of the easternmost bay of the outbuilding range and the outbuilding immediately to the south of the range in the early 2000s.



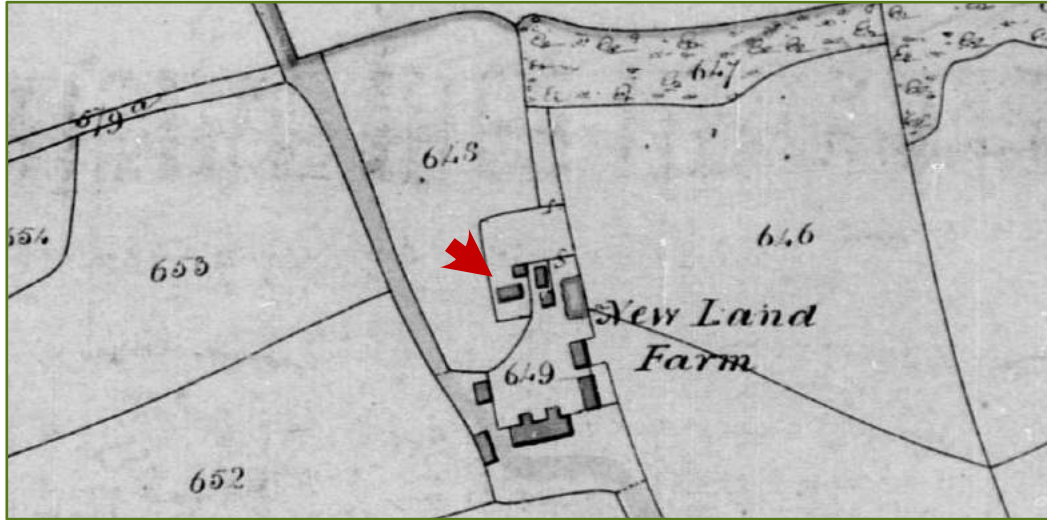
*Detail of the Milne's Map of Hampshire showing Newlands Farm, 1791.*



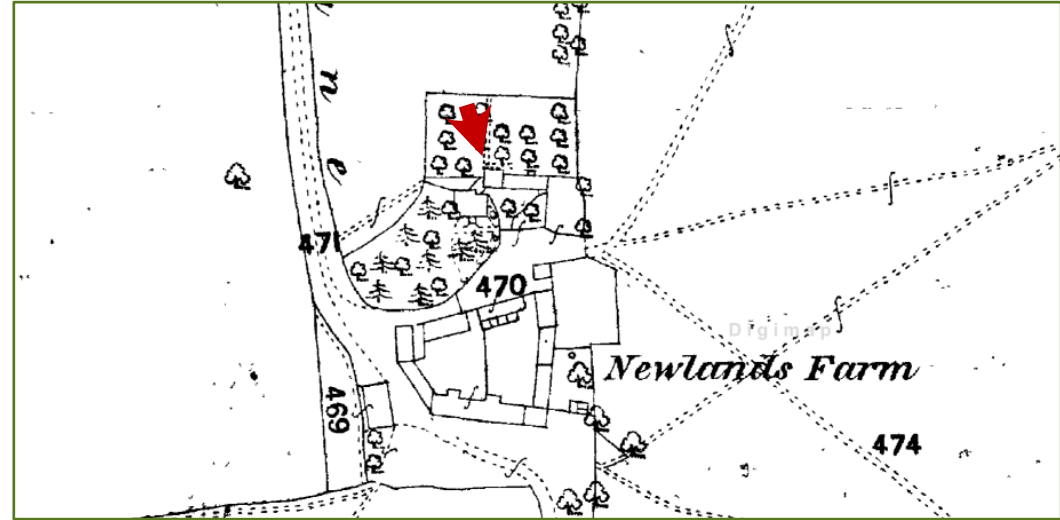
*Old Ordnance Survey Map showing Newlands Farm, 1815.*



*Detail of the Greenwood's Map of Hampshire showing Newlands Farm, 1826.*



Detail of Southwick Parish Tithe Map showing Newlands Farmhouse, 1839.



