



R o o k e r y   H o u s e

D e s i g n   &   A c c e s s  
S t a t e m e n t

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01

# Introduction

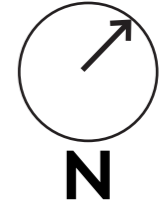
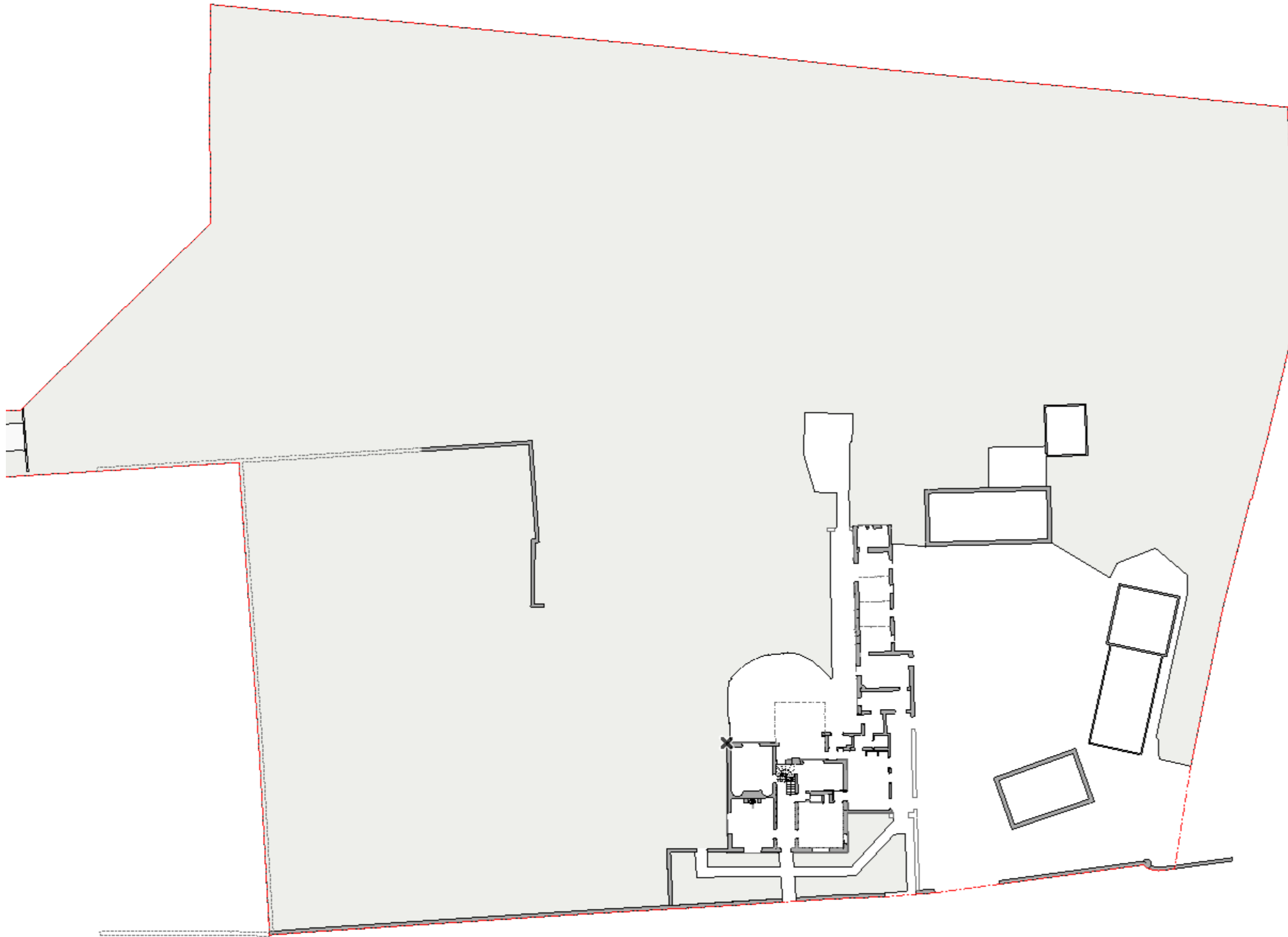
## Setting

Hurstbourne Tarrant is a village and civil parish in Hampshire. It lies to the north of the county in the Test Valley. The Tarrant part of the name originates from 1226, when the village was given to the Cistercian Tarrant nunnery. The civil parish includes the village of Ibthorpe.

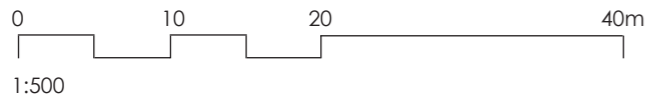
William Cobbett declared Hurstbourne Tarrant and its location as worth going miles to see with beauty at every turn. He referred to it in his book *Rural Rides* as Uphusband.

Rookery Farmhouse sits to the South East of the village, on the road leading to Andover.





SITE AREAS



MAIN HOUSE GIA:  
Ground floor: 225 m<sup>2</sup>  
First floor: 120 m<sup>2</sup>

TOTAL GIA: 345 m<sup>2</sup>



## 02

# The Existing House

Rookery Farmhouse is a Grade II\* Listed Georgian former farmhouse located in Hurstbourne Tarrant, located between Andover and Newbury. The original part of the farmhouse dates from 1776, and consists of a two storey L-shaped plan built in a mix of flint and flush brick with plain tile hipped roof over.

