



RIDGEWAY
HERITAGE CONSULTANCY

Church Farm House, Rotherwick, Hampshire
RG27 9BG
A Heritage Statement



Clients: David and Lucinda Bennett,

Project No: RHC 2022-52

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Front cover: The north-east and south-east elevations and rear garden of Church Farm House, looking north-west.

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SUMMARY

Church Farm House is a substantial, two-storey rural dwelling of eighteenth-century date, which is listed at Grade II. The front elevation is relatively plain and formal, while the rear comprises a striking arrangement of three half-hipped gables, which incorporate timber-framed construction. Church Farm House is situated to the south of The Street, and within the Rotherwick Conservation Area. The primary garden setting contains a number of ancillary buildings, including a small Grade II-listed Granary. There is very limited visual connectivity with the surrounding Conservation Area, although there are more open views of farmland to the south.

It is proposed to construct a small boot room extension within a relatively concealed location on the south-western side of the house. This would comprise a shallow addition to the south-west elevation of an existing eighteenth-century lean-to, which would closely reproduce its form, detail and use of materials. The extension would be of limited ground plan, and would have no effect on the existing plan-form or historic fabric of the house. This development would result in minimal change in the quality of inward views of the house from the south-west, with the form and materials and roof-pitch of the new construction closely matching the existing. The extension would only be fully visible within direct views from the south-west, with views from the south-east and north-east screened by the intervening built form of Church Farm House itself. The proposed extension would therefore have a very limited effect on the appearance and historic character of the house.

The Grade II-listed Granary located 33m to the south of the house would have no inter-visibility with the proposed extension, as this would be completely screened by the intervening built form of the house itself. Similarly, any inter-visibility with the Grade II-listed barn located to the north-west of the house would be completely obstructed by intervening built form and dense boundary vegetation.

Inward views of Church Farm House from The Street and wider Conservation Area are limited to glimpses of the north-east elevation, with other parts remaining completely screened. The overall effect on the appearance and special interest of the Conservation Area would be minimal. The proposed extension would not impact any key views associated with the Conservation Area, or any individual heritage settings within it. In terms of scale, massing, design, materials and conformity with the existing built form of Church Farm House, the proposed extension would be wholly in accordance with Policies NBE8 and NBE9 of the Hart District Local Plan 2032, and with the stipulations of the Rotherwick Conservation Area Character Appraisal and Management Proposals (2011).

1. INTRODUCTION

1.1 In September 2023, Ridgeway Heritage Consultancy was commissioned by Fowler Architecture and Planning Ltd, on behalf of David and Lucinda Bennett, to prepare a Heritage Statement for Church Farm House, The Street, Rotherwick, Hampshire RG27 9BG (NGR 471156 156201) (Figs. 1 and 2). It is proposed to add a small, rear boot room extension to the house, which may potentially affect its appearance and historic character. Church Farm House is a substantial two-storey dwelling of early eighteenth-century date, with early nineteenth-century additions. It is listed at Grade II, in view of its historic and architectural interest (NHLE 1244609). This Heritage Statement report will support an application for planning permission and Listed Building Consent, for the proposed single-storey extension to the property.