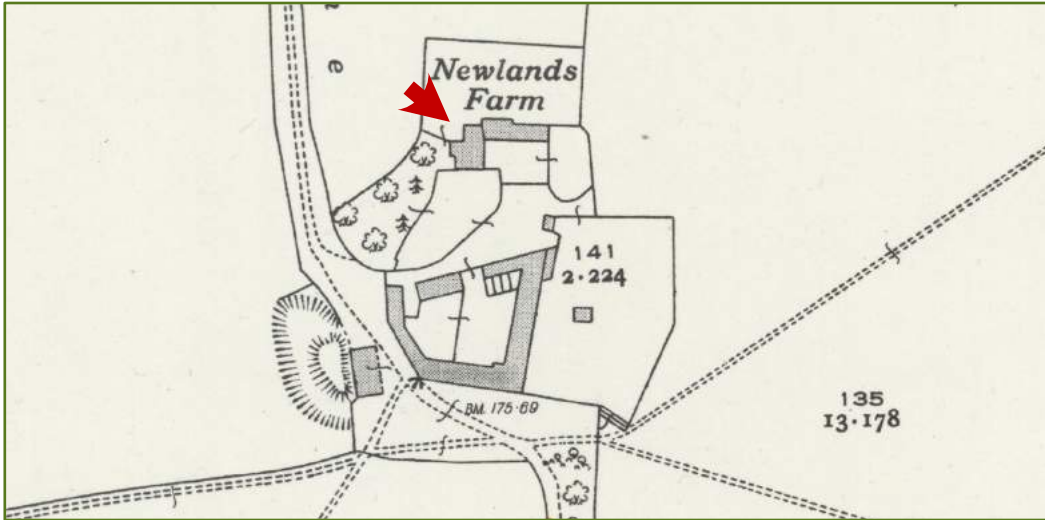
Detail of Ordnance Survey showing Newlands Farmhouse, 1870.



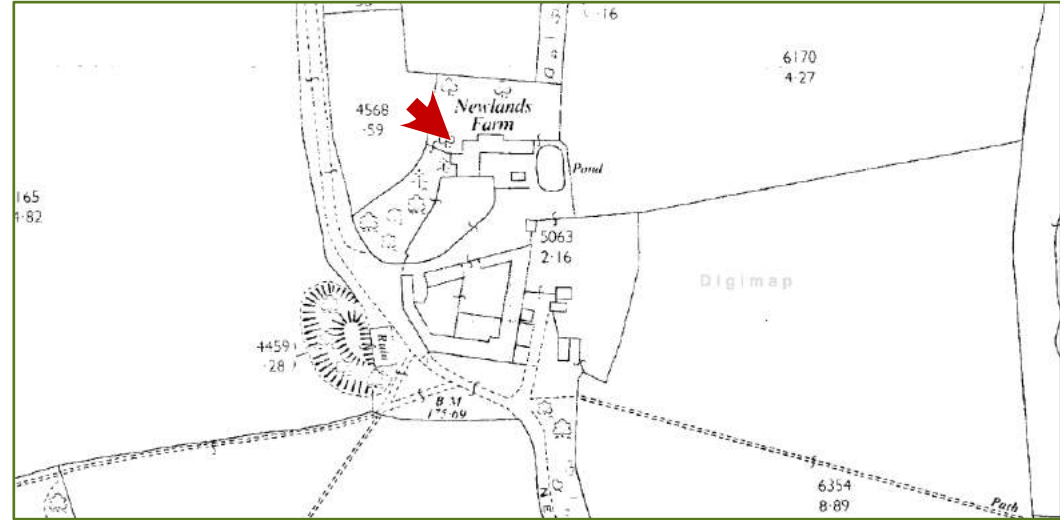
Detail of Ordnance Survey showing Newlands Farmhouse, 1895.



