

Design and Access Statement incorporating the Heritage Statement

Street House Farm

Prepared by Oliver Golding for and on behalf of RWADesign and Access Statement

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1.0 Introduction

Street Farm House is a Grade 2 listed house in the village of Lower Farringdon in Hampshire. The house was subdivided in 2004 under the Planning and Listed Building applications numbered F.37284/007/LBC/AMW. Lower Farringdon is in the South Downs National park.

This Listed Building application is to support the creation of a new shower room on the first floor of the house. The current owner Mrs Mary Hartley can no longer safely use the existing bathroom due to some mobility issues. Creating a shower in the existing bathroom has been investigated as an option but would cause more disruption and potential damage to historic fabric as the current bathroom has a large step in the floor.

As there is no development as part of the proposal only a Listed Building application is required.

2.0 Ownership

The applicants Mary Hartley and David Hartley jointly own Street House Farm House and in addition David Hartley jointly owns Street Farm Barn with Camilla Hartley. We believe that the red and blue lines on the location plan reflect the ownership of the property subject to the application and the associated land interests.

3.0 Heritage Statement

The heritage statement is set out with a view to the scale and detail of it being appropriate to the relatively small scale of the proposed works.

Assessment of Heritage Significance

Historic Environment Record (HER)

The HER for the house is taken from the HER website for Hampshire County Council and is as below:

HER ID: 13292, Street House Farmhouse

HER Summary: Farmhouse (1700 AD-1799 AD)

HER Category: Historic building

HER Web Link: No link available

Investigation Activities

- Type: Dendrochronology

Description: A series of samples were taken for dendrochronological dating, the results demonstrated that the felling date for the timbers of the 'cross wing' is winter 1504-1505. The felling date for the 'main range' is 1512-1518.

Date Range: 2003 - 2008

Historic Events

- Type: Listing

Classification: Farmhouse

Form: Unknown

Description: House. Of older origin, but mainly C18. Brick walls of English bond, with coping to parapet, flush blue bands at eaves and 1st floor level, high plinth, and cambered arches to the openings, masked by plain cement architraves to the windows. Hipped tiled roof. East front: wide, 2 storeys; 5 windows. Victorian sashes in exposed frames, with narrow side panes. 6-panelled door with a simple pedimented frame, above 5 steps. The rear extension at the south end forms a south elevation of irregular form, with many alterations; the hipped roof has an uneven ridge, the walls are brickwork of mixed bonding, with a 1st floor band at the west side. Casements, of which 3 upper windows have staggered vertical glazing bars. The interior elevations of the L-shape are similar, without the parapet.

Date Range: 1700 - 1799

- Type: Built

Classification: House

Form: No information available

Description: See listing for further details

Date Range: 1500 - 1600

Historic England listing

The Historic Environment Listing below is taken from the Historic England website:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1339027

Date first listed: 31-Jul-1963

Date of most recent amendment: 20-Mar-1986

List Entry Name: STREET HOUSE FARMHOUSE

Location - Statutory Address:

STREET HOUSE FARMHOUSE, GOSPORT ROAD

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

County: Hampshire

District: East Hampshire (District Authority)

Parish: Farringdon

National Park: SOUTH DOWNS

National Grid Reference: SU 70528 34957

Details

SU 73 SW FARRINGDON GOSPORT ROAD (Lower Farringdon) 5/1 Street House Farmhouse 31.7.63 II

House. Of older origin, but mainly C18. Brick walls of English bond, with coping to parapet, flush blue bands at eaves and 1st floor level, high plinth, and cambered arches to the openings, masked by plain cement architraves to the windows. Hipped tile roof. East front: wide, 2 storeys; 5 windows. Victorian sashes in exposed frames, with narrow side panes. 6-panelled door with a simple pedimented frame, above 5 steps. The rear extension at the south end forms a south elevation of irregular form, with many alterations; the hipped roof has an uneven ridge, the walls are brickwork of mixed bonding, with a 1st floor band at the west side. Casements, of which 3 upper windows have staggered vertical glazing bars. The interior elevations of the L-shape are similar, without the parapet.