A single storey range was added, containing a kitchen, the exact date of this is unclear, although it is certainly pre-1841 when it appears on the tithe map. A later OS map dated 1909 appears to show a larger footprint, suggesting that it was extended at some point between these dates with a WC and Pantry added.

This range has been significantly altered, firstly by the addition of a second storey (with flat roof). The dates of these works are unclear but they are certainly pre-1986 where they are shown on the existing elevations of a planning application to change the use of the barn to residential use, and to form a single storey link. It appears that this flat roof has been replaced relatively recently.

The remnants of the single storey pitched roof range still remain although it is not clear what if any of the roof form is original. The top of the pitched roof at the rear rather awkwardly abuts the rear elevation of the original house at the bottom corner of the bathroom window, and also obscures the attractive flint and brick banding.

An early 20th century conservatory was added which again obscures large amounts of the rear elevation of the original house.

The Listing describes the main house as:

Georgian house, associated with William Cobbett. 1776. Brick and tile. Symmetrical front (south-east) of 2 storeys, 3 windows. Hipped roof, with molded brick eaves having carved dentils. Walls of blue headers with flush red dressings; quoins, vertical panels containing the windows, projecting 1st floor band, stepped plinth. Sashes in exposed frames, triple except for centre. Doorway with

moulded canopy with paneled soffit, carved brackets, architrave, with paneled door (the upper ½ glazed), and a single step. The side elevations have Flemish bond with blue headers. The rear elevation has horizontal flint panels, the projecting south side containing similar features but the other parts being altered; a low wing at the north side has been raised to 2 storeyed level with a flat roof. This wing has a brick incised A.H. 1776; the front boundary wall has a brick incised WC 1825 (said to have been carved by William Cobbett). The interior has many plain original features, including a staircase, panelled doors in architraves, dado paneling, and a corner cupboard.

Listing NGR: SU3823553094

There are a series of outbuildings arranged around a courtyard, including the Stables, Barns, Granary and Garage. These buildings have a similar appearance to the Main Building, with a mix of flint and brick, and weatherboard cladding with mix of plain tile and pantile roofs.

The Stable, itself Grade II Listed is described as:

Part of a group of farm buildings, but with particular decorative details of construction, c1840. The walls are of flint with horizontal brick bands, with verticals and quoins arranged in lozenge patterns. The bases of wine bottles are used to form diamonds in the gable, below the window, and as strings above the cambered openings. Roman pantile roof.

Listing NGR: SU3816353083

The interior of the house is relatively simple in detail, reflecting its use as a farmhouse. The ground floor has a mix of timber boarded floors and large flagstones with dado detail in some rooms and exposed oak beams. Some rooms retain fire surrounds whilst some appear to have been removed previously, and some rooms also have had the lathe and plaster removed to expose the brickwork. The former stables (currently utilized as a gym) has exposed oak rafters.

There is a mix of painted hardwood sash windows and painted hardwood casements.