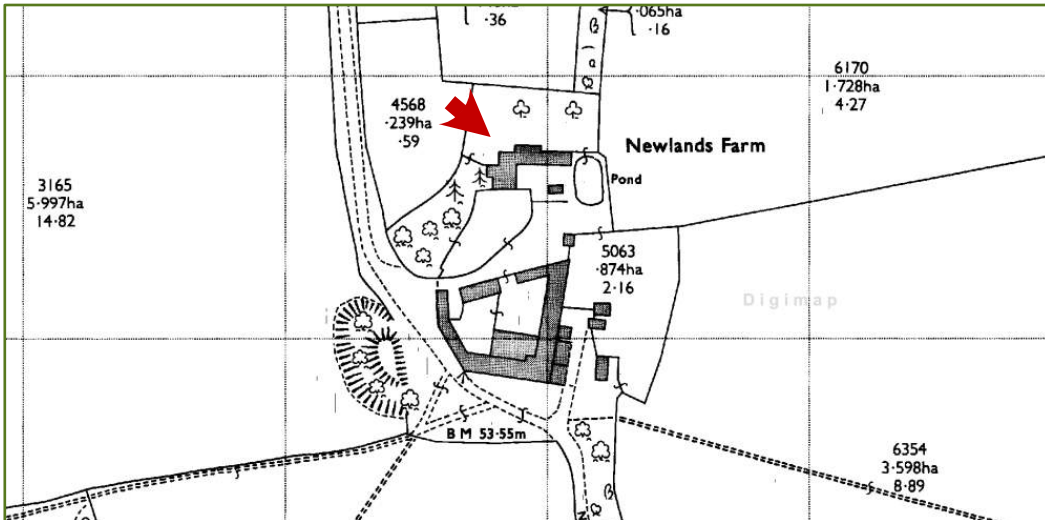
Detail of Ordnance Survey showing Newlands Farmhouse, 1907.



Detail of Ordnance Survey showing Newlands Farmhouse, 1939.



Detail of Ordnance Survey showing Newlands Farmhouse, 1962.



Detail of Ordnance Survey showing Newlands Farmhouse, 1970.