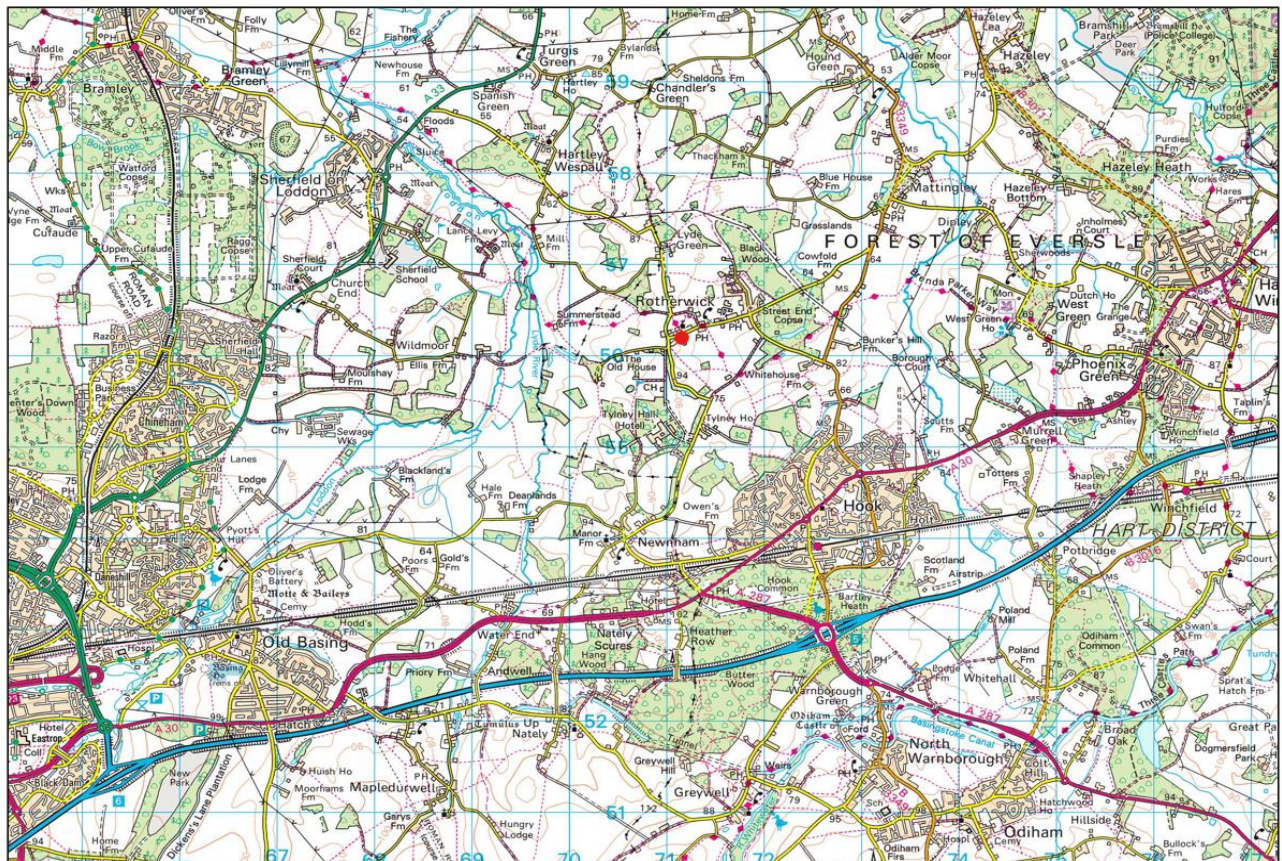


Fig. 1: Location Plan (approximate scale 1:50,000).

Location and Context

1.2 Church Farm House is located 50m south-west of the Church, and towards the western end of Rotherwick village. It is situated to the south of The Street, and is separated from the road frontage by an intervening narrow land parcel, containing dense vegetation. Rotherwick village

is situated on the eastern side of a low spur between the valleys of the Lyde and Whitewater streams, both of which are minor tributaries of the River Loddon. It occupies an area of level, or gently undulating, clay-land topography, with Church Farm House set at an elevation of 86m above Ordnance Datum (aOD). The small village has a largely linear form, which is grouped around the east/west-aligned Street (Figs. 3 and 20). Church Farm House occupies extensive grounds, of 0.38ha area, which comprise gardens, with small ancillary buildings to the rear, boundary vegetation and driveway access (Figs. 2 and 3). The centre of the large village of Hook is located 2.8km to the south-east, and Basingstoke town centre is located 8.5km to the south-west.

Historic Landscape Character

1.3 Surrounding landscape character is described in the Hampshire Integrated Landscape Character Assessment (2020), as a Lowland Open Mosaic type. This comprises low-lying or undulated farmland, woodland and parkland, with clay or alluvial soils. Landscapes are intensively farmed, often within close proximity to streams, with large fields and evidence of historic boundary loss. There is a dispersed, medium-density settlement pattern, comprising small village settlements and farmsteads. The common presence of assart landscapes, moats and deerparks are indicative of the release of land to agriculture during the later medieval periods. Large fields with wavy boundaries often suggest post-medieval enclosure by informal agreement, with evidence of significant woodland and boundary loss.