EXISTING EXTERNAL PHOTOGRAPHS





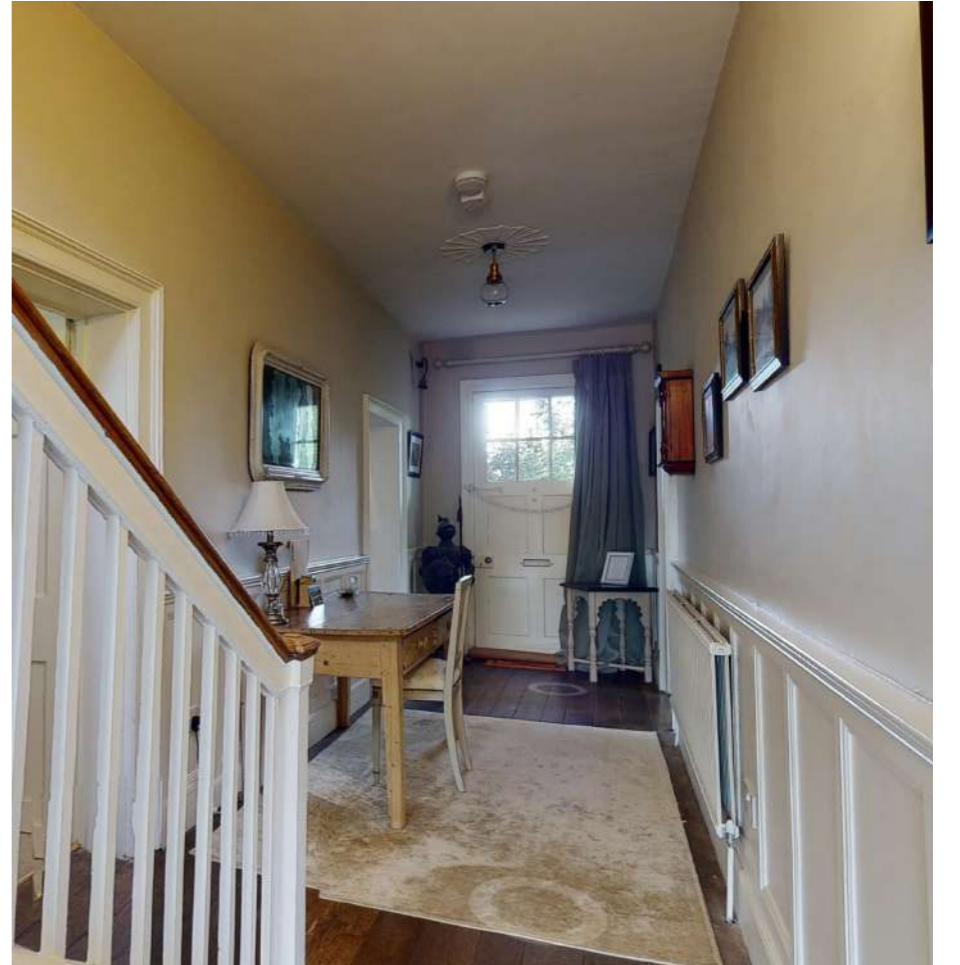




EXISTING INTERNAL PHOTOGRAPHS









## Planning History

There are several applications on record for the site, including those for works carried out by the current and previous owners. The most relevant applications are listed below:

- 23/01303/TREEN  
Proposed tree works (by current applicants) - Approved
- 20/01768/TREEN  
Proposed tree works - Approved
- 16/00893/TREEN  
Proposed tree works - Approved
- 15/01310/TREEN  
Proposed tree works - Approved
- 08/02851/LBWN  
Erection of a replacement orangery - Approved
- 08/02848/FULLN  
Erection of a replacement orangery - Approved
- TRE.CA.00595/26  
Proposed tree works - Approved
- TVN.04063/1  
Conversion of barn to residential -Approved
- TVN.LB.00266  
Alterations and erection of covered link to barn - Approved
- TVN.04063  
Construction of vehicular access from Doctors Drove to serve Rookery Farm House - Approved

As evidenced by the above applications, significant work to update the property has been carried out over the past 20 years or more. These works (and works known to have been carried out previously but which pre-date the planning records) have included alterations to elements of the plan form within the older parts of the main house, addition and subsequent alterations to the non-original kitchen range, change of use from agricultural to residential use and the linking of the previous barn to the main house. These works have involved the removal, altering or obscuring of historic fabric. The previous applications provide extensive documentation which has been referred to in preparing the current proposals submitted here.

## Planning Policy

The submitted proposals have been considered in light of the relevant national planning guidance and local planning policy, in particular:

### National Planning Policy Framework (updated 2021)

Section 16 of the updated NPPF sets out the government's planning policies in relation to heritage assets and how these are expected to be applied.

Paragraph 197 states that in determining applications, local planning authorities should take into account the "desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.."

Paragraph 202 states that 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."

### Local Plan (DPD)

Policy COM2: Settlement Hierarchy  
Policy E1: High Quality Development in the Borough  
Policy E9: Heritage

## Pre-Application Advice

A Pre-Application Inquiry was submitted for works to the main house and ancillary in June 2023 (reference 23/01484/PREAPN). This included for the removal of a modern conservatory and replacement with single storey glazed extension, together with hipped roof over the existing two storey flat roof extension to match original house.

In addition, the applicants intention is to convert the ancillary range (currently being utilized as a gym) to a Guest Suite for the applicant's parents.

### Proposed Works to Ancillary Range

The proposals were accepted in principal, including forming a new Guest Bathroom enclosed by a full height partition, as it was noted that this echoed the position of a previous partition - the remnants of which can be seen on the exposed original rafters. The replacing of two external doors (unlikely to be original and neither in particularly good condition) was also supported on the condition that they maintain the ancillary character.

Some concerns were however raised. These included forming two new windows on the Southwest elevation overlooking the garden. The concerns centred around a loss of historic fabric which could not be justified. As such the applicants have removed these from the proposal as it was agreed that the loss of fabric could not be justified against the relatively minor benefit of additional natural light.

In addition, concerns were raised around the positioning of a separate shower within the Guest Bathroom. Specifically, concerns were raised that tiling around the shower enclosure would obscure the attractive brick and flint banding. As such, the layout of the bathroom has been adapted with the bathroom moved away from the attractive flint wall so as not to obscure it from view..

### Replacement Conservatory

Proposals to remove the modern conservatory were also supported in principal as it was noted that this is a relatively modern addition, which has little architectural value. It was also agreed that it is a dominant feature which obscures large parts of the original elevation.





Image left: Internal view of existing gym showing attractive flint wall.

Image right: External view of former stable. Stable outer doors to be refurbished. New glazed doors to reference proportions of window to the right.



### Link Structure

The pre-application advice noted that it may be possible to link the replacement garden extension to the ancillary range with a lightweight glass structure, subject to careful consideration of the way in which it physically connects to the ancillary range. This would be done in a way in which it could be reversed without leaving permanent scarring to the historic fabric of both the original building and ancillary range. This has been done successfully on previous projects and we would ask that this detail is conditioned.

### Replacement Roof

The pre-application noted concerns about the addition of a pitched roof over the previous flat roofed two storey extension to improve the composition of then roof scape. Concerns were however raised about increasing the height, whilst accepting that the existing flat roof is not particularly attractive. It was deemed that retaining the flat roof as it currently is, or replacing it with a better detailed flat roof was preferable to raising the height and the subsequent impact on historic fabric. As such, the applicants have removed this part of the proposal for now.