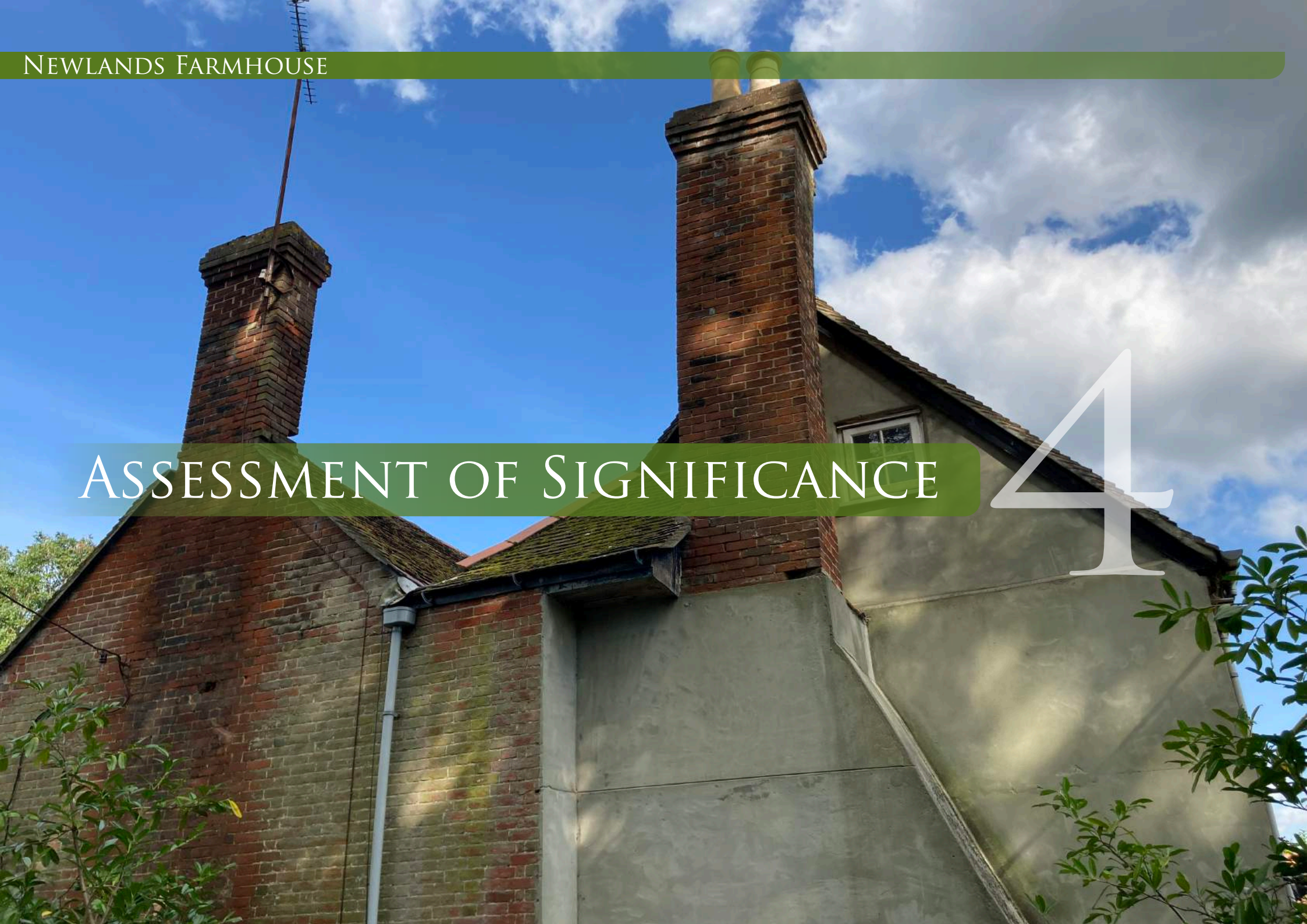


Satellite View of Newlands Farmhouse, 2020.



ASSESSMENT OF SIGNIFICANCE

4



4.1 The following is an assessment of the significance of Newlands Farmhouse and its setting according to the range of heritage values as outlined in *Conservation Principles, Policies and Guidance* published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

4.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the listed building and its setting, and where possible to take opportunities to enhance the special interest.

#### **EVIDENTIAL VALUE.**

4.3 Evidential value is described by Historic England as “*physical remains*” and “*evidence of past human activity*” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.

4.4 Newlands Farmhouse possesses great evidential value in illustrating the development of a post-medieval building, but also to the development of Newlands Farm. As such, the building provides physical evidence of past domestic and agricultural practices. The presence of internal timber-framed walls, as well as of chamfered beams decorated with chamfer stops indicates the 17<sup>th</sup> century origin of the building as a timber-framed house of the single-piled plan. The early documentary evidence of the house, particularly the probate inventories from 1558 and 1673 contribute to the understanding of the original function of the building’s rooms and their evolution.

4.5 The alteration of the building’s plan from single to double pile, as well as the replacement of the external framing with solid brickwork would illustrate changes of taste and fashions –buildings with exposed timber were considered outdated from the late 17<sup>th</sup> century onwards. The abandonment of the original vernacular nature of the building is particularly evident on the building’s front elevation with its symmetrical arrangement.

4.6 The construction of the coach house as detached building during the first decades of the 19<sup>th</sup> century directly relates to early ways of private transport. Its later conversion into a bakehouse and its incorporation to the main house contributes significantly to the later development of the farmhouse and its domestic activity.

#### **HISTORICAL VALUE.**

4.7 Historic England considers that historic value “*derives from the ways in which past people, events and aspects of life can be connected through a place to the present*”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

4.8 The current layout of the building has an established domestic plan which suggest the domestic life in the farmhouse during the 18<sup>th</sup> and 19<sup>th</sup> century. The presence of a service staircase to the rear of the building connecting the kitchen with one of the first-floor rear rooms, clearly illustrates the well-segregated “living” and “service” areas of the house.

4.9 The significant number of original features such as the original fireplaces, staircases, doors and flooring, clearly provide the building with great historical illustrative value, as they represent past ways of domestic life and social habits, which contribute to the understanding of the building’s socio-historic background.

4.10 Associative value is undoubtedly in the building’s intrinsic link to Southwick Priory and, later, to the Manor of Southwick. The different ownerships of Newlands can be traced back to the 13<sup>th</sup> century thanks to the surviving documentary records of the site.