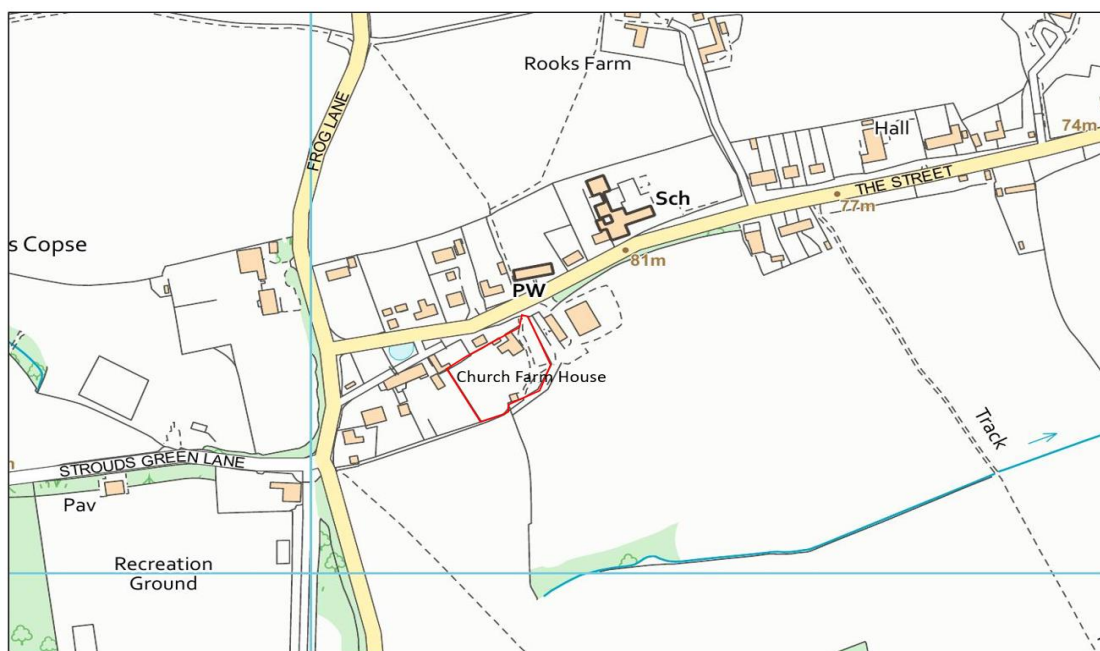


Fig. 2: The location of Church Farm House in relation to Rotherwick village (Approximate scale: 1: 2000).

The Scope of Assessment

- 1.4 It is proposed to add a small, single-storey extension to the north-west elevation of the property, to form a boot room, with an external doorway entrance. The proposed extension would be structurally integral with the parent dwelling, but would potentially alter the external appearance and historic character of Church Farm House within some perspectives. The proposed addition would potentially affect the wider settings of neighbouring heritage assets. This Heritage Statement provides a detailed description of the history, architectural interest and form of Church Farm House, to determine the significance of this building and its affected elements, together with the effects of the proposed extension on its appearance, historic character and significance. Rotherwick village was originally designated as a Conservation Area in 1976, which was subsequently extended in 1986, 1988 and 1996 (Hart District Council 2011). It has therefore been necessary to assess the wider potential effects of the proposed extension on surrounding parts of the Conservation Area.

Aims and Objectives

- 1.5 In considering applications for development which results in impacts to listed buildings, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to have special regard to the “desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”. It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 194 of the National Planning Policy Framework:

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.

- 1.6 In order to assess the potential effects of the currently proposed alterations and additions on the fabric, form and significance of Church Farm House, and on the settings of neighbouring heritage assets, it will be necessary to:
- provide a detailed description of the form, date, historic character and architectural interest of the house;
 - articulate the significance of Church Farm House, and the heritage values associated with it;

- articulate the significance of affected aspects of historic fabric and architectural features;
- assess the potential effects of the proposed extension on the historic fabric, form and significance of the house;
- assess the potential effect of the proposed extension on the wider settings, and significance of surrounding heritage assets, and on the appearance of the Rotherwick Conservation Area; and
- assess the overall levels of harm to significance resulting from the proposed extension.



Fig. 3: Aerial image of Church Farm House and surrounding built context in Rotherwick village (Geoinformation Systems).

1.7 A site visit, including a detailed external assessment of Church Farm House, and of its setting, was made on October 6th, 2023, in sunny conditions.

