

Heritage Statement

Home Farm House

Penton Mewsey



Rev A: Amendments following client comments 08.08.22
Rev B: Amendments following client comments 09.08.22
Rev C: Amendmnets following client comments 10.08.22

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1.0 Summary

1.1. Statement of significance

Home Farm House is an example of an early 18th-century cottage that has undergone alteration and extension in the 19th and 20th centuries.

Home Farm House has high and ongoing significance and special character as a lot of the historic fabric in the property, particularly in the historic core has remained in situ. The property also has local significance in the conservation area and the village as it is one of the only historic properties located along Newbury Hill and one of only a few that date from the early 18th century after multiple fires in the 18th century destroyed several buildings in the village. The property is within the Pentons Conservation Area and contributes to the character of an area of particular historical merit and the historic character of the area. The building's significance has been confirmed in its Grade 2 listing.

The property is an interesting example of varying architectural styles dating from different time periods and the historic features within the property are well maintained and contribute to the special interest and significance of the property.

The property is important to the local character and uninterrupted vernacular of the village and Pentons Conservation Area so retaining the principle elevation of the property is important. The south (front), west (side) and east (side – internally) show evidence of previously being whitewashed, similar to other principle roadside buildings of importance in the village. Nationally there are examples of similar cottages so this one is not considered to be of any particular national importance as an architectural or historical resource.

20th-century additions have damaged some of the historical features and diluted the historic plan of the building, the building has also been divided into multiple dwellings throughout its history. There are a lot of examples of inappropriate modern repairs throughout the property and surrounding site which are causing the historic fabric to deteriorate or have been lost. Some of these detrimental modern features including inappropriate modern repairs will be removed and sensitive repairs completed as part of the proposals to enhance the special character of the property.

1.2. Issues/ Vulnerabilities

The property is in a fair state of repair and is not currently vulnerable to extreme deterioration. However, there are a lot of examples of modern repairs throughout the property and the site which are directly contributing to the deterioration of the building. There is evidence of deterioration externally and internally including areas of water ingress, particularly where cement render has been applied to the external fabric. There are examples of mixed building materials around the building which are in varying states of repair. The 19th century garden walls are in particularly poor condition. The property is not listed on the heritage at-risk register.

1.3 Planning Constraints

The property is grade II listed and within the Pentons Conservation Area. The property is within an Area of Archaeological Potential-- which is detailed later in this report. The local authority is Test Valley Borough Council, and the property is subject to the Test Valley Borough Council Adopted Local Plan and Penton's Conservation Area Character Appraisal.

2. Introduction

2.1 Introduction

Studio Four Architects Limited has been appointed by the applicant to design internal alterations and extension to the grade II listed property at Home Farm House, Newbury Hill, Penton Mewsey, Andover, SP11 0RW.

This statement is to accompany the listed building consent, and householder planning application for Home Farm House, Penton Mewsey, and is to be read in conjunction with all other documentation and drawings that form part of the application and is supplementary to.

This statement has been produced to meet the requirements of Chapter 16 of the National Planning Policy Framework -Conserving and enhancing the historic environment and the Test Valley Borough Revised Local Plan DPD - 2011 – 2029.

Test Valley Borough Councils Policy E9 requests that applicants show an understanding of the significance of the asset and will expect the following assessment to have been carried out:

- an analysis of the asset to establish their historic, architectural, and archaeological significance both as a whole and specific parts affected by the proposal;
- an assessment, where appropriate, of the contribution made by the setting of the asset to its significance;
- demonstrate that the assessment has informed the proposed use of the heritage asset and that it is compatible with its conservation.
- that the detailed design, scale, layout, materials, and architectural or historical features would be appropriate and sympathetic.

To meet the requirements of Policy E9 this report includes an analysis of the history and development of the property, and a detailed external and internal description of the listed building and its condition to ensure that areas of historical importance are preserved and enhanced as part of the proposal.

This appraisal was completed by Mrs. Lauren Honey MSc (Hist Bldgs.) using information gathered from the Hampshire Records Office and historic documentation provided by the previous resident and current residents of the property and through completion of a visual site visit and appraisal. The visual site visit on which this report is based took place on the 10th of October 2021.

This heritage statement along with pre-application consultations with Test Valley Borough Council have advised the final proposals. In addition, at the request of the TVBC Conservation Officer, scoping camera surveys and opening up works were completed in May 2022 to provide more information about the areas of historic fabric affected. Additionally, structural surveys were completed by Stephen Penfold Associates in July 2022 which advised the proposals and further informed the details of and potential impact on the historic fabric.

2.2 Introduction to the property

Home Farm House is an example of an early 18th-century cottage that has undergone alteration and extension in the 19th and 20th-centuries. The property has many different examples of construction materials and techniques including areas of timber framing, lath, and plaster and brick replacement infill panels, brickwork, and knapped flint from different periods and areas of render. The property is a mismatch of styles and finishes which is commonly seen in farm buildings that have been extended using available building materials. The south and west elevations show evidence of previously having whitewashed finishes. There is also evidence internally that the east elevation of the historic core was originally exposed and whitewashed. The roof is thatched which has been built up in layers throughout its history with examples of original 18th-century thatch at its lowest levels and visible internally in areas within the attic of the historic core.

The historic timber core of the property dates from the early 18th century, 1718 (according to the date plaque). The property was extended in the early 19th century (based on material evidence and surrounding examples) and tithe maps from 1838 show the property as a large L-shaped property with associated outbuildings arranged around a yard. The property underwent significant alterations during the mid-19th-century when the road to the south of the property (Newbury Hill) was diverted and the property was divided into two residences. The property underwent further alterations and extensions during the 20th century in particular a large two-storey extension to the east of the property constructed in 1997.



Figure 1 View of south and west elevation from Newbury Hill



Figure 2 View of north elevation from rear garden

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Figure 3 View of east 1997 extension from Newbury Hill



Figure 4 View of existing later addition lean-to and garden wall



Figure 5 View of parking area and modern stable buildings



Figure 6 View from back of garden looking towards house



Figure 7 View of east boundary wall and some of the buildings in neighbouring stables. Pitched roof building is shown on maps from 1870s.



Figure 8 View towards back of garden showing historic boundary wall

3.0 Scope of statement

The following heritage statement was undertaken at Home Farm House, Penton Mewsey.

The object of this report was to:

- Complete a measured and historical survey of the property
- Analysis of the history and historical development of the building
- Appraise the external and internal condition of the building and the historic fabric of the property and the risk of deterioration.
- Assess the architectural and historical significance of the property.
- Advise on proposals for the building to prevent damage to the special character and significance of the listed building and its setting.

4.0 The Site

4.1 Brief Description of the site

The property is located within the village of Penton Mewsey. The site is located within the settlement boundary. The village is located two miles north west of Andover in the shallow chalk valley of a tributary of the river Anton, close to the village of Charlton and north of the Andover to Amesbury A303 trunk road. The majority of the village's properties are located along the main road (Chalkcroft Lane) which runs north to south through the village. Chalkcroft Lane forms the main street of the village and the majority of the listed buildings within the conservation area are located along its eastern side. Most of these buildings date from the mid-18th century and are likely to have been built following the fires in the village in 1753 and 1754.

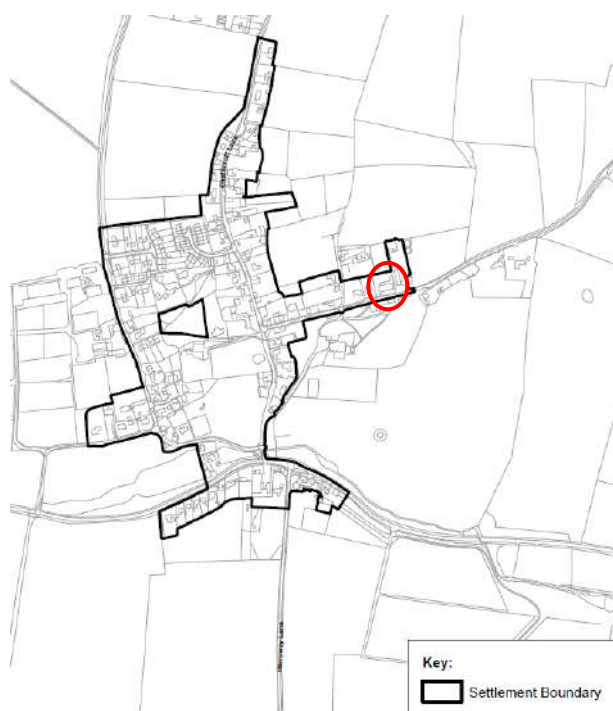


Figure 9 Settlement Boundary map by Test Valley Borough Council

The site is located on Newbury Hill which runs east out of the village. The view east along Newbury Hill is highlighted in the conservation area assessment as an important view. The village has a mixed vernacular, a mix of historic properties and 20th & 21st-century properties. The buildings are predominantly residential. There is a mix of building materials throughout the village, including brickwork, flint, render, and tile hangings. The roof coverings are a mix of tiled, slate, and thatch. The properties surrounding Home Farm House are predominantly two-storey detached properties.



Figure 10 View from entrance to neighbouring stables looking west along Newbury Hill



Figure 11 Google maps view of neighbouring stables (2009).



Figure 12 View further along Newbury Hill looking north east towards property



Figure 13 Google map image of Neighbouring properties on Newbury Hill



Figure 14 Google map image of Neighbouring properties on Newbury Hill



Figure 15 Google map image of Neighbouring properties on Newbury Hill

4.2 Penton's Conservation Area

Home Farm House is located within the Penton's Conservation Area which was designated on 5th March 1982. The conservation area includes most of the villages of Penton Mewsey and Penton Grafton. Home Farm House is located within the 3. Penton Mewsey – Newbury Hill and Newbury Lane Character Area as per figure 17. There are 31 listed buildings or structures within the Pentons Conservation Area, of which all but one (Holy Trinity Church) are grade II listed. Home Farm House is identified in the conservation area assessment as a major key building.

The Pentons Conservation Area Character Appraisal

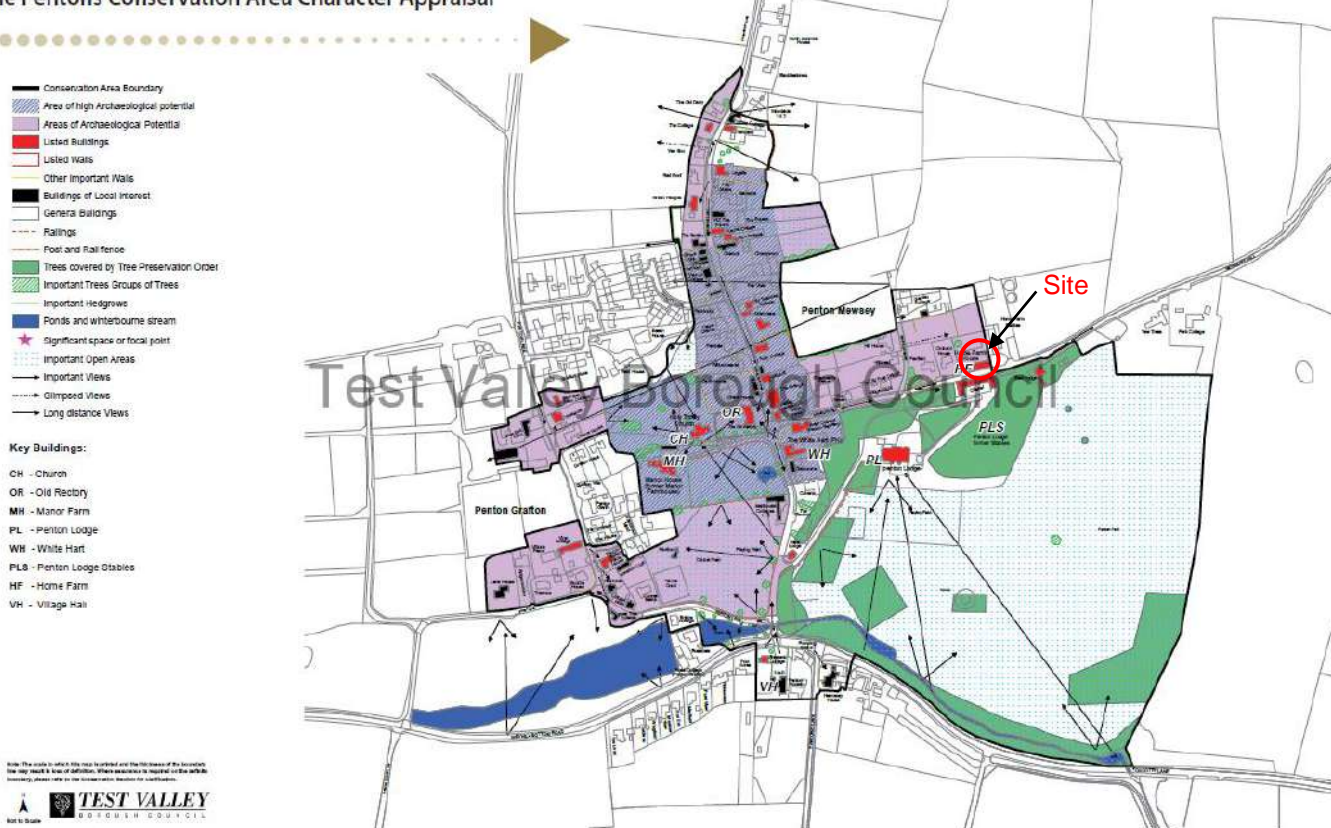


Figure 16 The Pentons Conservation Area Character Appraisal Map by Test Valley Borough Council

The Conservation Area Assessment describes the Newbury Hill & Newbury Lane character are as:

'This character area is formed by Newbury Hill, which runs east from its junction with Chalkcroft Lane, out of the village and the conservation area and Newbury Lane, an unmade track which runs north from the former road at the brow of the hill. Newbury Hill is a narrow lane, characterised by mature hedge boundaries and trees to the north and the significant brick wall to the southern side. The historic buildings generally front onto or are immediately adjacent to the road, creating an intimate street scene, which is relatively unspoilt by driveway entrances off the road. There are two listed buildings – Home Farm House and Rose Cottage – and one building of local interest in this character area- Garden Cottage.'