### Demolition of lean-to

Concerns were raised about the demolition of the lean-to at the rear (containing WC) due to there being limited information available about the nature of the building's fabric and when it was added. More analysis of this part of the building was requested, to justify its removal. Following on from the pre-application, further research was carried out and is contained further on in this report.



Rear elevation showing modern conservatory, lean-to abutting original building and linking range



**NW1 House North West Elevation**

1:100



# 03

## The Proposal

The Applicants James and Louise Beck purchased Rookery Farmhouse in early 2023 as a family home for themselves and their young children.

The proposals submitted here have been developed in association with the Historic Buildings Consultant, Richard Morriss, and following pre-application advice from the local conservation officer. The proposed works can be summarized as follows:

### Ancillary Range

The applicants wish to convert the ancillary range (currently being utilized as a gym) into a Guest Suite for use by the applicant's mother. The majority of these works will be internal, but externally they wish to replace two external doors. The first on the South East Elevation is in a poor state of repair and is both a security risk and draughty. The door will be replaced by a painted hardwood door of identical design to the existing, with ironmongery to match the existing. On the South West Elevation overlooking the rear garden, modern glazed double doors will be removed and replaced with a painted hardwood half glazed double doors. The proportions of the half glazing will reference the existing sash window on the same elevation. Details of both doors will be provided in due course and we would ask that these be conditioned.

Internally a bathroom will be formed with full height partitions. These will be located where there is evidence that the room was previously divided. They will be carefully positioned (as shown in the accompanying drawings) to avoid the attractive timber trusses, one of which will be visible within the bathroom. Following the pre-application advice, further thought has been given to the layout and the applicants have removed the separate shower (which risked covering the attractive flint detail) and instead will position the bathroom away from the exposed flint wall.

Foul drainage will connect below ground into the existing foul drainage system.

### Removal and Replacement of Modern Conservatory

The applicants wish to remove the existing modern conservatory, as well as the single storey brick lean-to containing WC.

In their place, they wish to construct a simple, high quality and well insulated single storey extension containing an enlarged kitchen. The existing kitchen will be re-purposed as a Utility/Boot Room.

Internal alterations will be made to the rooms within the existing linking range to rationalize the circulation. This will include forming a new door opening in place of the existing window to provide a new access to the ancillary range through the existing Utility Room, which will be re-purposed as a Cloakroom. They also propose to form a new WC within what is currently a corridor, and create an enlarged Larder where the existing Larder is currently located.

The new Kitchen will be accessed from the Existing Hall and new Utility/Boot Room (current Kitchen).

The design of the extension has been carefully considered, and in particular the impact on the historic fabric of the host building.

The extension is lower than the current conservatory so more of the host building (and in particular the original section) can be viewed from the garden. Further to the pre-application advice, changes have been made to the roof form and to the material palette following specific concerns from the Conservation Officer.

Firstly, the overhang from the roof, has been reduced so that it does not obscure the attractive flint and brick banding of the host building. In addition, the colour palette has been changed following concerns that the proposed dark grey windows and roof were too dark in contrast to the tones of the flint. The roof material chosen is Quartz Zinc, and the glazing colour RAL 7037 (Dusty Grey). These are much more muted and blend better with the flint.

The geometry of the roof, and the way in which it connects to the linking range has been carefully considered to minimize the loss of

fabric.

The roof height drops down to 2300mm in the section adjacent to the ancillary range to ensure that it sits below the eaves. This section will be constructed in a glass structure ensuring that the original corner of the ancillary range can be read. The detailing of this will be provided in due course but will ensure that it is reversible, with no permanent scarring to the host building.

As discussed, during the Pre-Application, the applicants would like to remove a small lean-to section containing the WC, to make way for the proposed extension. Further investigations were requested to establish the age of this section and to justify its removal.

Following the Pre-Application, further research was carried out. By searching for 'Rookery House' rather than 'Rookery Farmhouse) further historic applications dating back to the 1980s were found which give clues as to when and why this section of lean-to was formed.

### Historic Research of Rear Lean-to Roof

Despite there being evidence of previous planning applications, we have not been able to find specific drawings relating to the 1st floor addition over the current kitchen, which would have allowed us to understand what was there prior to the 1st floor extension being added. However, we have been able to go back as far as 1986, where plans for the linking of the former barn to the house were approved. These show the 1st floor extension so they must pre-date this. By piecing these drawings together with the information contained within the Historic Impact Assessment, we have concluded that the enlarging Rookery House from its original L-Shaped Plan took part in 4 stages, as described in the following pages.