2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended 2023);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b);
- Planning Practice Guidance: ‘Conserving and Enhancing the Historic Environment’ (2016, rev. 2021); and
- Historic England Guidance ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’ (2019).

Planning (Listed Buildings and Conservation Areas) Act (1990)

2.2 The 1990 Planning Act states that:

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

National Planning Policy Framework (2012, rev. 2023)

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest”.

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be (Paragraph 199).
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 200).
- where a proposed development 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 (Paragraph 202).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 203).
- 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 (Paragraph 206)

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Local Planning Policy

The Hart District Local Plan (Sites and Strategy) 2032

2.6 Policies for the protection and conservation of the historic environment in Rotherwick are included within the *Hart Local Plan (Strategy and Sites) 2032*, which was adopted on April 30,

2020, and forms part of the statutory development plan for Hart District. This Local Plan replaces the saved policies of the Hart Local Plan 1996-2006. Within the Local Plan 2032, Provisions for the conservation and management of the historic environment are contained within Policy NBE8, and guidance for the design of proposed new developments is contained within Policy NBE9.

Policy NBE8 Historic Environment

- 2.7 Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance. Proposals that would affect a designated or non-designated heritage asset must be supported by a Heritage Statement (proportionate to the importance of the heritage asset and the potential impact of the proposal), that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset. Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.
- 2.8 Policy NBE requires that development proposals should be planned and designed in a manner which responds appropriately to their historic context and, where possible, positively enhances the historic character of the locality and the distinctive character of the District's townscapes and landscapes. Proposals must be fully supported by information that:
- a) Demonstrates a thorough understanding of the significance of the heritage assets and their setting, including their historic form, fabric, character and any other aspects that contribute to their significance. This should use appropriate references such as the Hampshire Historic Environment Record (HER), relevant Conservation Area Appraisals, the Hampshire Historic Landscape Assessment, national sources, and if necessary, original survey (including for assets of archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation);
 - b) Identifies the nature and level of potential impacts on the significance of the heritage assets; and

c) Demonstrates how this assessment has informed the proposed development, so as, where possible, to avoid any harm to the significance of any asset(s) and to enhance or better reveal that significance, including opportunities to improve access to and understanding of the asset(s).

Policy NBE9 Design

2.9 Relevant provisions of Policy NBE9 include the following:

- All developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area. Development will be supported where it would meet the following relevant criteria: it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials.
- Innovative building designs will be supported, provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;
- Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design-related policies in Neighbourhood Plans.

The Rotherwick Conservation Area Character Appraisal and Management Proposals

2.10 The Conservation Area Character Appraisal and Management Proposals for Rotherwick include a number of stipulations governing new development within the Conservation Area. These include:

- The District Council will continue to accept only the highest quality development in the Rotherwick Conservation Area, and will protect existing open spaces including private gardens from inappropriate new development;
- Existing open green space, including private gardens, should be protected from new development where this would have an adverse impact on the spacious character of the existing Conservation Area;
- New development should respect the historic grain of development established by plot boundaries and existing historic buildings, particularly in relation to The Street;
- New development should not have an adverse effect on the setting of historic buildings in the Conservation Area;

- New development should not impinge on views into or out of the village, and should be carefully sited to minimise any visual impact;
- The materials and detailed design of any new buildings in the Conservation Area (including extensions to existing buildings) must be of the highest quality, including the use of traditional clay peg tiles for new roofs; and
- The use of over-size dormers and roof lights on new development will be resisted.

3. METHODOLOGY

3.1 The Historic England *Planning Note No 3* (Historic England 2015b) provides key stages of consideration in regard to assessing the impact of a proposal on the setting of a heritage asset as follows:

- Identify the degree to which setting makes a contribution to the significance or the heritage asset or allows its significance to be appreciated;
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision.

3.2 Paragraphs 9 and 10 of *Note Number 3* also provide an overall and general understanding of ‘Setting’. Paragraph 9 states ‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’. While Paragraph 10 states ‘The contribution of a setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.’

General

3.3 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

Sources of data

3.4 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:

- National Heritage List for England (EH);
- Published and unpublished documentary sources;
- The Hampshire Historic Environment Record;
- Local Authority Supplementary Planning Documents;
- The Rotherwick Conservation Area Character Appraisal (2011)
- Historic maps and photographs;
- English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
- Online sources, including Local Plan policies and information.