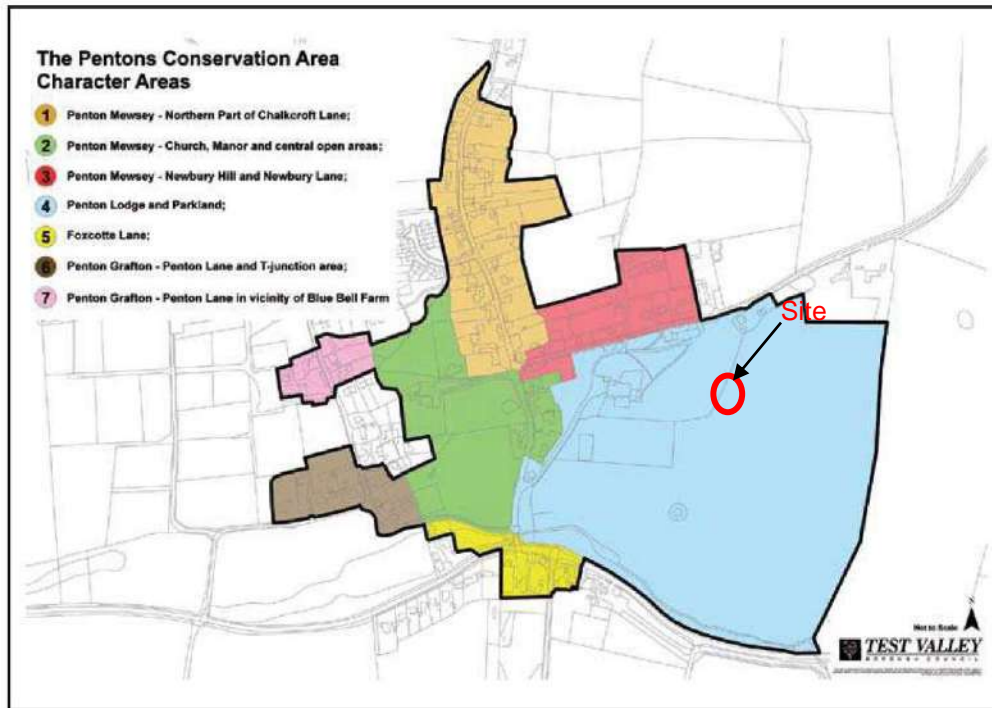


Figure 17 The Pentons Conservation Area Character Areas Map by Test Valley Borough Council

The conservation area assessment describes Home Farm House as:

Home Farm House dates from the early 18th century with 19th and 20th century additions. The building was originally constructed as on dwelling, converted into two dwellings in the 19th century and has now been returned to a single dwelling. It is constructed of brick and flint, which may originally have been whitewashed and has a thatched roof, half hipped at the west end and fully hipped at the east end with an extensive catslide to the rear. The building has a mixture of five three light vertical sliding sashes and more modest timber casement windows, and two 'front' doors exist on the front (southern) elevation, one with a pediment hood and carved brackets and the other with a Doric style door case with an open pediment. There is a plaque above the easternmost door which is inscribed 'TCMC 1718'. This building occupies a traditional location at the front of the plot, forming a pinch point within the street scene with the stables to Penton Lodge opposite.

4.3 Similar Listed Building

There are 31 listed buildings located in the Pentons Conservation Area and many of these have similar features to Home Farm House which helps identify sections of Home Farm House based on local examples. A lot of the 18th-century properties along Chalkcroft Lane were rebuilt following devastating fires in 1753 and 1754 which destroyed 21 properties in the village.

4.3.1 Blue Bell Farm

Blue Bell Farm is an example of an early 18th-century thatched cottage in Penton Grafton. This cottage has many features similar to Home Farm House though is more of a modest cottage with a symmetrical front elevation, perhaps demonstrative of the footprint and architectural appearance of the historic core cottage at Home Farm House (before the 19th and 20th-century extensions). Blue Bell Farm has a similar construction type to Home Farm House and is made up of flint walls and bands with brick quoins. The property is also thatched with examples of eyebrow dormers. The windows are what is described in the conservation area assessment as 'Hampshire casements' with flat arches above. Home Farm House has examples of this style of window in the 1997 extension.



Figure 18 Google map image of Blue Bell Farm

4.3.2 Yewlands

Yewlands is an example of an early 19th-century cottage in Penton Grafton. Similar to the early 19th century extensions to Home Farm House, Yewlands has examples of horizontal brick and flint banding with brick quoins as well as similar decorative features such as the shallow arches above the windows. This supports the material and archival evidence that the westerly extension to the historic core of Home Farm House which is of similar construction was likely built in a similar time period.



Figure 19 Google map image of Yewlands

4.3.3 The Cottage

The cottage is an example of an early 19th-century cottage that was restored in 1983. This property has many similar architectural features including the use of brick and flint (though arranged in a scattered pattern) with shallow cambered window arches and exposed timber framing with brick infills, the roof is thatch with a substantial catslide roof to the rear. The appearance of the frontage of this cottage and the building materials are reflective of the westerly extension to the property and supports the theory that this section of Home Farm House dates from a similar period.



Figure 20 Google map image of The Cottage

4.3.4 Thatches

The Thatches is an example of an early 19th-century cottage, constructed of brick and flint with a thatched roof (with a catslide at the rear). Similar to Home Farm House, the Thatches has several different flint construction types including walls with brick quoins and irregular patterns of bands and verticals. This property also has examples of painting/whitewashing. There is existing evidence that the front and side elevations of Home Farm House were originally whitewashed.



Figure 21 Google map image of Thatches

4.3.5 Vine Cottage

Vine Cottage is an example of a larger early 19th-century house in the village which is of brick and flint construction. The property has a similar symmetrical front with a mixture of brick and flint panels with brick quoins and bands. The casement windows also have cambered arches at ground floor level. The roof is tiled but also has a significant cat slide to the rear. This supports the material and archival evidence that the westerly extension to the historic core of Home Farm House which is of similar construction was likely built in a similar time period.



Figure 22 Google map image of Vine Cottage.

4.3.6 Rose Cottage

Rose Cottage is located to the west of Home Farm House at the junction of Chalkcroft Lane and Newbury Hill. Rose Cottage is an example of a late 18th-century cottage with 20th-century extensions and alterations. The construction of the property is similar to Home Farm House with flintwork walls and bands with brick bands and quoins and a thatched roof. The Cottage is also an example of the historic buildings of the area being whitewashed or rendered on their principle elevations. Home Farm House shows evidence on the south, west, and 18th century east gable end of whitewashing on the brick and flint, these were the principle elevations, there is no evidence of whitewashing on the rear (north elevation). There are examples of rendering on the far bay of the south and north elevation and the 19th-century east end was rendered before the addition of the 1997 extension.



Figure 23 Google map image of Rose Cottage

Figure 24 Google map image of Chalkcroft Lane looking north showing rendered and whitewashed walls.

5.0 General History and Development of Home Farm House

18th century cottage

There is no available archival evidence of the property during the 18th century. Material evidence within the property indicates that the property was originally a more modest timber-framed dwelling which was extended to form the larger property in the 19th century. The early 18th century core of the property (1718 according to date plaque) is located within the centre of the property. The exterior of this section of the building on the south elevation is knapped flint walling with brick quoins and some horizontal bands. In some areas, the remaining brickwork shows evidence of whitewashing. The sash windows with side lights and internal shutters and the six-panel door and pedimented surround appear to date from this time period.

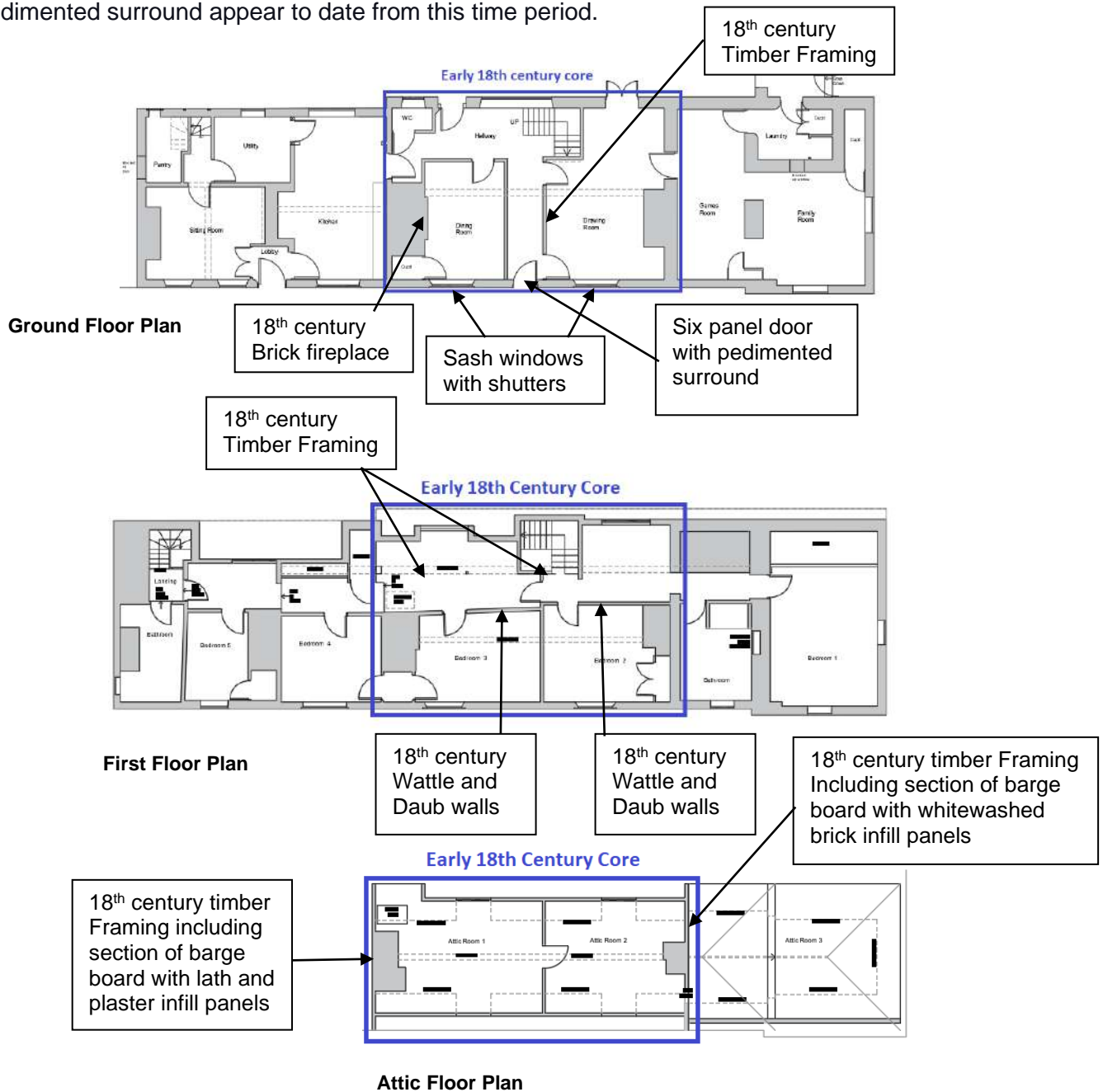


Figure 25 Ground, First and Attic Floor Plan showing 18th century core

This section of the building retains a lot of 18th-century fabric despite alterations throughout the 19th and 20th centuries. Material evidence from the attic space indicates that the historic property originally ended in a timber framed gabled end with whitewashed brickwork which was incorporated by a 19th-century extension.