Original cooking range within existing dining room



Evidence of external threshold

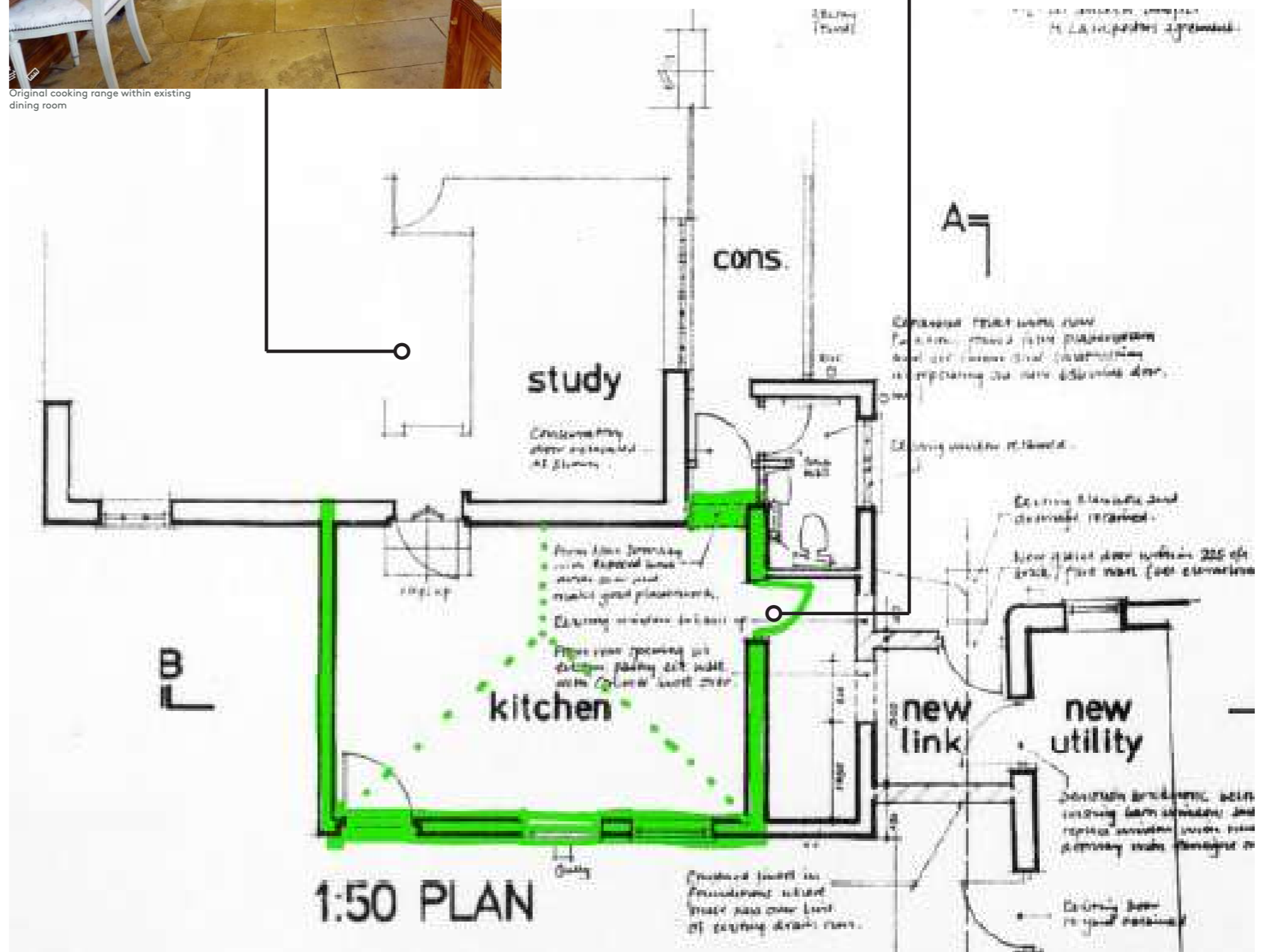
**STAGE 1 -**

The original plan of Rookery House, was an L-shaped plan and evidence of a range within the existing Dining Room would suggest that this was originally utilized as a kitchen.

The 'new' kitchen range was built pre-1841, as it appears on the historic map shown in the HIS dated from then. As detailed in the HIS there is scarring on the wall within the 1st floor extension, which would suggest that this range originally had a simple hipped roof over as shown on the Stage 1 diagram (in green). As also noted in the HIS, the wall that the current kitchen range is 'of antiquity', and looking at its thickness, probably an external wall. Given that the barn door in the Southeast corner did not exist, I think that the doorway to the linking range (which has since been removed) would have been an external door. As shown on the attached photo, there looks to be the remnants of an external threshold, with the floor of the linking section being brought up to that level.



Map circa 1841

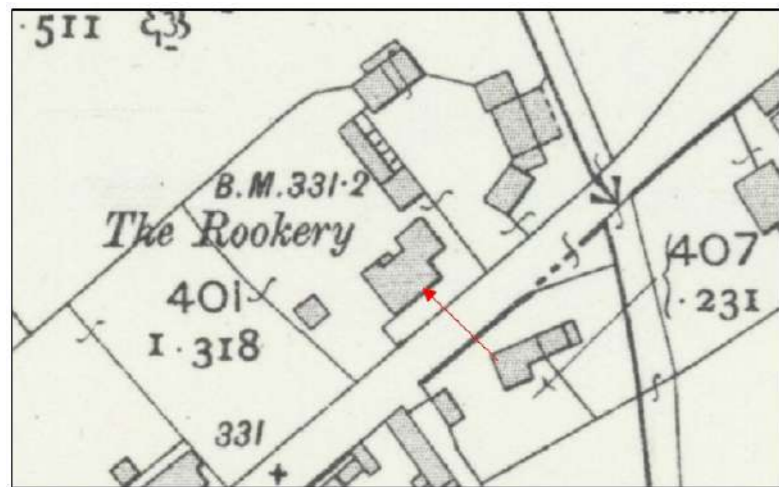


**STAGE 2 -**

Again, referring to historic maps, it would appear that by 1909, the 'new' kitchen range is slightly wider and longer.