Listing NGR: SU7052834957

Legacy

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

Legacy System number: 142339

Legacy System: LBS

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

Assessment

From the Historic Environment Record and Historic England listing the main areas of interest are the external appearance and some older timbers used in the houses's construction. Internally there is no indication of important features or aspects of the layout that are particularly important.

The house has been adapted over the years and this is evident mainly in the alterations to the external brickwork. The last alterations were undertaken following the application to sub-divide the property following consent in September 2004. Application reference F.37284/007/LBC. The alterations included forming a new bathroom, blocking up an existing opening and creating a fire rated partition above the party wall in the roof space. Justification and mitigation were cited as minimal loss of fabric and reversibility.

Assessment of Impact

Schedule of proposed works

1. New timber stud wall built against the existing modern timber balustrade.
(New electrical cables installed in stud wall to avoid chasing existing brick walls.)
2. New plywood faced timber door. Door painted with gloss paint. Colour: Brilliant white.
3. New shower tray fitted on 18mm plywood laid on existing floor boards.
4. New electric towel rail fitted to new stud wall.
5. 44mm hole core drilled through external wall for new waste pipe. New waste pipe to connect to existing SVP externally.
6. 2 new 19mm holes core drilled through the existing internal wall for the hot and cold water supply to the new shower.
7. Joist notched locally against the wall to allow new waste to pass over the top of joist.
8. Existing linoleum flooring retained and cut back only where required for works.
9. Existing modern cupboard door retained.
10. New bathroom extract ducted through ceiling to flush clay tile vent on existing roof.

Plans and photographs

Please refer to drawing SHFH-001 for the location and site plans.

Please refer to drawing SHFH-002 for the as existing and as proposed drawings.

Please refer to drawing SHFH-003 for the photographs.

Statement of impact

i. The likely impact of the proposed works on the significance of the building and/or the setting is minimal. The only externally visible elements will be the new plain clay vent tile on the rear roof and the new 38mm waste pipe from the shower.

The setting of the building will not be impacted.

The scope of the works is less than the scope of the works accepted for the sub division of the house granted under the previous application dated 23/09/2004 ref no: F.37284/007/LBC.

ii. The scale and nature of any harm would be limited to:

- Fixings into the existing floor and ceiling for the new walls forming the shower room.
- Holes drilled through the existing walls for the hot and cold water pipes and waste pipe from the shower as detail on drawing SHFH-002.
- Hole cut in ceiling for a vent from the shower.
- New tile vent in the rear roof or the vent from the shower.

We believe that these elements of the work are the minimum required to carry out the installation of the shower room and not have a significant overall impact on the existing property in terms of character or loss or harm to the fabric.

Justification and mitigation

Justification

The main justification for the works is to provide a new shower room for Mrs Hartley to allow her to continue living in her home. The bath located in the existing bathroom is up a step and is not safe or comfortable for an elderly person to use. Converting the existing bathroom would involve a more significant amount of work to remove the existing bath and the step in the room.

Minimal intervention and reversible works

The holes cut into the existing internal and external walls are the minimum required. New electrical cables will be fed through the new timber stud wall to avoid harm to existing fabric.

The extract vent is fed up through the existing ceiling to avoid a further hole in the external wall and the tile vent will be more discrete than a vent mounted on the existing elevation.

We believe that all of the works are reversible.

Alternative

We believe that the first floor landing is the least sensitive part of the existing house on the first floor where the new shower room is needed. By utilising the space on the landing the proposals are not impacting on the general arrangement of the existing rooms.

There were no realistic alternative or less sensitive locations.

Choice of materials

The choice of materials will match previous approved alterations and the new door will be selected to match the existing panelled doors as closely as possible.

Recording

We do not believe that any features will be harmed in the works and therefore a programme of recording should not be required.