**AESTHETIC VALUE.**

- 4.11 Aesthetic value according to Historic England “*derives from the ways in which people draw sensory and intellectual stimulation from a place*”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 4.12 As a domestic building of a certain status, it is assumed that Newlands Farmhouse was built following aesthetic principles, which directly relates to the social, cultural and historic background of the building. Unfortunately, it is not possible to be certain of the appearance of the building prior to its underbuilding in brick; however, it is clear that the removal of the external framing and the alteration of the plan form correspond to a change of taste and fashion.
- 4.13 This change is particularly evident in the front elevation of Newlands Farmhouse, which was created under socially established aesthetic principles, where symmetrical and simple forms were the rule. This façade of polite character provides the building with great aesthetic value and creates an interesting contrast against the building’s rear and side elevations, of a more vernacular appearance.

**COMMUNAL VALUE.**

- 4.14 Communal value “*derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.
- 4.15 Newlands Farm is considered to possess a degree of communal value as the documentary evidence indicates that the site represented the Manor of Southwick. This suggests that the farmhouse was used as the meeting point to

celebrate manor court and other manorial affairs. As such, the building is directly related to the people that lived at the manor between the 16<sup>th</sup> and 19<sup>th</sup> centuries.

# 5 IMPACT ASSESSMENT



## 5 IMPACT ASSESMENT

5.1 This section appraises the impact of the proposed works on the Grade II listed building known as Newlands Farmhouse and its immediate setting.

5.2 The following proposals offered an alternative scheme to that approved under applications 22/00776/LIS and 22/00775/HOU.

### **Exposure of brickwork and associated repairs.**

5.3 The cementitious render covering the east and west elevations as well as the end chimney stacks have been removed as part of the approved scheme under applications 22/00776/LIS and 22/00775/HOU.

5.4 The removal of the render has revealed more of the original form and appearance of the building, contributing to its character and special interest. As a result, the scheme proposes to retain the brickwork exposed.

5.5 The impervious nature of the cementitious render, however, has caused significant damage to some areas of the building, particularly to the chimney stacks and gables. As a result, the areas to be left exposed are in need of repair works to ensure the long-term preservation of the building.

5.6 A degree of rebuilding is expected as some areas of brickwork are in very poor condition. The areas that need rebuilding have been assessed and this approach is limited to the gables and the top section of the chimneys.

5.7 The eastern chimney will need to be dismantled down to the corbel and rebuilt reusing as many original bricks as possible, reducing the loss of historic fabric to the strictly necessary. The brick shortfall will be covered using handmade brick matching the existing to preserve the character of the building. Structural movement has caused the chimney to detach from the building up to 3 inches in the widest gaps. The chimney will be tied back to the building using a suitable Helifix product. This approach has been used successfully in order areas of the building resulting in the salvage of large areas of original fabric which, otherwise, would have had to be replaced.



*East and west elevation after the removal of the cementitious render.*

5.8 The western chimney will have to be taken down just below the ridge. The middle and top section of the western stack was rebuilt somewhere in the 20<sup>th</sup> century using modern bricks and sand cement. It will be rebuilt on a like-for-like basis to preserve the legibility of the building's evolution.

5.9 Both gables will require localised rebuilding. As was the case in the eastern chimney, this will be carried out by salvaging and reusing as much of the original brickwork as possible, whilst the shortfall will be covered using matching handmade bricks. The gables will be repointed with hot mixed lime mortar to ensure the building remains breathable.

5.10 The removal of the render also revealed part of the original framing which was retained in the eastern gable. The exposed tie beam and principal rafter have suffered from significant decay and their joint has failed. The repair of this joint by scarfing a new joint would result in the loss of a significant section of the original timber. It is therefore proposed to reinstate the connection between

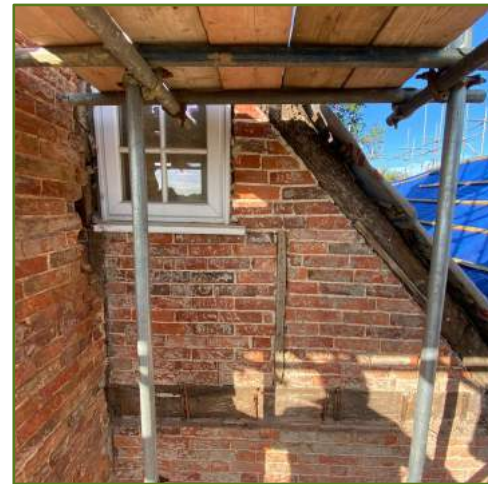
the principal rafter and the tie beam with metal strapping. This approach will result in a more discreet repair that will also allow for the retaining of most of the original framing.