3.5 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

Setting

3.6 Paragraph 013 of the PPG notes that all heritage assets have a setting, irrespective of the form in which they survive, and whether they are designated or not. The setting of a heritage asset and the curtilage of an asset may not have the same extent.

3.7 The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development, and associated visual/physical considerations. Although views of, or from, an asset will play an important part in the assessment of setting impact, the way in which an asset is experienced in its setting is also influenced by other environmental factors, such as noise, dust, smell and vibration, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity, but are not visible from each other, may have a historic or aesthetic connection that amplifies the experience of the significance of each (PPG, paragraph 013).

The Significance of Heritage Assets

3.8 Heritage assets are defined by the National Planning Policy Framework (henceforth, ‘the Framework’; revision of 2023) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance

(including locally- listed structures)’. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.

- 3.9 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.
- 3.10 Heritage significance is defined in Planning Practice Guidance (Annexe 2, 2021) as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical fabric, but also from its setting’
- 3.11 The method for assessing the various aspects of significance is drawn from the guidance provided by the English Heritage publication “Conservation Principles, Policy and Guidance” (2008). The degrees of significance are defined within this guidance as:
- A. *Exceptional Significance* Elements of the place which are of:
- key national or international significance, as among the best, or the only surviving example, of an important type of monument,
 - or outstanding representatives of important social or cultural phenomena,
 - or are of very major regional or local significance.
- B. *Considerable Significance* Elements of the place which constitute:
- good and representative examples of an important class of monument or the only example locally,
 - or have a particular significance through association, even if surviving examples may be relatively common on a national scale,
 - or which make major contributions to the overall significance of the monument.
- C. *Moderate Significance* Elements of the place which:
- contribute to the character and understanding of the place,
 - or which provide an historical or cultural context for features of individually greater significance.

D. *Low Significance* Elements of the place which are:

- of individually low value in general terms,
- or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

Assessment of Heritage Values

3.12 At the heart of any statement of significance is the articulation of why a heritage asset matters to present and future generations. Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following values:

- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
- Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’ (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
- Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; • Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);
- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

3.13 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Assessing levels of Impact

3.14 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a group of Grade II-listed buildings, which may be considered both as individual structures and as a coherent group of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

Magnitude of Impact

3.15 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

Magnitude of Impact	Description
Major	The proposed development would cause a large change to existing environmental conditions. Complete destruction of the site or feature. Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting.
Moderate	The proposed development would cause noticeable change to existing environmental conditions. Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.

Minor	The proposed development would cause small change to existing environmental conditions. Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.
Negligible	The proposed development would result in no discernible change to existing environmental conditions. Negligible change or no material change to the site or feature. No change to the ability to understand or appreciate the asset and its context and setting.

Table 1: Criteria used to determine the level of impact.

Significance of Impact

3.16 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

Receptor sensitivity/value	Magnitude of Impact			
	Major	Moderate	Minor	Negligible
Very high	Substantial	Substantial	Moderate	Slight
High	Substantial	Moderate	Slight	Negligible
Medium	Moderate	Slight	Negligible	Negligible
Low	Slight	Negligible	Negligible	Negligible

Table 2: Criteria used to determine the significance of impact.

4. CHURCH FARM HOUSE: ITS HISTORY, FORM AND SIGNIFICANCE

A Description of Church Farm House

4.1 Church Farm House was added to the National List in June, 1987, in view of its architectural and historic interest (NHLE 1244609). The brief listing description is given as follows:

Early C18, and early C19. Symmetrical front (east) of 2 storeys, 3 windows (altered early C19). Red tile roof, brick dentil eaves. Painted brick walling, cambered openings and stone cills, but central upper window is square with a keystone. Victorian casements. Doorway has a canopy with a moulded edge and panelled soffit, above a solid moulded door frame. 6-panelled door (2 top-lit) above curving stone steps with curved wrought-iron side rails. The west elevation has 3 1/2-hipped gables, red brick walling (Flemish bond) with blue headers, 1/2-timbered gables, 1st floor branch, cambered openings. The upper part of the north side has, in blue brick headers, the figures 1721, the return north wall the letters W and M. Casements.