The east wall of the historic core appears to be a post and truss frame with light principle rafters and clasped purlins. The panels are infilled with whitewashed brickwork in a mix of bonds. The west elevation of the historic core has similar timber framing, but the infill panels are a mixture of brick and lath and plaster. The appearance of the handmade bricks and the presence of whitewash matches with examples on the south elevation, supporting the theory that this elevation was originally an exposed end gable. There is also a section of bargeboard remaining on the left-hand side of the east elevation (though it appears to have been removed on the right-hand side). It is possible to see where the later wall connects to the historic core and on the left side of the elevation, the purlins of the later roof extend beyond the existing.

Within the attic spaces (as per figures 26 - 29) there is original 18th-century timber framing and lath and plaster walls and ceilings. There are timber Hampshire casement eyebrow dormer windows in the north elevation which match early examples from early 18th century cottages nearby. There also appear to have been two dormers to the south elevation which have been blocked in with lath and plaster.

There is early 18th century fabric in situ within the historic core of the property on the ground and first floor. The ground floor has examples of timber framing and lath and plaster walls; however, the ceilings have been replaced with Artex. There is also an 18th-century brick fireplace recorded in the property listing. At the first-floor level, there are further examples of timber framing and opening up works that have demonstrated that a lot of the first-floor walls within the historic core are of wattle and daub construction with horizontal branches. It is not obvious whether there is existing timber framing within the first-floor walls because the walls have been plasterboarded.



Figure 26 East elevation of early 18th century core

Figure 27 West elevation of early 18th century core within west attic space.



Figures 28 & 29 Views of attic spaces within early 18th century core



Figures 30 & 31 Views of attic spaces within early 18th century core
 Figure 32 & 33 Historic fireplaces within the historic core of the property



Figure 34 First Floor 18th century timber framing in historic core
 Figure 35 First Floor 18th century timber framing in historic core
 Figure 36 First floor wall opening up showing horizontal branches in situ in historic core

Early 19th century

The extension of the property to the east and west appears to have taken place in the early 19th century based on the material evidence available and surrounding examples. Tithe map evidence appears to indicate that the extension was post-1817 but pre-1838.

The Baker Ordinance Map of Hampshire, published by Col. Mudge Tower in 1817 (figure 37) appears to show the property with a reduced footprint though this may not be an accurate depiction of the footprint at this time. The 1838 tithe map of Penton Mewsey (figure 47) shows both extensions in situ. Both extensions appear to have been constructed at the same time as the roof construction matches in both sections of the building, utilising thin rafters and branches. The site at this time was shown edged by a track and surrounding fields.

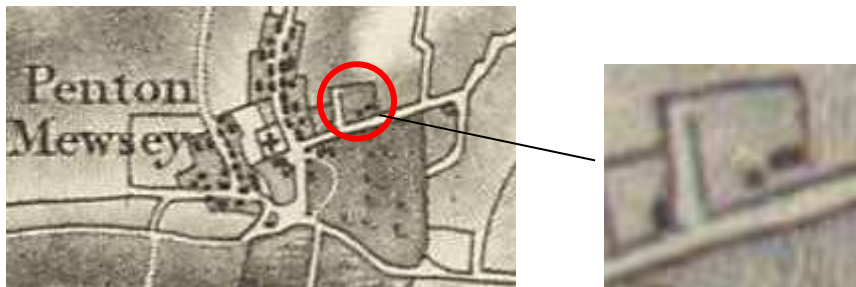


Figure 37 Extract from 1817 Baker Ordinance Map of Hampshire. Sourced from Vision of Britain. Copyright © 2004-2015 of Great Britain Historical GIS Project and University of Portsmouth.

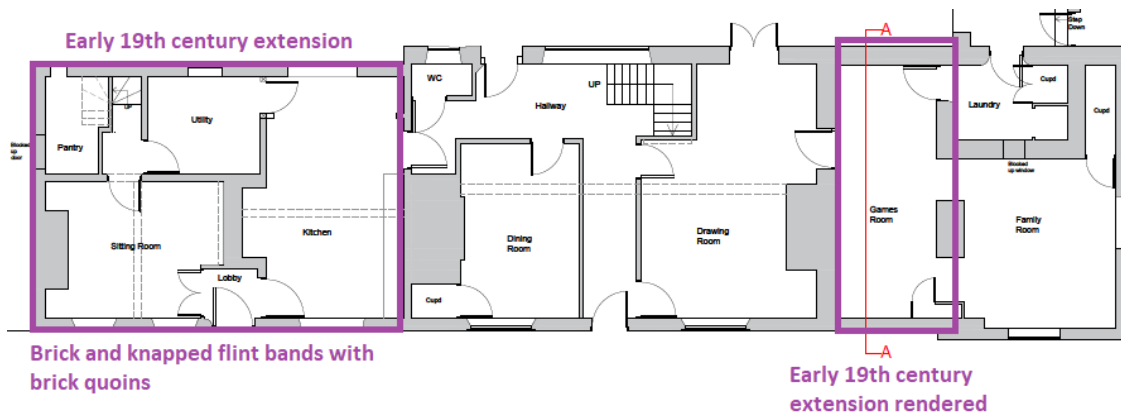


Figure 38 Assumed location of mid-late 18th century extensions

The exteriors of these sections of the property appear to have been constructed in early 19th century knapped flint and brickwork horizontal bands and quoins (as reflected by other examples around the village), though the east section has been rendered in cement render on both the front and rear elevations (opening up works identified flintwork behind the render). Photos before the 1997 extension show that the east elevation of the east extension was also rendered.



Figure 39 Image prior to 1997 extension showing east elevation of property.

Material evidence on the south elevation indicates a difference in the style and appearance of the bricks and flint in these areas from those that appear on the historic core of the property. There are also different features including shallow arches above window openings which are not present in the historic core and appear to have had flat arches which have now been replaced on the ground floor by cement infills.

On the principle elevation, the external finish is predominantly alternating knapped flint bands with handmade brick bands in a mixture of Flemish and English bonds. There are lots of areas of modern repair/replacement and sections of alternative brickwork and decoration where the elevation has been altered including when the property was divided into properties. The left-hand side of the south elevation and the north elevation of the property have been refaced in late 19th-century brickwork matching the listed Stable Block (listing 1230053) adjacent which was constructed in 1865.

The rear elevation also uses knapped flint but in larger sections and less refined details. The brickwork to the rear on these sections is predominantly Flemish bond and there are more examples of machine-cut bricks and different types of flintwork suggesting another period of refacing (assume 19th century and 20th century). There have also been a lot of later alterations to the rear so there are whole areas of brick and flint replacements and whole wall refacing in what appears to be 20th-century standard brickwork.



Figures 40 & 41 Front (south) elevation showing brick and knapped flint bands.



Figures 42 & 43 Rear (north) elevation showing brick and flint exterior finish.



Figure 44 Hipped roof east extension 18th/19th century prior to 1838.
 Figure 45 Hipped roof west extension 18th/19th century prior to 1838.
 Figure 46 18/19th century roof space

Tithe Map 1838

The tithe apportionment map of the parish of Penton Mewsey from 1838 (Archive ref: 21M65/F7/186/2) shows the property as one large L-shaped property with an extension to the south. The building then connects to a large row of other buildings to the south creating a large L-shaped formation around a yard. These additional buildings may have been farm buildings but there is no reference to their use in the tithe description. This map also shows the property before the diversion of the road (now Newbury Hill).

The tithe apportionment describes the site as House with a garden owned and occupied by George Jennings. The surrounding areas are listed as a meadow, part of yard, and a plantation. This map also shows the long gardens to the north of the property which still exist. The garden is shown as divided and is potentially a kitchen garden. There are yards and outbuildings to the west of the property.



Figure 47 Extract from the tithe map for the parish of Penton Mewsey of 1838. Sourced from Hampshire Records Office.

Historic Map 1870's

The next available historic map from the 1870s appears to show the property having been divided into two cottages. Following the diversion of the road, the outbuildings and extension to the south of the property have been removed. At this time (approx. 1865) brickwork re-facing was completed on the west and parts of the south of the property where the style of brickwork and decorative features are reflective of the listed Stable Block (listing 1230053) adjacent which was constructed in 1865.

The division of the site and gardens is more visible in this map showing the locations of historic garden walls which are still existing. The historic wall to the north of the house which encloses the garden directly to the north of the property is shown in situ at this time. The site also now has further divided gardens or fields to the west, separated by a track. There is also evidence of a large outbuilding along the east garden wall in the location of the existing lean-to but extending to abut the north wall. During this time the gardens appear communal. The neighbouring stables to the east of the site have been constructed at this time.

The clear division between the two properties at this time is still apparent on the street-facing elevation where there is a clear divide between construction materials and methods and architectural features including windows. The assumed footprint and division between the two properties in the 1870s are identified in figure 48 below.



Figure 48 1870s Tithe Map. Sourced from Hampshire Records Office.

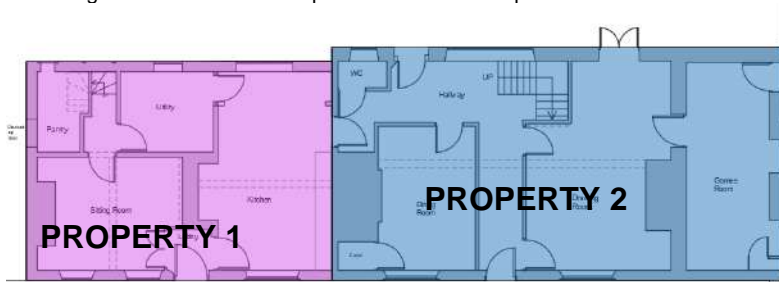


Figure 49 Assumed footprint and division of property based on 1870s tithe map



Figures 50 & 51 West end of property showing areas of 19th brickwork refacing
Figure 52 Google maps image of adjacent stable block (now converted to homes and nursery).

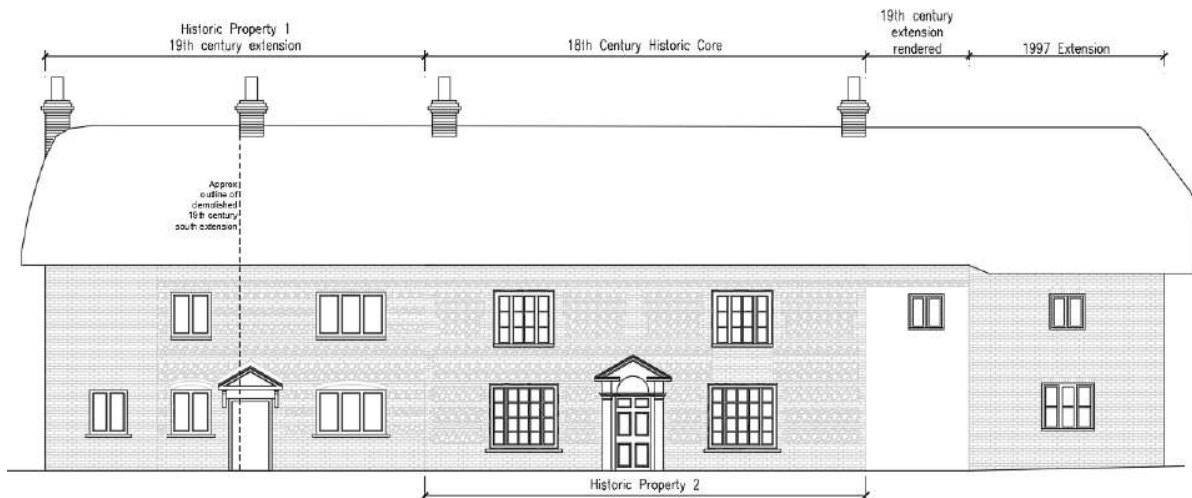


Figure 53 South elevation showing historic development between two properties.

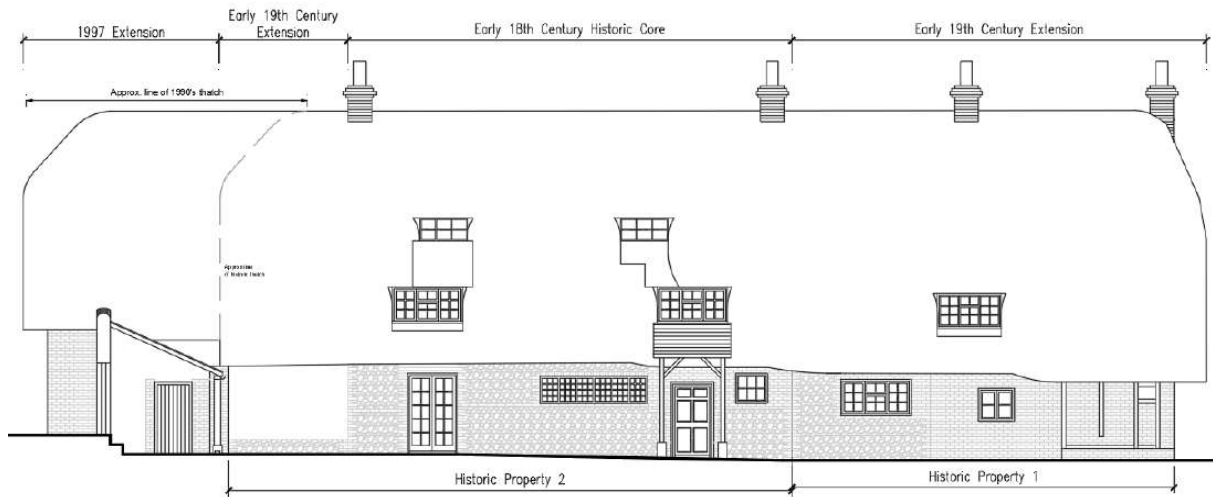


Figure 54 North elevation showing historic development between two properties.