This would suggest that it was extended (as shown in blue), to include the Pantry/Larder and a WC - both present in the 1986 plans. Judging by the fact that prior to 1986 there was a wall between the kitchen and the back corridor leading to the current WC (the 1986 drawings note its removal) this might suggest that the WC could only be accessed from outside (perhaps for farm workers). Assuming that the 1st floor extension had not taken place at this point (it appears much later although no drawings exist on record), judging by its geometry, this would have been connected to the hipped roof in a 'catslide' arrangement. On the rear elevation, what is left of this very clumsily abuts the main house very close to the sill of the bathroom window, and in fact the lead flashing sits over the sill.

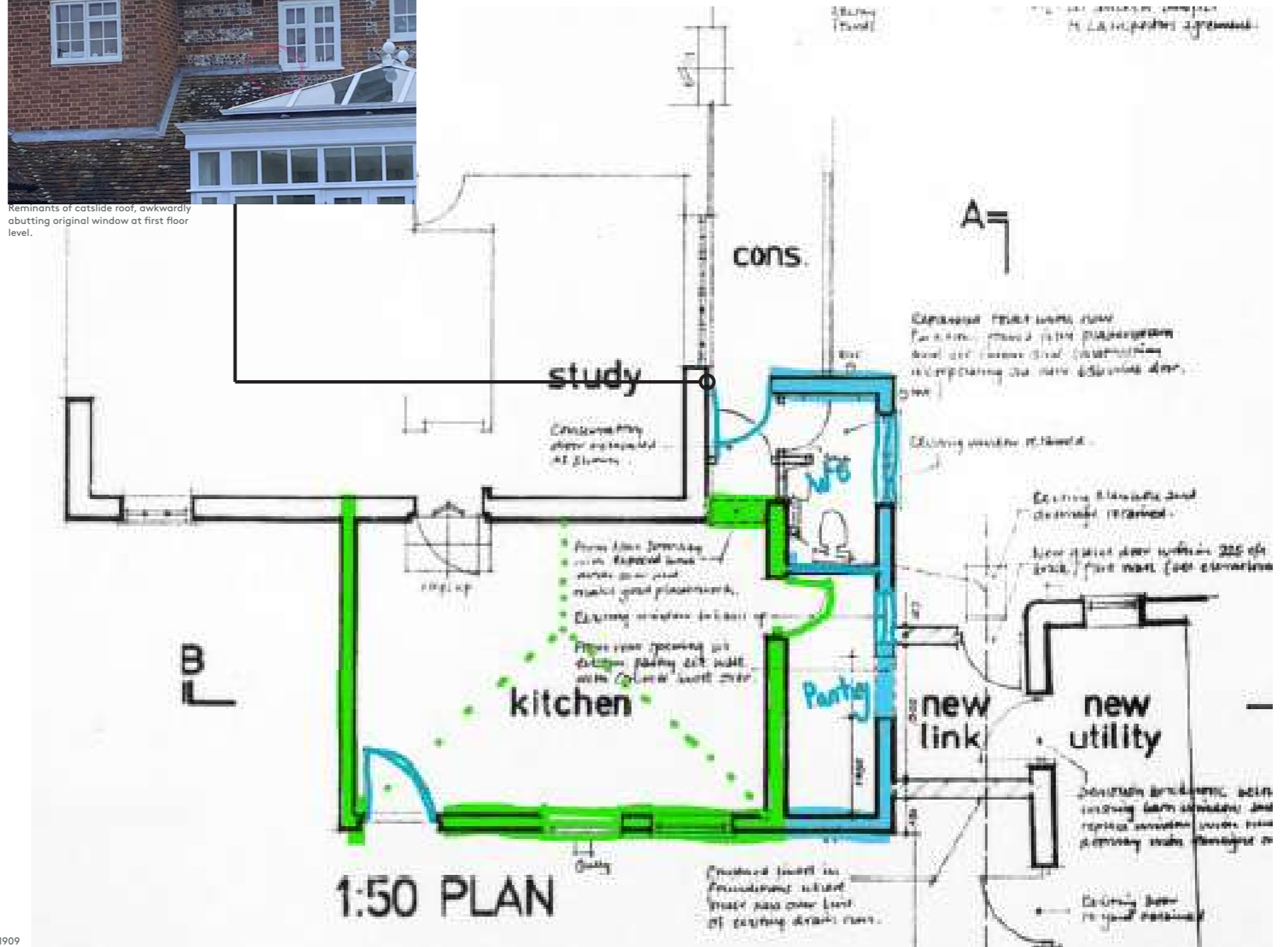
As the previous external door had now become an internal door to the Pantry/Larder, this would explain why it was necessary to add a new external door on the North East Elevation (as shown in blue).



Map circa 1909



Remnants of catslide roof, awkwardly abutting original window at first floor level.