Fig. 4: View, looking south, of the north-east elevation of Church Farm House.

4.2 The north-east elevation is of two storeys, and has a symmetrical arrangement of three casement windows to the first floor, and two to the ground floor, flanking a central doorway (Fig. 4). The door is of six panels, with top-lights, and a moulded canopy above. Casements to left and right are of three lights, and set within square-headed openings, while the central first floor window is of two lights and square headed, with a central keystone decoration. Brickwork is in Flemish bond, and painted. The gabled roof is of plain clay tiles, with a brick end-stack.

- 4.3 The south-east, side elevation displays the gable end of the front, north-eastern range, together with the southern of the three, half-hipped gables at the rear (Fig. 5). The Flemish bond brickwork displays a clear junction on this elevation, indicating two distinct phases of construction. To the right, the side elevation of the front range has two tall, two-light casements at the ground and first floors, all with square-headed openings and stone cills. To the left, the half-hipped range has small, two-light casements at ground and first floors, with a modern glazed doorway to the left.



Fig. 5: View, looking north, of the south-east elevation of Church Farm House.

- 4.4 The rear, south-west elevation has three half-hipped gables fully exposed, which are not completely identical (Fig. 6). That to the left is slightly narrower, and displays a shallow return on its right-hand side, suggesting that it pre-dates the other two. There is also a shallow return at its junction with the rear elevation of the front range (Figs.16 and 19). Construction is in Flemish bond, with some decorative use of blue headers. The gables are half-timbered, with that to the left incorporating four vertical studs, and the other two, five. The arrangement of timber-framing is of a broadly matching pattern throughout. There is a continuous cill-band at first-floor level. Fenestration is irregular, with a three-light casement at the left at the ground floor, and a two-light casement to the right. At first-floor level, the gable to the right has two small, two-light casements, while the other two gables have a three-light casement each (Fig.

6). All windows on this rear elevation are set within cambered openings. There is a large, off-centre stack at the rear, which rises on the right-hand side of the central gable. Much of the centre of the ground-floor on this elevation is concealed by a large modern conservatory, with a hipped roof.



Fig. 6: View, looking north-east, of the rear south-west elevation of Church Farm House.

4.5 The north-west, side elevation is comparatively plain in terms of openings and detail, and has a lean-to addition of probable eighteenth-century date, which descends to a low eaves-height at the brick wall bordering the garden on this side (Figs. 8, 16 and 19). The space between the lean-to, the brick boundary wall and the north-western side of the left-hand rear gable comprises a small, brick-paved yard, which represents the site of the proposed extension. The south-west, side elevation of this lean-to incorporates a plank door and timber-framing above. The north-western side of the left-hand gable has a small, two-light casement, within a cambered opening, at ground-floor level, and a blocked window opening of similar dimensions above. This blocked opening is flanked by the large initials W M, executed in blue header bricks (Figs. 16 and 19). The upper part of the adjoining north-west gable end of the front range of the house has the date 1721, similarly executed.

4.6 A single-storey, weatherboarded garden building is situated close to the north-west corner of the house. This has a roof of plain tiles, with two doorway openings on the south-eastern side, and is probably of nineteenth-century date (Figs. 6, 7 and 19). To the south of Church Farm House is a small group of three small vernacular structures which represent former farm buildings. These include a Grade II-listed Granary of early nineteenth-century date (Figs. 7, and 17).



Fig. 7: View, looking north, of Church Farm House within its garden setting, including the Grade II-listed Granary and adjoining buildings to the south (Knight Frank).

A Brief History

4.7 Rotherwick is not mentioned in the Domesday Survey, but is recorded as part of the Manor of Greywell by the early fourteenth century. Between 1333 and 1345 the Bishop of Winchester granted permission for divine services at Rotherwick, confirming the existence of a church by that time. In 1422, the Manor of Rotherwick was in the ownership of the l'Estranges, Lords of Greywell, but a succession of ownerships in the late sixteenth and early seventeenth centuries ended with the acquisition of the manor by the Tylney family. The Manor at that time comprised the existing house (recorded in 1561) and a further house located on the north-eastern side of the park. It is possible that these were the same buildings but this is not clear from the documents.



Fig. 8: View, looking north-east, of the north-west, side elevation of Church Farm House, with the lean-to addition and brick-paved yard.