*Eastern chimney stack to be rebuilt and reattached (top) and original frame's joints to be strapped (bottom).*

**Installation of tile-hanging to gable ends.**

- 5.11 The removal of the render from the east elevation means that the surviving framing is now exposed to the elements. As stated above, the framing has already suffered from significant decay during its time under the render and a solution is now required to protect the framing from the elements whilst preserving the character of the building. The scheme, therefore, proposes the installation of tile hanging to cover the gable ends and protect the original framing.
- 5.12 Tile hanging first appeared in south-eastern England towards the end of the 17<sup>th</sup> century to provide weather protection to exposed timber frames and the thin infill panels of wattle and daub, and normally to the upper storeys only. Whilst historically tile hanging is particularly associated with Kent, Surrey and Sussex, it can also be found in some parts of Hampshire, Berkshire, Wilshire and Buckinghamshire. That means that the proposed approach to protecting the framing sits comfortably with the historical and geographical context of the building and so, it will preserve its character and special interest.



*Tile hanging proposed to gable ends (left) and example of traditional tile hanging in a timber-framed cottage in Binsted (Hampshire).*

### Installation of metal flue to bakehouse/coach house's fireplace.

- 5.13 The scheme approved under applications 22/00776/LIS and 22/00775/HOU included the rebuilding of the bakehouse/coach house's brick chimney stack. The bakehouse/coach house's chimney breast is in very poor condition, meaning that it is incapable to support the weight of a new chimney stack, without having been previously rebuilt. This approach, however, would result in a significant loss of historic fabric.
- 5.14 For this reason, an alternative approach is proposed. This is the installation of a new metal flue with a chimney gather supported by brackets mechanically fixed to the existing brickwork. This approach will make the fireplace usable without the need to replace part of the historic fabric.
- 5.15 The proposed metal flue is also considered to provide the building with a slightly industrial appearance that is considered to sit comfortably with the historic context and utilitarian nature of the building.

- 5.16 In a summary, it is considered that the alternative scheme included in this application is more sympathetic to the character and special interest of the building than that one approved under applications 22/00776/LIS and 22/00775/HOU.