Historic Map 1890's

In title maps dating from the 1890s, the additional single-storey east extension has been added. There is also evidence of a large outbuilding connected to the north east corner of the property. Photos of this extension before the 1997 extension indicate it was a rendered brickwork building with a sloped tiled roof. This extension was incorporated within the 1997 extension. The north wall of the extension appears to be brick and flint and areas of cob and is likely a section of the original garden wall.



Figure 55 Image prior to 1997 extension showing east and south elevation of single storey extension and east elevation for property.



Figure 56 Image prior to 1997 extension showing north elevation of property.

Historic Map 1970's

There is little change to the property's footprint between the 1890s and the 1970s based on title maps from these periods. In the 1970s title map, the property is now shown as one large house before the 1997 extension. The large garden is retained as existing but there is no longer a track to the west of the property, the site is now bounded on the west by a large open site. The neighbouring stables to the east of the site have been further developed at this time. The existing stables to the north of the property (separated by the garden wall) have not been built at this time.

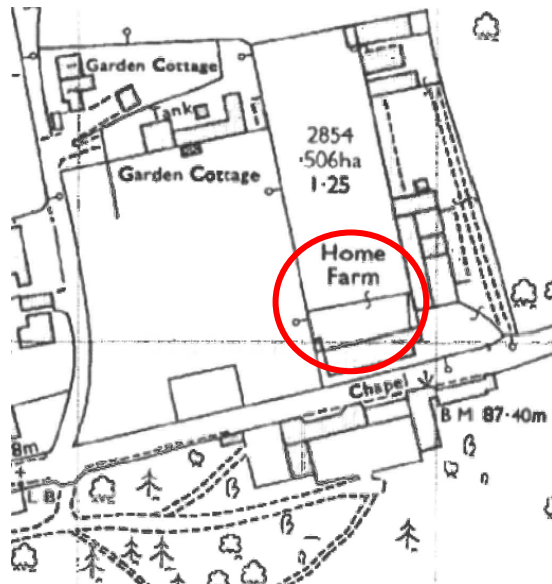


Figure 57 Historic map 1970s. Sourced from Hampshire Records Office.

1997 Extension

In 1997, the property was extended to the east. The single-storey 1890s extension was incorporated into the main property and retained as a utility space.

The extension wrapped around the existing keeping the north wall (which appears to have been a section of the original garden wall) exposed. A new boiler cupboard was constructed within the lean-to the north of the property.

The lean-to appears to be a 20th-century replacement in the location of a pre-existing lean-to. The extension involved both internal and external alterations including new and replacement windows, removal of areas of historic fabric, and creation of new openings.

The site plan from 1997 shows the walled gardens as existing. The stables to the north of the property had been constructed at this time.

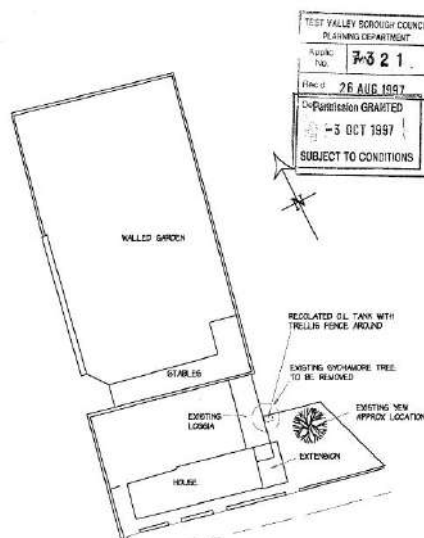


Figure 58 Proposed Site Plan by Peter Kent Architects

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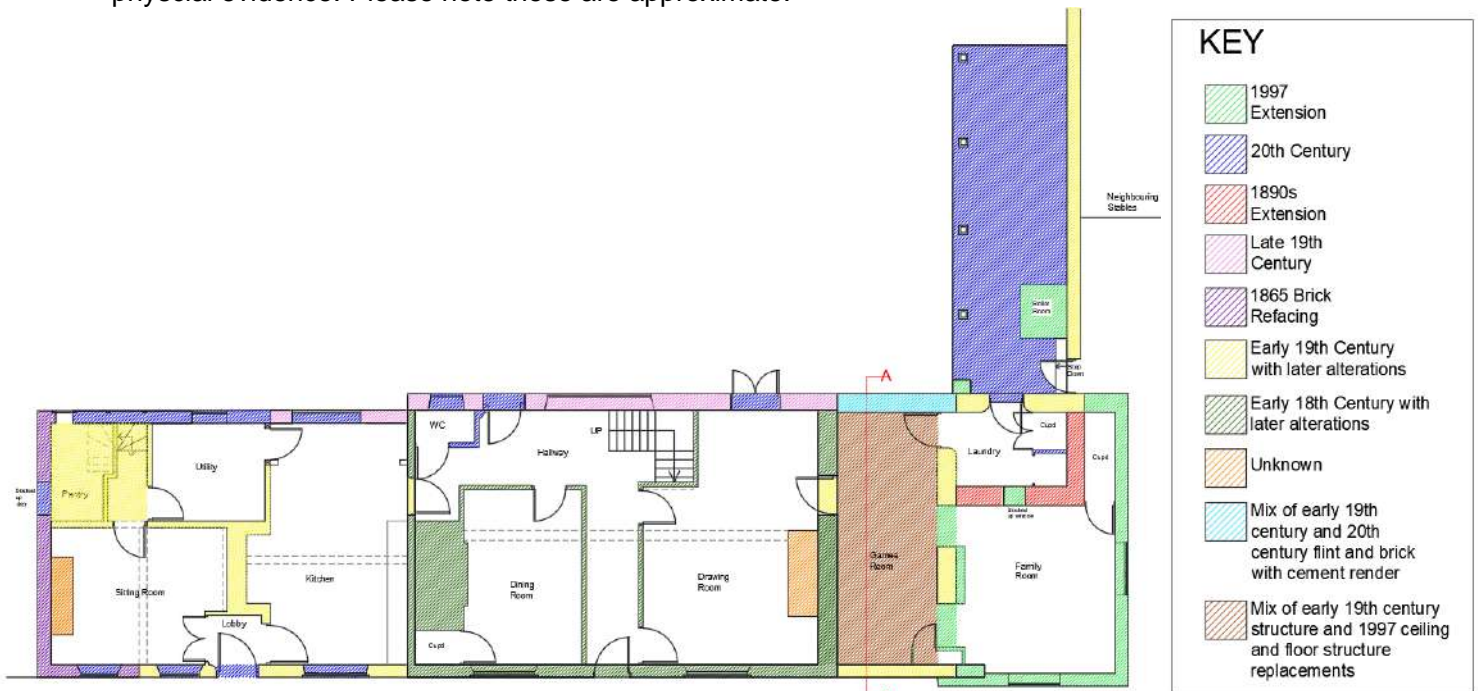
Figures 59 & 60 Proposed Plans by Peter Kent Architects



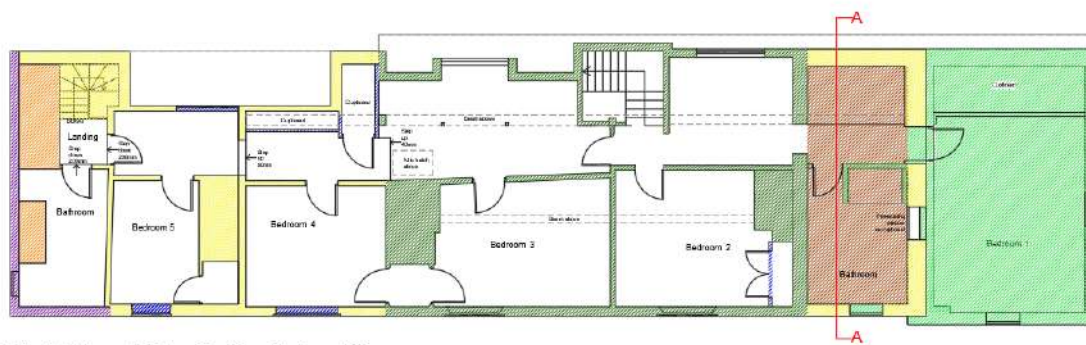
Figures 61 – 64 Images of property in 1997 prior to and during completion of the east extension by Peter Kent Architects

5.1 Historic Evolution Plans

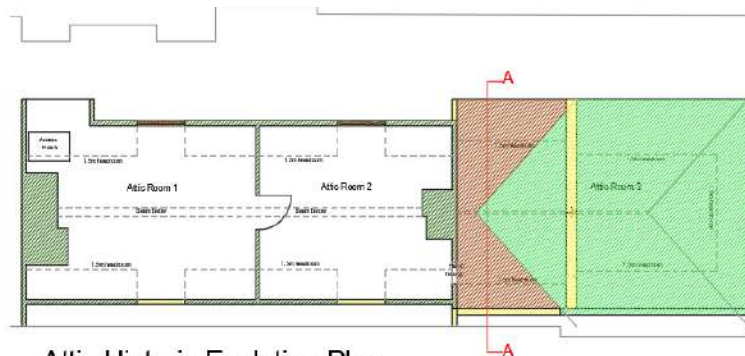
The below plan detail the assumed evolution of the property based on available documentation and physical evidence. Please note these are approximate.



Ground Floor Historic Evolution Plan



First Floor Historic Evolution Plan



Attic Historic Evolution Plan

Figure 65 Historic Evolution Plans by Studio Four Architects

6.0 External Description

6.1 South Elevation

The south elevation is the principle street-facing elevation of the property. The elevation has several different material and construction styles dating from different periods of development.

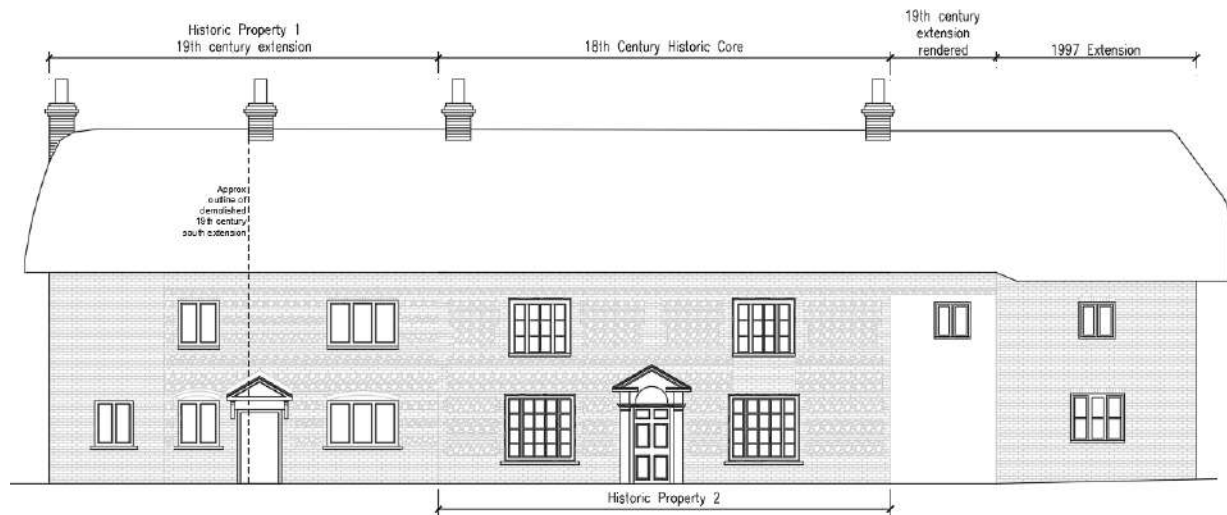


Figure 66 South Elevation

The first three bays previously formed one of the two properties (before the building became one house again, before the 1970s).

The furthest 'bay' of the south elevation appears to have been constructed in the early 19th century (before 1938) but was refaced in brickwork in approximately 1865 when the road was diverted and the extension to the south of the property was removed. There is evidence that this section of the property was previously whitewashed. The brickwork in this area is in sound condition with some areas of modern repairs. The window in this section of the building appears to be early 20th century and there is no brick arch or decorative features around the window indicating it is a later addition.