4.8 In 1700, Frederick Tylney built the prestigious new Tylney Hall, within extensive formal gardens and parkland. Despite the philanthropy of the Tylney family, the village became impoverished during the late eighteenth century, with much of the population on Poor Relief. Rotherwick suffered further, when the turnpike from Odiham to Reading by-passed the village. In the early nineteenth century, the common lands at Rotherwick Common and Rotherwick Woods were enclosed, and Tylney Hall was let to a succession of tenants, before being abandoned.

4.9 It is possible to accept the date of 1721 for an earlier phase of the house, which probably comprised the gabled front range on the north-east side, although the character of this side has been subject to nineteenth-century alterations. Assuming the three half-hipped gables to the rear to be later additions (Fig. 6), it is difficult to date these much later than the later

eighteenth century. The larger scale of earlier historic mapping does little to elucidate the development of the house at this time. Milne's map of 1791, depicts a somewhat schematic group of buildings in association with the Church, one of which must represent Church Farm House (Fig. 9). Rotherwick village is depicted as a small, nucleated settlement at this time.

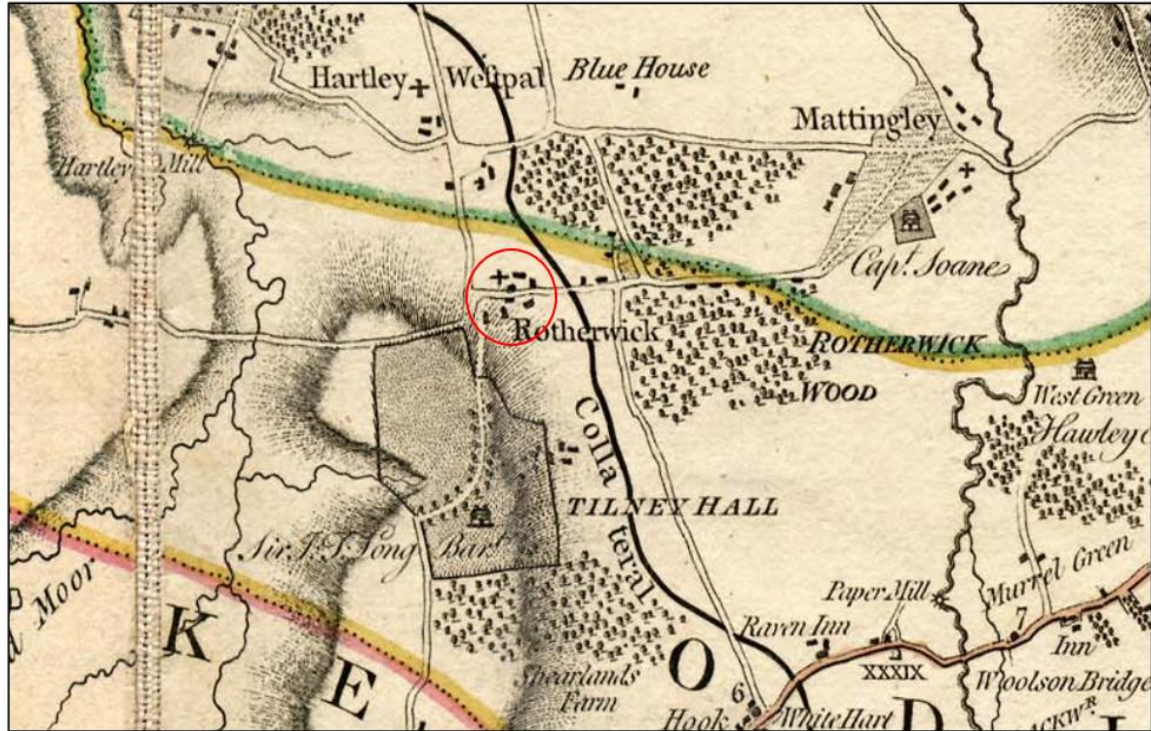


Fig. 9: Extract from Thomas Milne's *Map of Hampshire*, of 1791 (Hampshire Cultural Trust).