**STAGE 4 -**

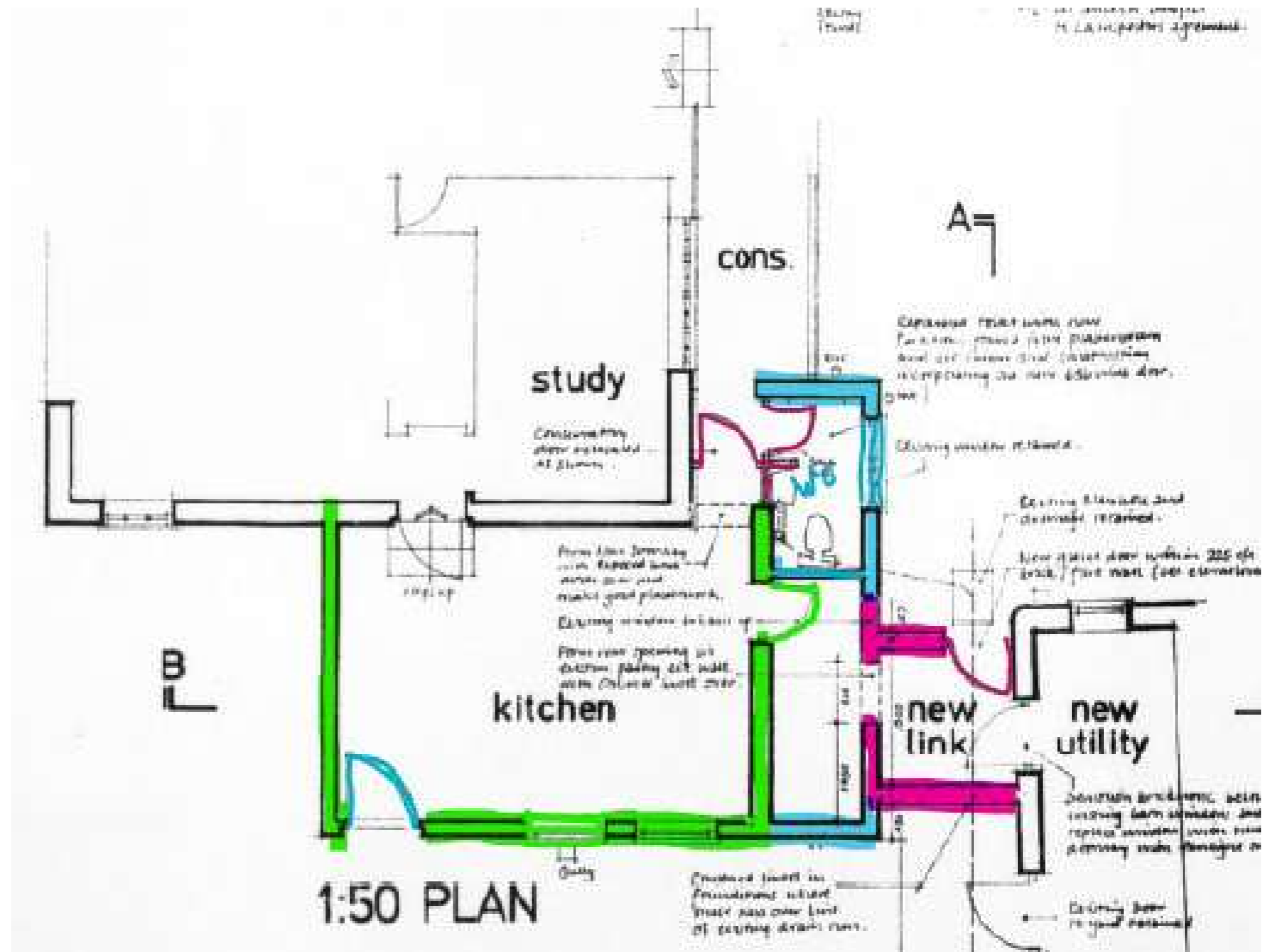
We do not have drawings of when the 1st floor extension was built (Stage 3), but we know that it was pre-1986. The additional window in the current kitchen looks similar in style to the 1st floor windows, so this would suggest that it was added at the same time to bring more light into the kitchen.