Figure 67 Mid 19th century (approx. 1865) brick refacing – far left of south elevation

The next two 'bays' form the remainder of the early 19th-century extension (historic property one). This are of the property is constructed in brick and flint bands reflective of other similar examples the village, and this construction appears to differ from the facing of the historic core which has larger areas of flintwork with brick quoins.

There is some evidence of whitewashing remaining in small areas. The windows in this section appear to be early 20th-century replacements but the brick arch details would indicate they have been fitted into pre-existing openings. The six-panel door which was mentioned in the listed in the 1960s has been replaced with a plain modern alternative.

The brickwork and flint work are in fair condition with areas of deterioration due to inappropriate modern repairs. There are examples of large areas of later replacements/repairs with examples of standardised machine-cut brickwork and replacement flints amongst the historic brickwork. There are also large areas of cement mortar repairs that have led to the deterioration of the older areas of brickwork including blown faces.



Figure 68 early 19th century brick and flintwork bands with brick quoins.



Figure 69 Evidence of whitewashes.



Figure 70 Cambered arches above windows. 20th century replace timber casement windows.

The next two bays form the early 18th-century historic core of the property. These bays form the symmetrical frontage of the 18th-century cottage. Surrounding examples in the village indicate that the brick and flint date from the early 18th century.

The pattern of brick and flint work differs from the later sections of the building, with larger areas of brickwork as opposed to all deliberate bands. The areas of original brick and flint work show evidence of previously being whitewashed.

There are examples of large areas of later replacements/repairs with examples of standardised machine-cut brickwork and replacement flints amongst the historic brickwork. There are also large areas of cement mortar repairs that have led to the deterioration of the older areas of brickwork including blown faces.

The architectural features in this section of the elevation are reflective of the Georgian style including the triple set sash windows with sidelights (complete with internal decorative shutters) and the six-panel door with pedimented hooded door surround.



Figure 71 early 18th century flinwork walls with brick quoins with sash windows and six panel door with pediment surround.



Figure 72 Evidence of whitewashes.



Figure 73 Large areas of 20th century repairs and replacements.

The next bay is rendered with concrete render but opening up works indicate the wall behind is brick and flint assumed early 19th century based on the roof construction. There is one window in this wall at the first-floor level which was added during the 1997 extension. It is not possible to gauge the condition of the wall behind the render finish but the render itself is in sound condition with some areas of cracking. A timber window has been installed on this wall during the 1997 extension.

The final (RHS) bay was constructed in 1997 and the brickwork and timber framed windows are in good condition. The windows in this section are timber framed casements in a style referred to as Hampshire Casement in the Penton's Conservation Area Assessment.



Figure 74 Early 19th century rendered bay and 1997 brick extension.

6.2 West Elevation

Evidence indicates that this elevation was refaced in the late 19th century. The brickwork and details reflect the style of the Stable building adjacent which was constructed in 1865. There is an arched indentation on this elevation which is reflective of the semi-circular arched window openings on the adjacent building but behind this is a chimney stack, so this doesn't support this ever having been a window opening. There is a fixed shut door opening on this elevation with a flat arch above. There are areas of brick replacements and a mixture of styles and brick types. There is also evidence that this elevation may have been white washed, there are remaining sections of whitewashed bricks particularly on the LHS and within the arched indentation.

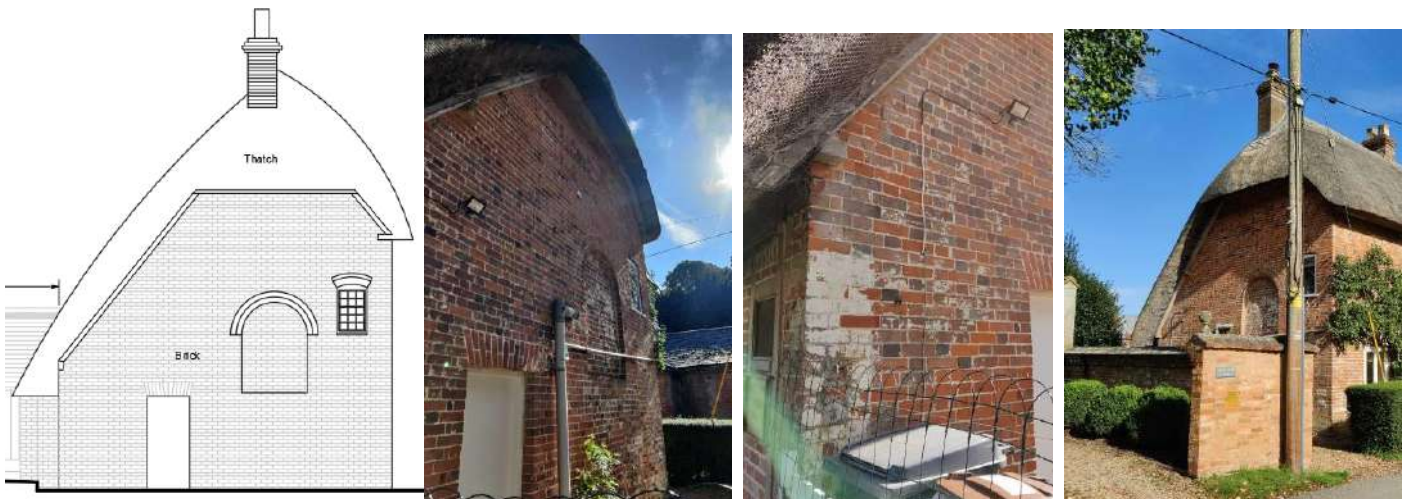


Figure 75 West Elevation

Figures 76 – 78 Views of west elevation showing late 19th century brick refacing with detailing matching the adjacent listed building which dates from 1865. The west elevation shows evidence of previously being white washed as per the south and original east elevations.



Figure 79 Google maps image of adjacent stable block (now converted to homes and nursery).

6.3 East Elevation

This elevation was constructed in 1997 and the brickwork and Hampshire Casement timber framed windows are in good condition. There is also a 20th century oil tank located within a fenced enclosure (1994 works) to the east of the property which currently detracts from the setting and partially obstructs views of the historic garden wall.



Figures 80 & 81 East Elevation
Figure 82 20th century oil tank and fence enclosure

6.4 North Elevation

The north elevation has undergone many more alterations and replacements than the south elevation. The materials used on this elevation are of lesser quality and the repairs and replacements have been completed with less care. This is typical of a non-principle elevation, particularly on timber frame cottages where available materials were used.

The first 'bay' (LHS) is a mixture of the 1997 extension and 1890s single-storey extension. The external wall of this section of the elevation is likely a section of the 19th-century garden wall which was previously capped to match other examples. The door was created in 1997. The brick pier was constructed in 1997. The thatch from this area dates from the 1997 extension. There is a 20th century single storey slate roof timber framed lean-to which abuts the wall in this section. This lean-to is proposed for removal, and this is the section of the property where the new extension will abut the historic building.

The next bay is the east early 19th-century extension with cement rendered finish. Material evidence and evidence from the scoping survey that this section of wall has been repaired/rebuilt in sections and re-rendered with cement render. Some areas of remaining 19th-century historic flint and brick. The fabric behind the render is in very poor condition and causing damp internally. This wall has undergone significant areas of replacement and rebuilding before being rendered.

The next two bays form the early 18th-century core of the property. The flint walls differ from the flint work to the front elevation as do the details, it appears likely that this is an area of late 19th-century flintwork with large areas of 20th-century flint and brick replacements. The windows in this section are predominantly 20th-century additions/replacements except for the long timber window with smaller leaded lights which may date from the late 19th century and the Hampshire casement dormer windows which appear to be original. The door appears to be a 20th-century addition and the porch was built in 1997. There is no evidence of 18th-century fabric on this elevation at ground floor level.

The next bay is part of the early 19th century west extension of the property. The flintwork matches the majority of the north elevation suggesting a period of refacing assumed late 19th century. This area has large areas of 20th-century flint and brick replacements. The windows in this area are 20th Century addition.

The next bay is part of the early 19th century west extension of the property. This section has been completely refaced in 19th or possibly 20th century Flemish Bond brickwork with timber Hampshire Casement style window.

The last bay also forms part of the early 19th-century extension of the property. This area has some irregular-sized timber framing with assumed late 19th or potentially 20th-century Flemish bond brick infill panels.

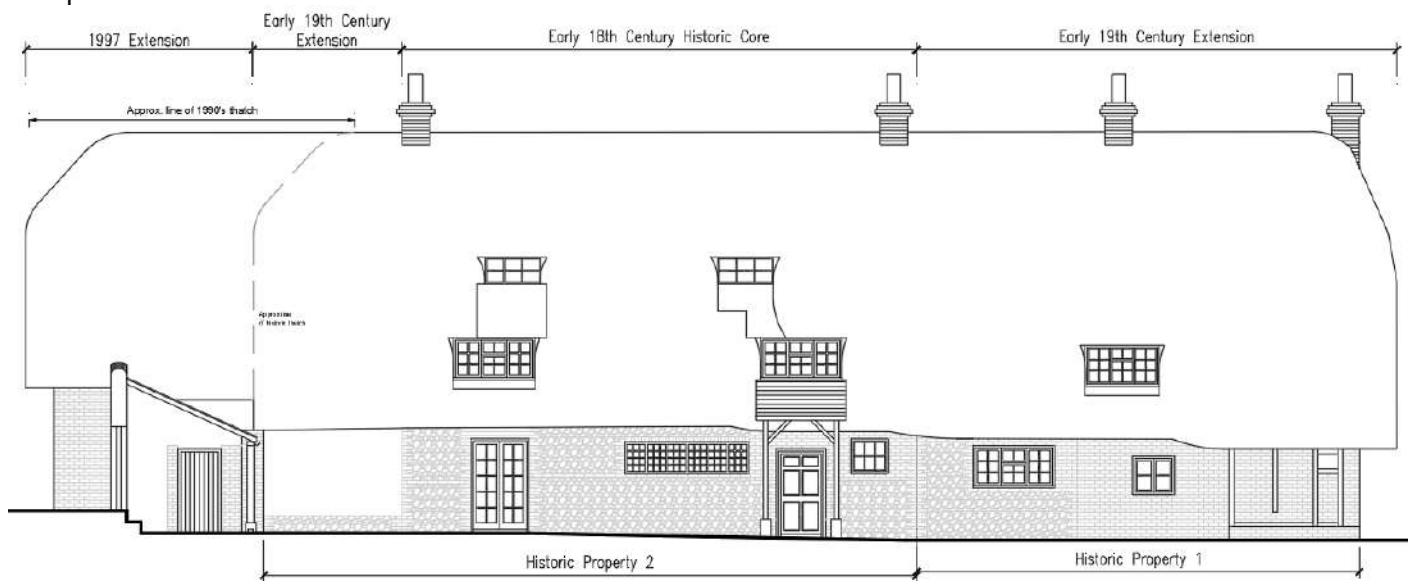


Figure 83 North Elevation



Figure 84 Furthest bay – 1997 extension incorporated 1890s single storey extension with thatch roof. 20th century slate roof lean-to with 1997 boiler cupboard.



Figure 85 Early 19th century extension with cement rendered finish.



Figure 86 Early 18th century core of the property. Flint walls with large areas of 20th century flint and brick replacements.



Figure 87 Early 18th century core of the property. Flint walls with large areas of 20th century flint and brick replacements.
 Figure 88 Early 19th century section of the property. The flintwork matches the majority of the north elevation suggesting a period of refacing assumed 19th century. This area has large areas of 20th century flint and brick replacements.
 Figure 89 Early 19th century section of the property. Complete refacing in 19th century Flemish Bond brickwork.
 Figure 90 Early 19th century extension of property. Timber framing with Flemish bond brick infill panel.

7.0 Statement of Significance

7.1 Overall Significance

This heritage statement aims to assess not just the history but the ongoing significance of Home Farm House to allow for the most educated proposal for alterations that will not impact the historical integrity of the property or its site.

The table below includes the listing entry for Home Farm House which was listed as Grade II in December 1960. Many of the 20th-century alterations to the building pre-date its listing.

Building	Home Farm House
Area	Penton Mewsey
OS Grid Reference	SU332474
Date Listed	20 December 1960
Listing/Statutory Protection	Grade II
Current use	Residence
List entry number	1230055
Listing Description	House, formerly 2. An early C18 house, with early C19 additions (when converting to 2 dwellings) at each end. Flint and brick, brick with a thatched roof. Continuous front (south) of 2 storeys, 2.2 above 3.2 windows. The roof is ½-hipped at the west, hipped at the east end, with a catslide at the rear. The walls comprise thin horizontal bands of flint, with shorter panels between the openings, 2 ground-floor cambered bond with blue headers. each side the wall continues in brickwork of Flemish bond with blue headers. The west side has casements, and a doorway with a pediment hood (with fretted front) on carved brackets, and a 6-panelled door. The east side has 3-light sashes, and a doorcase in the Doric Order (of mutules, triglyphs, and dentils) with an open pediment, ¾ plain columns, arched opening with panelled reveals, and a the 6-panelled (2 top glazed) door. Plaque above east door inscribed TCMC 1718. The middle room has a C18 mantelpiece with moulded front of a wavy pattern.