*Location of proposed metal flue and chimney gather.*

6

CONCLUSION

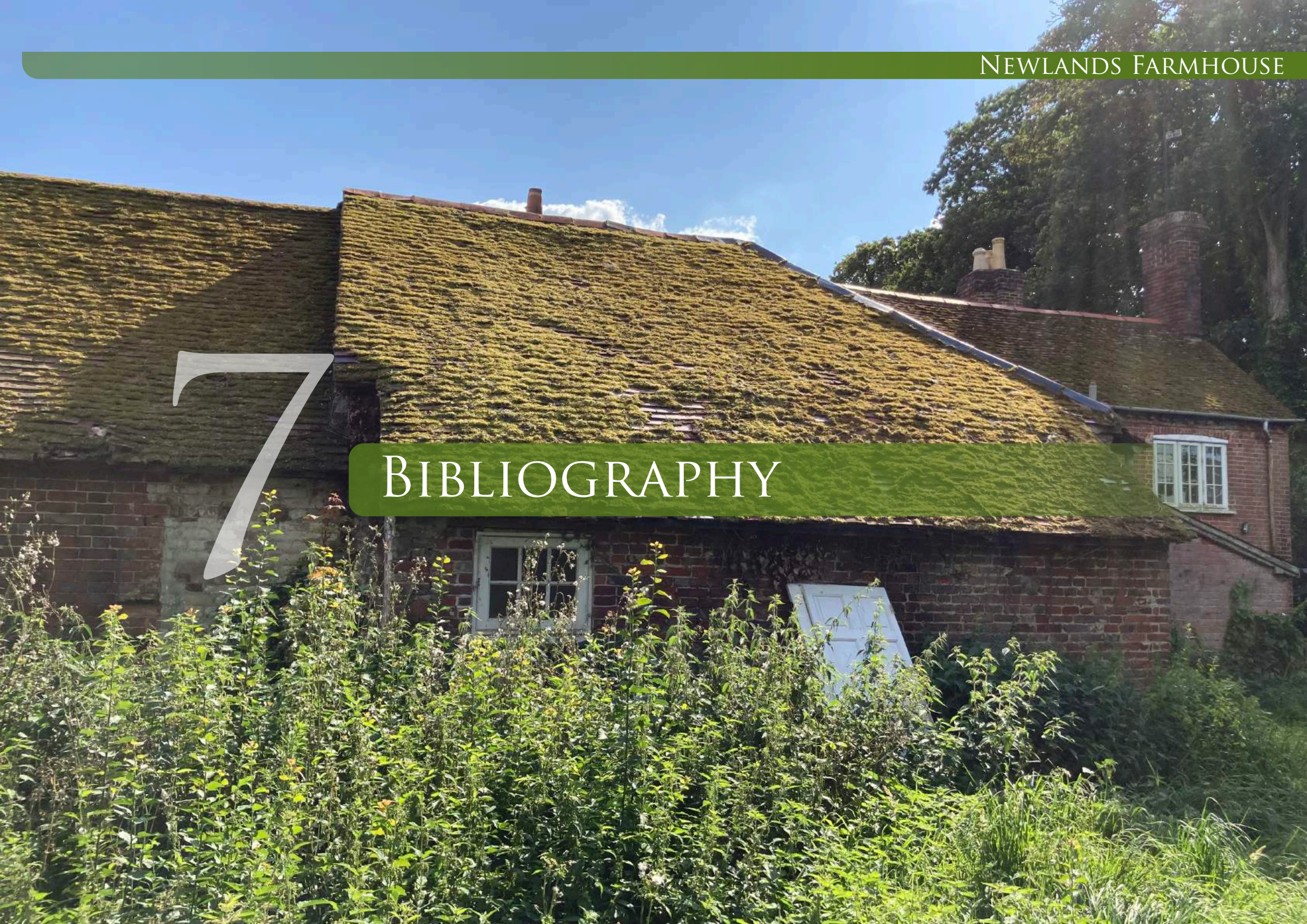


## 6 CONCLUSION

- 6.1 The proposed scheme is based on a thorough understanding of the character and significance of the listed building and its setting and has been informed by desk-based research and on-site visits.
- 6.2 The repair and exposure of the brickwork from the chimney stacks and side elevations will contribute to the character of the building and the better understanding of its original form.
- 6.3 The proposed repairs to the brick areas to be retained exposed are the minimal necessary to ensure the building remains structurally sound and safe. As a result, they will ensure the long-term preservation of the building.
- 6.4 The installation of tile-hanging to the eastern elevation offers a traditional solution to protect the now exposed original framing that also sits comfortable with the historical and geographical context of the building.
- 6.5 The installation of the metal flue to the bakehouse/coach house's fireplace will make it usable whilst preserving most of its original form and fabric.
- 6.6 As a whole and on balance, the alternative scheme to that one approved under applications 22/00776/LIS and 22/00775/HOU is compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990 insofar as the special interest of the listed building and its setting will be preserved and enhanced.
- 6.7 In summary, the proposals are considered to be proportionate and in accordance with the requirements of the Act, National Planning Policy Framework (NPPF) and the Winchester City Council.

7

BIBLIOGRAPHY



**ABBREVIATIONS**

HALS Hampshire Archives and Local Studies

TNA The National Archives

**PRIMARY SOURCES****General**

- HALS Copy/538/1 - Map of the Southwick Estate, 19<sup>th</sup> century.
- HALS 5M50/80 - Newlands Manor, bailiff's accounts.
- HALS 1558B/120 - Will and inventory of Roger Hoare of Newlands, Southwick, 1558.
- HALS 1673A/073 - Will and inventory of Richard Pratt of Newlands Farm, Southwick, 1673.
- TNA CP 25/1/203/6 - Hampshire (Co. Southampton): Feet of fines for 13-20 Henry III: 1-54.

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