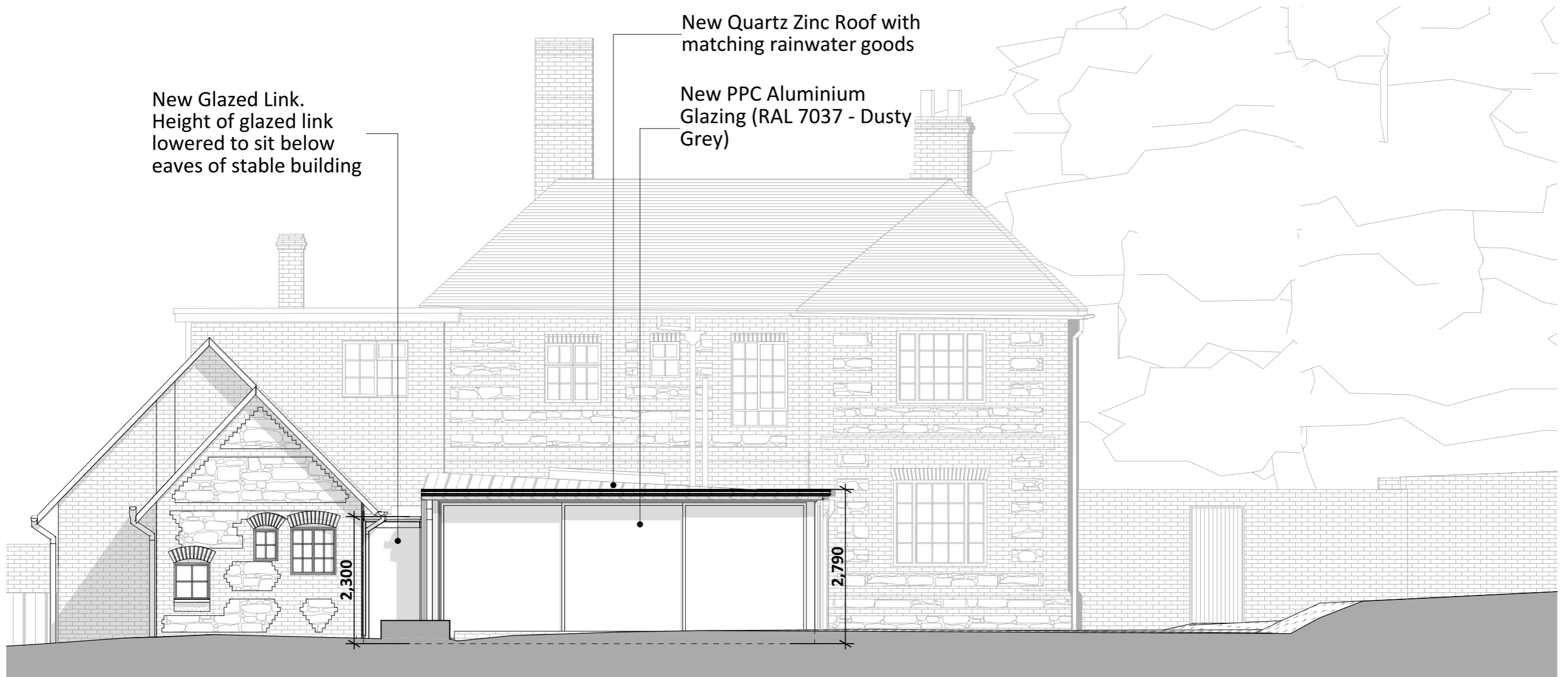
Lastly, in 1986 there were two applications (as shown on these drawings), the first to change use of the barn from agricultural to residential use, and the second to connect the buildings together.

At this time, and as shown on the drawings (pink), the Larder/Pantry window was infilled, an opening was formed adjacent to this, a new opening was formed to the back corridor to the WC and the WC was reconfigured and a new link with pitched roof added.

This research would conclude that although the lean-to roof which the applicants wish to demolish is 'historic' (its exact date cannot be confirmed, but the maps would suggest between 1841 and 1909), it is clearly not original.

It is not only utilitarian in nature, but it is also of poor quality and clumsily executed. Furthermore it obscures the attractive and good quality brick and flint detailing of the original house and as such we would argue that removing it would allow the original building to be better appreciated.





**NW House North West Elevation**

1:100





## Ecology

A Preliminary Bat Roost Assessment (PRA) was carried out on 24th August 2023. The report is included within this application.

During the PRA the licensed ecologist observed a moderate level of gaps throughout the upper/lower roof tiled coverings which look to offer a suitable daytime roosting habitat for crevice dwelling bat species. However, due to the scaling back of works following the pre-application, works are now isolated away from the roof covering to the main roof of the house and barn section. As such they have concluded that the house offers 'Low Value'. They advised that a single emergence survey be carried out along with a suitable level of protection measures to mitigate disturbance to all other areas.

This survey is due to take place on 31st August and the results will be forwarded when available.

## Access

Vehicular access to Rookery House is from The Hill (A343), via electrical vehicle gates into the yard to the East of the Ancillary Range.

Despite the main pedestrian entrance being on the South East Elevation, this is rarely used by the applicants due to there being no pavement on the A343, a particularly busy road.

As such, pedestrian access is via either the existing external door into the Existing Kitchen, or via the existing external door into the existing Utility Room.

At present, the ground floor has a number of split levels, and narrow doorways, particularly from the Kitchen into the Conservatory.

Whilst vehicular and pedestrian access will not be altered as a result of the works, the proposed works will present an opportunity to remove narrower door ways and replace these with wider doors, meaning that step free access will be provided from the main pedestrian entrance through the proposed Utility/Bootroom, through to the new main living space contained within the new extension.

## Summary

This document, along with the attached drawings and Heritage Impact Assessment support the application for Listed Building Consent for proposed works to Rookery Farmhouse.

The proposals have been well considered and have been developed with due consideration for National Planning Policy and Local Planning Guidance, and in response to advice received during the Pre-Application Process.

The applicants are committed to the long-term conservation and safeguarding of a Grade II\* Listed House. The applicants have purchased the buildings as a long-term home and anticipate spending many years living there.

The proposals strike a delicate balance between the applicant's desire to protect the heritage of the building, whilst creating a long-term home. Due consideration has been made to the concerns raised during the Pre-Application process, and the proposals have been accordingly amended in response to the advice. Although it is recognized that the existing building has been significantly altered, in areas where there is a minor loss of historic fabric as a result of the proposal, great care has been taken to recognize previous layouts and features, and any loss is minimized and offset by positive improvements elsewhere.

Furthermore, inappropriate modern additions, detrimental to the character of the building or of little or no significance to the building are removed, in favour of better considered additions that are more sensitively designed and in-keeping with the character of the building.

In summary, we believe that the proposals, through their well-considered design, will have a positive impact on the host building, and we ask that Test Valley Planning Department consider them favourably.