Job no.
41134

Job:
**Home Farm
House,
Penton
Mewsey**

revision:
C

rev date:
July 2022

author
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checked:

page
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7.2 Architectural, Historical, Evidential and Local Significance

7.2.1 Historical and Local Significance

Home Farm House is a significant building for the history and development of the village of Penton Mewsey and the Conservation Area Assessment identifies it as a major key building in the village.

Home Farm House is one of the only historic buildings located along Newbury Hill and dates from the early 18th-century development of the village. Many of the buildings dating from this time period along Chalkcroft Lane were destroyed or damaged during the fires in the village in 1753 and 1754. The extensions and alterations to the property as well as the materials and building styles are reflective of periods of development throughout the history of the village.

The key elevation of the building (which contains a mismatch of historic features and material types) directly contributes to the special character and vernacular of the village and the Pentons Conservation Area. The key elevation has been relatively unchanged in the 21st century and should be protected. The rear elevation has seen several significant alterations in recent history and is not visible from key viewpoints of the conservation area.

The internal plan of the building has been altered throughout the years but much of the historic layout of the building, (particularly within the early 18th century historic core of the property) is still distinguishable and a lot of historic features have been retained throughout. It is possible from to distinguish the transition of the property from the modest cottage to larger property, to multiple cottages to one large property again.

This dilution of the historic layout through later alterations has had a detrimental impact on the special character of the building. Modern fixtures and inappropriate repairs detract from the building's historical integrity.

7.2.2 Evidential Significance

The building provides high ongoing evidential significance. Distinctive architectural features such as timber framing, lath and plaster ceilings, wattle and daub walls, fireplaces, doors, and windows as well as decorative features which date from different periods of the properties history have been retained in situ and directly contribute to the significance and special character of the building, particularly within the historic core meaning that Home Farm House.

The later sections of the building are important to the overall understanding of the development of the building and the building techniques, materials, windows, doors, fireplaces, and decorative features in the later sections of the building are indicative of the time periods they were built in, and there are examples around the village of similar building techniques and materials from similar time periods.

There are examples of modern replacements and repairs throughout the property, particularly on the ground floor where all of the ceilings have been replaced, and a number of these later repairs are which are causing further deterioration to the remaining historic fabric.

7.2.3 Aesthetic Significance

Aesthetically the property has significance due to the existence of historic features, which have been relatively unaffected by later additions and present an accurate understanding of the historical appearance of the building. External features particularly in the historic core of the property are of high importance to the ongoing aesthetic significance of the building.

It can be concluded that the majority of the building's aesthetic significance and contribution to the character area is tied to the features of the west and south elevations which are visible from key views identified in the Penton's Conservation Area assessment. The north (rear) elevation has had more areas of later repairs, replacements, and alterations and is in a poorer condition than the south or west. This elevation is not visible from the road and does not directly contribute to the key views of the Conservation Area. It is for this reason that the external features of the proposals have been confined to the north of the property.

7.3 Setting of the Listed Building and Important Views

The setting is defined in the National Planning Policy Framework (NPPF) 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 the asset, may affect the ability to appreciate that significance or may be neutral."*

For this report, the setting of the listed building will be confined to the boundaries of the site within which the building sits.

At present, the listed building is sat in large grounds bounded on the north east and parts of the west by historic brick and cob garden walls with tile cappings. The footprint of this section of the garden has remained the same since the 19th century, though the division of each section has changed. The large gardens create a feeling of grand, expansive grounds typical of high-status historic residences which should be preserved by the proposals.

The garden directly to the north of the property is bounded on the north, east, and west by 19th garden walls constructed of brick, flint, and cob and rendered with tile cappings. The garden has been retained as grass with small areas of gravel. The size and layout of the garden remain as per historic maps. The historic walls are in fair condition and repair work is proposed as part of the proposals. Areas of historic wall incorporated within the new extension will be repaired and remain exposed as feature walls rather than obscuring the historic fabric.



Figure 91 View of rear garden including north historic wall



Figure 92 Views of rear garden includign north historic wall

Further to the north, a section of the historic site has been changed to form a gravel entrance track to the west and a larger area of gravel and modern stable blocks to the north. This section of the site is bounded on the west and north by modern fencing, and on the east and south by 19th century garden walls constructed of brick, flint, and cob and rendered with tile cappings. The south wall runs behind the modern stable blocks. The historic walls in this section of the site are in very poor condition with large areas of modern cement render and need urgent repairs. The repair works areas of the historic garden walls are included as part of the proposals. The group of trees in the north west corner is listed in the Pentons Conservation Area Appraisal as an important group of trees.



Figures 93 – 95 Views of gravel parking area & access track and modern stables.



Figures 96 – 98 Views of poor historic wall condition

Beyond the parking area, there are gardens and planting beds which are divided from the parking area by modern fencing and brickwork. The north more areas of the garden have the same footprint as the historic walled garden and are bounded on the north, east, and areas of the west with the 19th-century cob, flint, and brick garden walls with some areas of render which is visible on early 19th century maps. The garden walls in this area are in very poor and even dangerous condition.

There are examples of inappropriate repairs causing ongoing deterioration to the historic fabric including blown faces, loss of mortar and lime rendering, and in some areas collapse. It is proposed as part of the proposals to complete sensitive internal and external repairs including to the historic garden walls.



Figures 99 – 101 Views of gardens and planting beds



Figures 102 – 106 Views of poor condition historic garden walls

To the south of the property, there is a small gravel front garden, bounded by low-level hedges and gates and Newbury Hill. Historically there was a large yard to the south of the property which was altered to the existing small front garden when the road (Newbury Hill) was diverted in the mid-19th century.



Figure 107 Views of south (front) gravel areas bounded by Newbury Hill.

To the east of the property is a small grass area, bounded by modern fencing. This area of the garden appears as existed from the 1940s onward. There is also a 20th century oil tank located within a fenced enclosure (1994 works) to the east of the property which currently detracts from the setting and partially obstructs views of the historic garden wall (see figure 110).



Figures 108 & 109 Views of garden area to east of property.
Figure 110 20th century oil tank and fence enclosure

7.3.2 Impact on the setting of the listed building

The proposals will include minimal alterations. The gardens and historic walls will be retained as existing. The only effect of the proposals on the setting of the listed building will be the slight increase in width of the new extension beyond the footprint of the existing modern lean-to. This will result in the loss of a small area of grass with the remainder of the large garden retained as existing. The remainder of the garden will remain as existing. The impact in this area will be minimal (less than substantial). The impact on the remainder of the setting will be negligible and in fact, the repairs to the historic garden walls throughout the site will enhance the setting of the listed building. The condition of the walls at present currently detracts from the listed building and is resulting in the ongoing loss of historic fabric.

7.3.3 Key views – Newbury Hill looking East

The view east along Newbury Hill is identified as an important view in the Pentons Conservation Area Character Appraisal.

7.3.4 Impact on the key views

The view will not be impacted by the proposals. The external proposals have been confined to the rear (north of the property). The south, west, and east elevation will be retained as existing and the impact on the Penton's Conservation Area and key views will be negligible.

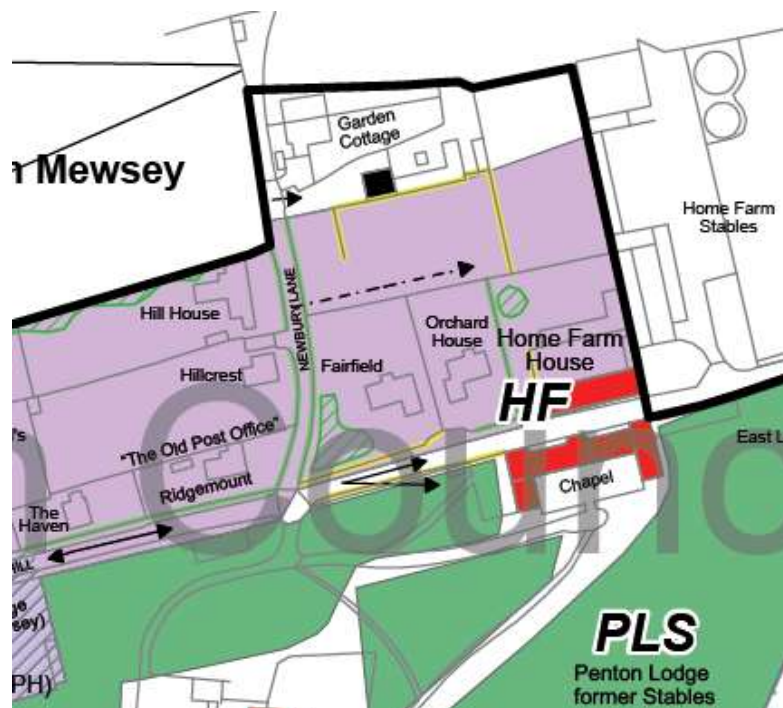


Figure 111 Extract from Penton's Character Appraisal by Test Valley Borough Council showing key view east along Newbury Hill



Figure 112 View east along Newbury Hill with Home Farm House left in the distance

8.0 Relevant planning policy

8.1 National Planning Policy Framework. Chapter 16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (b) the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will 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, securing its optimum viable use.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

8.2 Test Valley Borough Council Local Plan 2011 – 2029

Development and/or works affecting a heritage asset will be permitted provided that:

a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance, and setting; and

b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.

Development which will result in the substantial harm to or loss of the significance of a designated heritage asset will not be permitted unless:

c) it is outweighed by the substantial benefit to the public of bringing the site back into use; or

d) the nature of the heritage asset prevents all reasonable use; and

e) its conservation can not be achieved by either a viable alternative use, support from public ownership or funding from other sources; and

f) the harm or loss is outweighed by the benefit of bringing the site back into use.

Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.

The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset. The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.

9.0 Proposals

The applicants are two households living in one property (parents and daughter, husband & young child). They wish to continue living as two households by providing suitable accommodation for both households to live independently in the same property. The proposals provide the required accommodation for each household and future proof the property for the family's future plans of continuing to live in the same property long term. Each household will have access to their own kitchen/living spaces and bedrooms.

The proposals achieve the accommodation required by each household through minimal intervention to the existing planform of the property and where possible retain areas of the property as existing to keep the historic plan form of the building easy to read.

The proposed interventions within the historic property will be a new stud partition and doorway at ground floor (which can be removed at a later date if the property were ever to be sold), relocation of an existing door at first floor, and the creation of a new staircase within a later extension of the building. A new single-storey extension is also proposed, in place of the existing 20th-century lean-to to the north of the property, to provide a new kitchen and dining area. The proposals utilise currently unused space within the existing property to avoid a larger extension including new bedrooms in currently unused but characteristic attic spaces.

The proposals within the historic property are minimal and have been confined to later extensions where possible. The proposals have been advised by the historic assessment of the property, pre-application advice from TVBC, and the additional surveys that have been completed including a structural assessment and cavity scope investigations and opening up works.

9.1 Ground Floor Proposals

It is proposed to create a new staircase within the Games Room to provide access to the first floor and attic rooms. This will involve the removal of an area of first-floor ceiling joists and finishes (approx. 2.5m²) and the construction of new structural elements. Opening up works were completed in this area of ceiling in May 2022.

This area of the building has been significantly altered during the 1997 extension of the property and there the ceiling finish and most of the structure date from this time. However, in response to the Conservation officer's comments to pre-application 21/03727/PREAPN, a scope investigation of the ceiling void to better understand the fabric in this area.

The scope investigation did reveal that there are areas of historic structure and ceiling laths etc within the ceiling void that have been retained during the 1997 works. The historic fabric in this area likely dates from the early 19th century based on the historic assessment. This would mean that a small amount of historic fabric will be lost during the creation of the stair. A structural engineer was appointed to advise on how much fabric etc would need to be impacted/lost to provide the staircase.

The impact of these proposals would be minimal or at the lower end of less than substantial as the area has already been impacted by modern works and the creation of the staircase is unlikely to impact the ongoing significance of the property or affect its unique character which is predominantly tied to its external appearance. The stair location has been dictated by the planform of the current building and the wish to retain as much usable space as possible and avoid the creation of the staircase within the historic core of the property.



Figure 113 Proposed floor plan of the new staircase in Games Room
 Figures 114 & 115 Images of existing games room

It is also proposed to create a new WC, connecting to existing service runs from the existing bathroom above. The WC would be constructed with new stud walls and a panelled door to match existing. As per pre-application 21/03727/PREAPN, the conservation officer did not object to the creation of the new WC.

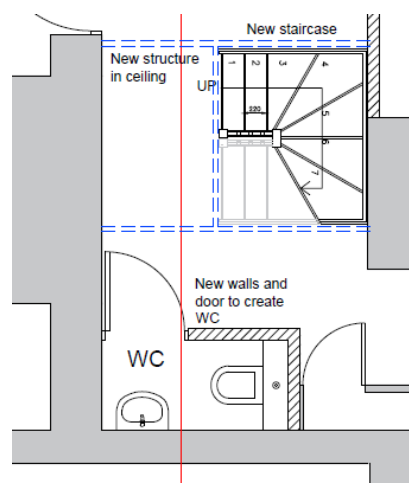


Figure 116 Floor plan of new WC

It is proposed to create a new door which exits into the garden. This is due to fire regulations as the proposals will be creating a new habitable space within the attic spaces and will provide an alternative fire escape route to meet building regulations.

The wall through which the opening is proposed likely dates from the early 19th century based on the evidence available, however evidence on the north elevation indicates that large areas of this wall may have been repaired and rebuilt in the 20th century and the wall was then re-rendered in cement render.

A cavity scope investigation of the wall, completed in May 2022, demonstrated that the wall is constructed from brick and flint behind cement render.

The render and the wall fabric are in very poor condition and there is water ingress and damage where water has entered above the render, through a crack in the render, and via holes created for modern cable runs. The water has become trapped behind the non-breathable render finish and internally the whole wall is saturated with damp. Internally areas of the internal finish are cracking and falling away. The damp has also tracked through to the games room wall which forms the historically external wall of the early 18th-century core and is causing deterioration to the fabric of the wall as well. High levels of damp and saturation were recorded with a damp meter on both walls. The proposals will involve the removal of the inappropriate render.

An opening will be created through the wall which will result in the removal of 2m² of fabric which material evidence and the scope camera survey indicate has been at least partially repaired and replaced in the 20th century. The proposed door will be a traditional timber stable door style with areas of glazing to allow more light into the room. The remainder of the historic wall (approx. 5.2 m²), having been sensitively repaired, will then be retained, and exposed as a feature wall in the new extension.

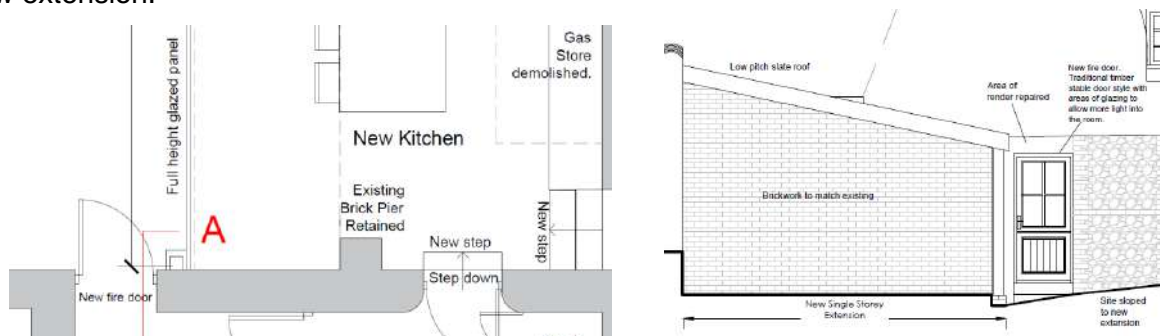


Figure 117 Plan for new fire door
 Figure 118 Elevation of new fire door and repaired render



Figure 119 Image of area of wall for new fire door
 Figure 120 Scope survey of missing area of cement render showing poor condition fabric behind

It is proposed to construct a new stud wall and door within the hallway between the dining room and drawing room. The door will be panelled to match existing. As per pre-application 21/03727/PREAPN, the conservation officer did not object to the creation of this wall and door.

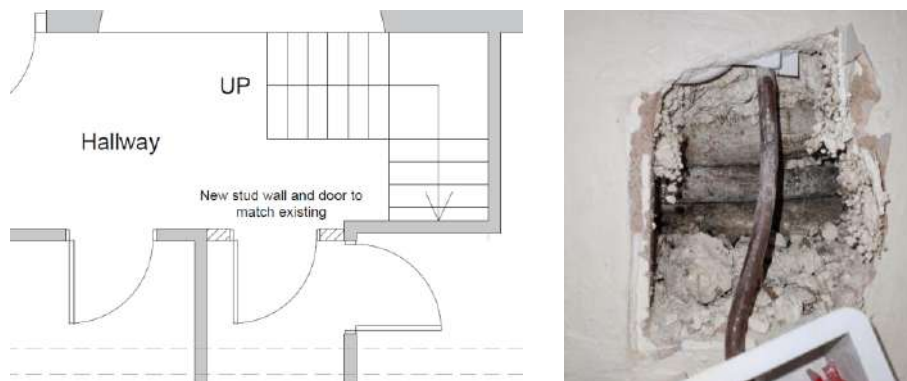


Figure 121 Plan of new door and stud wall to divide properties.
 Figure 122 Image of horizontal branches within Bedroom 2 wall

The remainder of the ground floor will remain as existing with sensitive repairs completed where required including in the dining room and to the walls and ceilings of the 19th-century staircase (west end).

9.2 First Floor Proposals

The first-floor proposals are minimal and primarily contained within the 1990's extension of the property or areas of the property that have been altered by the 1990s extension.

It is proposed within Bedroom 1 to create a new ensuite and cupboard. This proposal will only affect 20th-century fabric from the 1990s extension and as per pre-application 21/03727/PREAPN, the conservation officer did not object to the creation of the new WC.

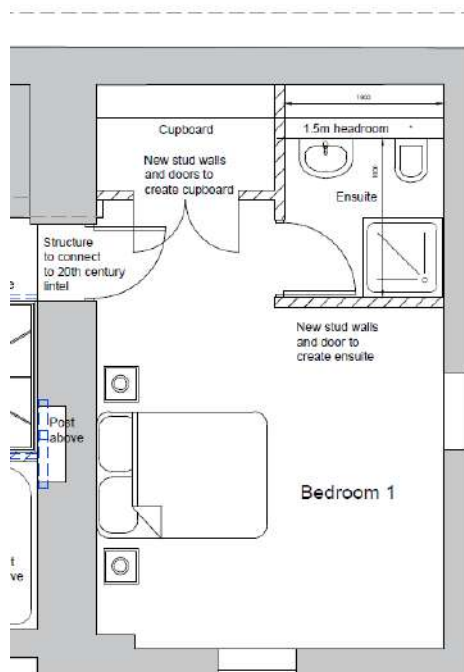


Figure 123 Plan of new ensuite and cupboards within 1990s extension.

A new staircase will be created (as detailed above in Section 7.1 of this report). This area of the building has been significantly altered during the 1997 extension of the property and the ceiling finish and most of the structure date from this time. However, in response to the Conservation officer's comments to pre-application 21/03727/PREAPN, a scope investigation of the ceiling void to better understand the fabric in this area.

The scope investigation did reveal that there are areas of historic structure and ceiling laths etc within the ceiling void that have been retained during the 1997 works. The historic fabric in this area likely dates from the early 19th century based on the historic assessment. This would mean that a small amount of historic fabric will be lost during the creation of the stair. A structural engineer was appointed to advise on how much fabric etc would need to be impacted/lost to provide the staircase.

The impact of these proposals would be minimal or at the lower end of less than substantial as the area has already been impacted by modern works and the creation of the staircase is unlikely to impact the ongoing significance of the property or affect its unique character which is predominantly tied to its external appearance. The stair location has been dictated by the planform of the current building and the wish to retain as much usable space as possible and avoid the creation of the staircase within the historic core of the property.

The creation of the stairs means the removal of a 20th-century stud wall that forms the bathroom and the reduction of the bathroom. The bathroom was created in 1997 and the walls proposed for removal date from this time.

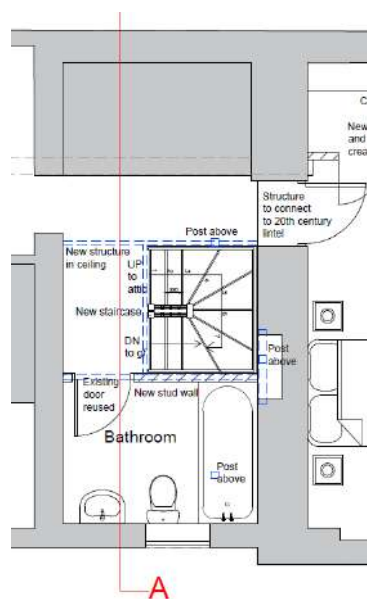


Figure 124 Plan of new stair and reduced bathroom

It is also proposed to block up an existing door opening and create a new opening in the north wall of Bedroom 2. This will bring this bedroom into use. The scoping survey undertaken in May 2022, identified this area of the wall as likely being original early 18th century, the wall is constructed of wattle and daub with horizontal branches. The wall has been plasterboarded in modern plasterboard. The proposals will involve the removal of a small area (approx. 1.5m²) of 18th-century wattle and daub walling. The existing door will be retained and relocated to the new opening.

This proposal will have a less than substantial impact on the historic fabric as a result of the loss of this area of historic fabric. However, the repositioning of the door has been designed to provide the required living space with minimal alterations to the planform of the building such as the creation of more stud walls and divisions.

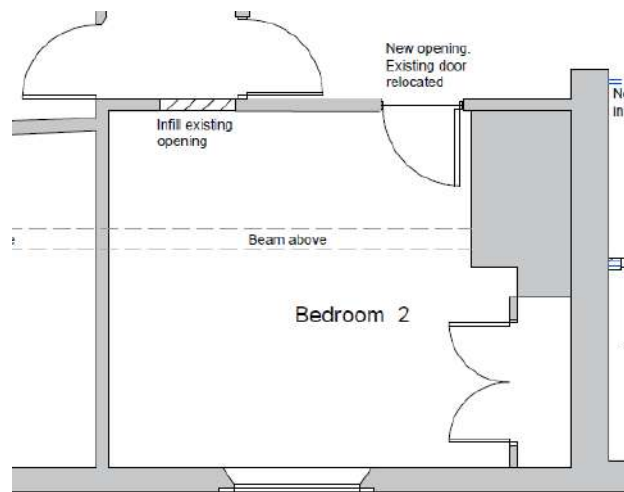


Figure 125 Plan showing new opening

The remainder of the first floor will be retained as existing and sensitive repair works will be completed throughout to protect the historic fabric from ongoing deterioration and offset some of the impacts of the proposals.

9.3 Attic Proposals

It is proposed to create three rooms within the existing attic spaces to provide the required accommodation within the footprint of the existing building and utilise currently unused rooms within the historic core of the property.

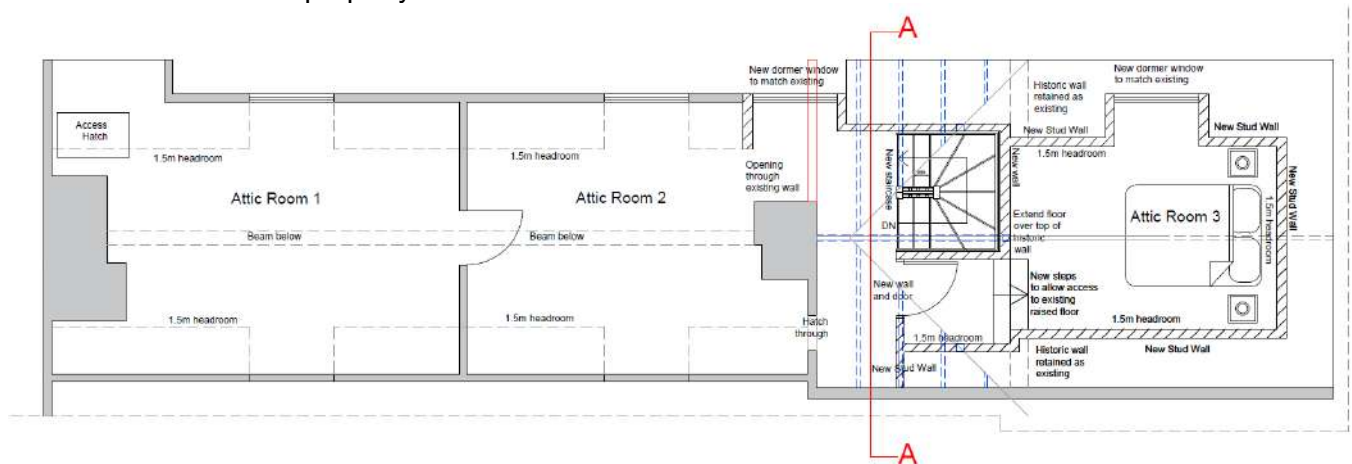


Figure 126 Proposed Attic Plan

The proposals include bringing the existing attic rooms in the historic core (Attic Rooms 1 & 2) back into use. The planform of the rooms will remain as existing. A structural survey of the rooms was completed, and it was confirmed that the existing floor and roof structure are suitable for use without the need for further structural intervention, so it is proposed to retain the structure as existing. The fabric within these two rooms is thought to be original 18th and 19th century and is therefore proposed to be retained as existing, except for the provision of a new Hampshire casement style timber dormer window as detailed below. The bedrooms will utilise the existing dormer window to provide light and ventilation to Attic Rooms 1 & 2.

The fabric in these rooms is in fair condition with some large areas of fabric loss from the lath and plaster ceilings and walls and some areas of water ingress and damage, particularly on the chimneys. It is proposed to complete repairs throughout the attic rooms to protect the fabric from further deterioration and offset the impact of other areas of the proposals. It is hoped that the benefits of bringing these historic rooms back into use and carrying out essential repairs to the historic fabric will help to offset some of the impacts of the proposals. The existing Hampshire casement dormer windows will be retained as existing and sensitively repaired as part of the proposals.



Figures 127 – 129 Images of Attic including areas of lost and damaged fabric

It is proposed to convert the attic space above the 1990s extension into a new room. This will involve the new stair (as detailed previously in this report). There is also a section of 19th-century wall which extends into the loft space (between the 19th-century section of the building and the 1990s extension), this wall will be retained as existing, and steps will be provided to access Attic Room 3. A structural survey was completed and detailed that the roof structure in the 19th-century section of the building (which is predominantly made up of mismatched and recycled timbers and undersized rafters including tree branches and modern partnering timbers) was not structurally sound enough for conversion so it is proposed to create a new structure below the existing (retaining the existing in situ). It is also proposed to construct a series of stud walls throughout to create the bedroom as detailed below in figure 126. It is also proposed to create a new timber Hampshire casement dormer window (to match the existing dormers) in the north elevation (within the 1990s thatch) to provide light to the attic bedroom.



Figure 130 Image of attic space above 1990s extension including section of 19th century wall to be retained.

Figure 131 Image of roof structure within 19th century extension which is made up of undersized timbers and branches. Proposals include retain these features in situ and creating a new structure underneath for the conversion to a bedroom.

To provide access to the attic rooms from the proposed new staircase and bring them back into use, it is necessary to provide a new opening in the east wall of the historic core. To provide the best method of accessing the rooms, several options were explored by the architects, planning consultants, and structural engineers.

It was decided that the option of providing a new timber Hampshire casement dormer window (to match the existing dormers) in the north elevation was the best option. This option will result in the loss of areas of historic fabric including original 18th-century fabric including a section of brickwork, thatch, and lath, and plaster wall and ceiling but the external alterations would be confined to the north elevation and the principle views from the conservation area would not be impacted. This option allows the historic chimney breast (which becomes a modern chimney stack above ceiling level) to be retained as existing. The new dormer will match the size and style of the existing one and allow for enough headroom to walk around the chimney and access the rooms.

Other options were explored including complete removal of the chimney breast and stack at attic level (as per figure 132 below) but this resulted in the loss of a large area of historic brickwork and would alter the principle elevations, thus impacting the views from the conservation area (although the chimney stack above ridge height is a modern replacement).

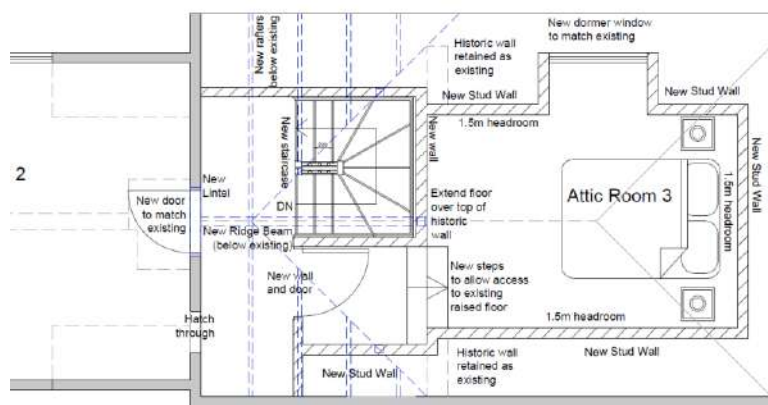


Figure 132 Alternative access option 1 – Removal of chimney breast and stack at Attic level

Another option included the removal of the chimney breast and the creation of a new structure to retain the chimney stack externally as existing (as per figure 133 below) but this would still involve the removal of large areas of the chimney breast and a lot of structural intervention.

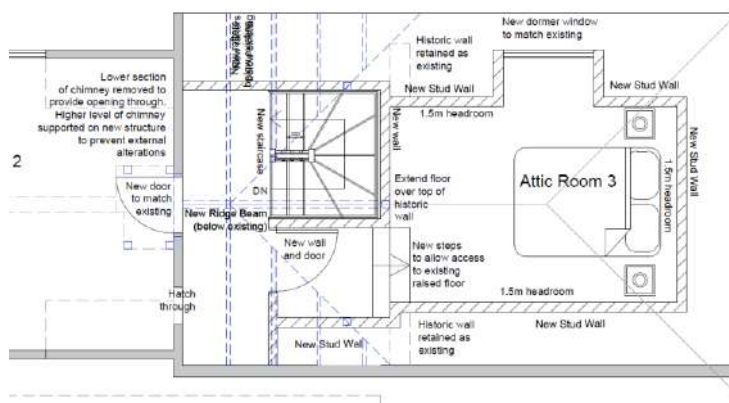


Figure 133 Alternative access option 2 – Removal of chimney breast up to opening height, retention of chimney stack as existing with new structure built below.

9.4 Single Storey Extension

It is proposed to replace the existing 20th-century lean-to to the north of the property with a timber-framed single-storey extension to provide a new kitchen and dining room. This proposal will utilise previously developed space outside of the footprint of the historic building to provide the applicant with suitable size modern living spaces whilst minimising the impact on the special character of the historic building.

The new extension will be 4.7m wide and match the length of the existing lean-to. The extension will be a traditional style 1 storey timber-framed building with a low pitch slate roof to match the existing lean-to. The west elevation will be glazed windows and doors, set back behind timber columns on brick plinths to match existing. This will recreate the appearance of the existing lean-to. The north elevation will be brick, in keeping with the existing building.

Conservation roof lights are proposed on the west elevation (facing into the rear garden). The construction and height of the extension will be in keeping with the existing lean-to structure and will be completely obscured from key views from Newbury Hill by the existing historic boundary wall. The extension will connect to the property as per the existing lean-to with a slight widening of 1.5m to allow for suitable accommodation within.

The new roof will have a lower pitch than the existing lean-to roof to allow for the increase in width but will spring from the same height on the historic wall. This change in pitch will result in the loss of a small area of thatch approx. 0.3m² of thatch dating from the 1997 extension and approx. 0.6m² of thatch at eaves level which is believed to date from the 19th century.



Figures 134 & 135 Traditional extension example images.

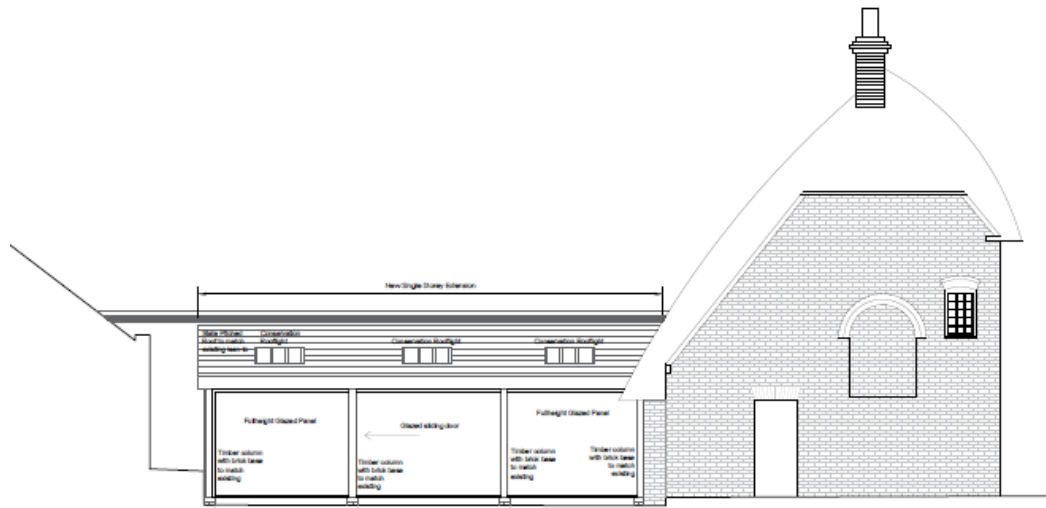


Figure 136 Proposed West Elevation

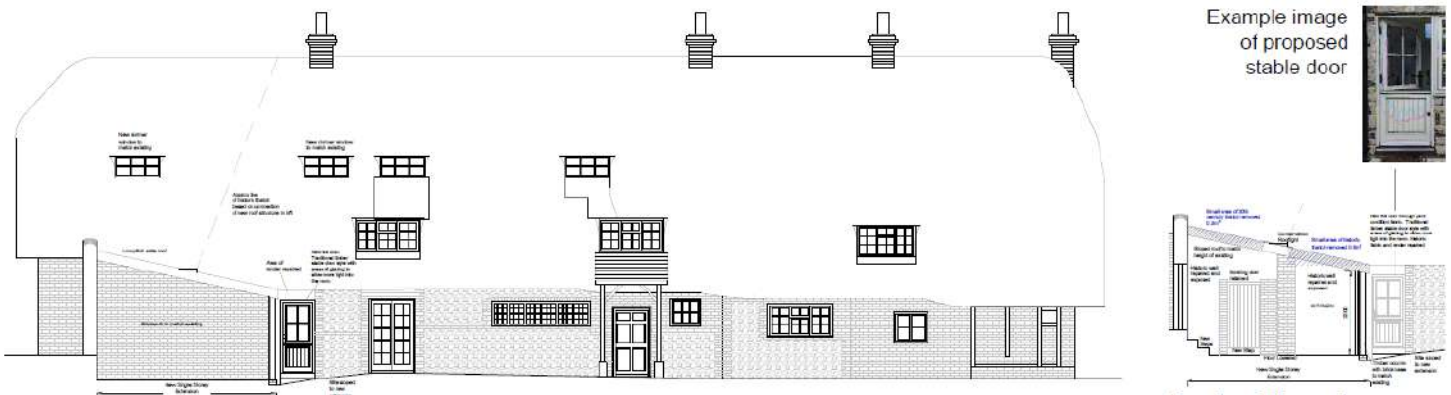


Figure 137 Proposed North Elevation and Section through new single storey extension

9.5 New access gate

The proposals include the removal of an existing modern metal access gate which currently detracts from key views of the property and replacement with a traditional timber access gate which will be more in keeping with the special character of the property and enhance the appearance of the principle front elevation.



Figure 138 Existing modern metal access gate
Figure 139 Image of proposed access gate

10. Repairs and Enabling Works

In order to offset the less than substantial harm created by the proposals, it is proposed that sensitive repair works be completed both within the historic property and the site in order to combat and reverse the deterioration caused by modern interventions and protect the property for the future.

At present, there are many areas both within the property and within the site, where inappropriate modern repairs, namely the use of cement mortars and renders is causing loss of the historic fabric of the building.

10.1 Internal repairs

There are areas of deterioration throughout the property, many relating to modern repairs and interventions and others related to the age and construction of the fabric. It is proposed to complete sensitive repair works throughout the interior of the property to combat the ongoing deterioration.

Areas of particular interest are:

- The ground floor games room within the early 19th century extension, where external cement rendering and water ingress has caused significant cracking, loss of plaster and water damage.
- The ground floor dining room where there is significant cracking and deterioration of the north wall.
- The ceiling and walls around the staircase in the west section of the property which are deteriorating due to the age and brittleness of the lath and plaster.
- Large areas of the attic room ceilings and walls where lath and plaster has been broken or removed.



Figure 140 Damaged plaster in Games Room
Figure 141 Cracking in north wall of Dining Room
Figure 142 Crumbling and cracking of ceiling above staircase



Figure 143 & 144 Missing areas of lath and plaster and water damage in Attic space

10.2 External Repairs

Throughout the exterior of the property, there are areas of modern repairs in particularly cement mortar which is causing deterioration particularly on the south elevation to the soft historic brickwork which shows evidence of blown faces. Sensitive repairs including, where possible, removal of areas of cement mortar are required to protect the historic fabric.

Of particular interest on the north elevation is the area of cement render which is causing damage to the mix of 20th century and 19th century fabric behind and causing damp and water ingress internally. It is proposed to create a fire door in this section of the north elevation and as part of these proposals the cement render will be removed, and the retained fabric will be sensitively repaired and exposed as a feature wall within the single storey extension.



Figure 145 Cement rendered area on north elevation
Figure 146 & 147 Areas of blown faced brickwork

10.3 19th century garden wall repairs

The main area of external repairs will concentrate on repairs to the 19th century garden wall which surrounds the gardens to the north of the property. The poor condition of these has been detailed in 7.3 of this report. It is proposed to carry out sensitive repairs to areas of the historic walls including repointing, re-rendering, and rebuilding of collapsed sections of wall.