4.10 William Stanley's map of c. 1810 depicts Rotherwick village in altogether greater, if rather indistinct detail, with individual building plans and plots (Fig. 10). Church Farm House can be readily distinguished here, possibly in association with the adjoining farmstead. The road layout and some field and woodland boundaries at this time are still recognisable, and Stanley's map provides a valuable record of field enclosures. The first-edition Ordnance Survey map of 1846 is altogether larger scale and greater surveying accuracy, and clearly depicts Church Farm House in something close to its current ground-plan, and set within an enclosed space which closely matches that of the present garden (Fig. 11).



Fig. 10: Extract from William Stanley's *Map of Odiham*, of c. 1810 (British Library).

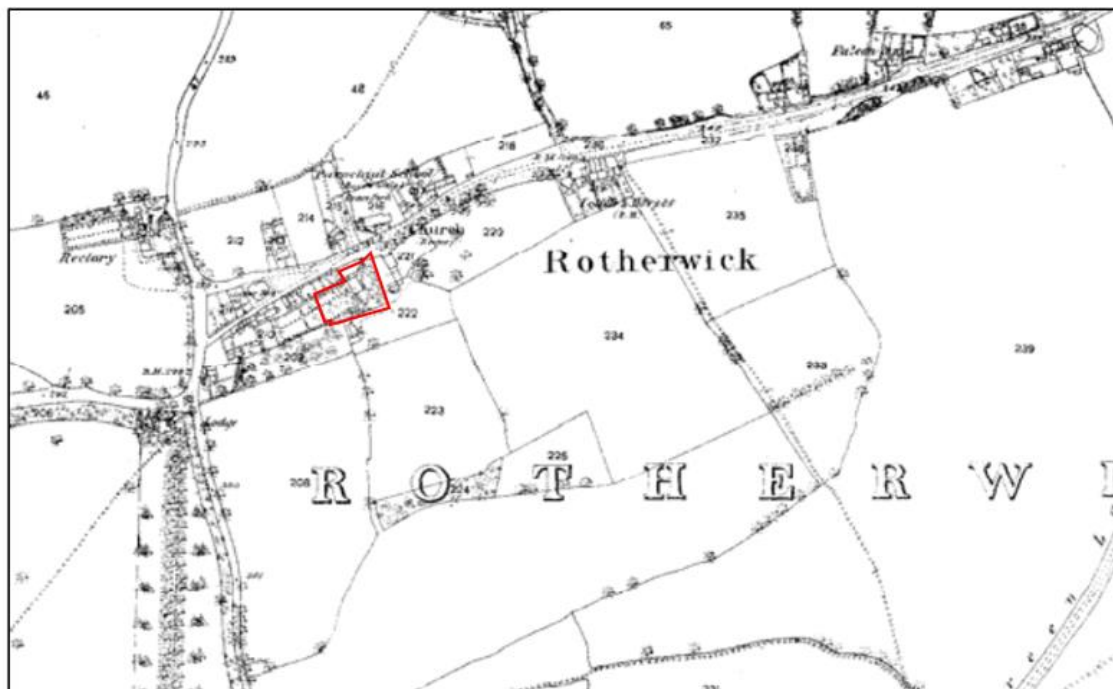


Fig. 11: Extract from the first-edition Ordnance Survey six-inch map of 1846 (Hart District Council).

4.11 The 25-inch Ordnance Survey map of 1909 depicts Church Farm House in more detailed plan, within an enclosed area to the west of the associated farm buildings which does not

entirely conform to the existing garden to the rear of the property (Fig. 12). The access driveway leading off The Street is depicted, as are a number of ancillary buildings, including the single-storey weatherboarded building immediately to the north-west, and the granary to the south. The lean-to extension on the north-west side is clearly depicted in plan, although there is also a projection on the south-east elevation which has evidently not survived. The current form of the house displays no evidence of this, and it may be surmised that this comprised a simple single-storey structure of some kind. The layout of surrounding parts of the village displays remarkably little change from this date.



Fig. 12: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, surveyed in 1909 (National Library of Scotland).

The Significance of Church Farm House

4.12 Church Farm House is representative of a class of middling-status rural dwellings of the eighteenth and later centuries. Its scale and mode of construction suggest a later eighteenth-century adaptation and rebuilding of what may have originated as a single-range dwelling of more modest proportions. There is no evidence to indicate the existence of an earlier house on this site, although it is reasonable to suppose that the landholding of Church Farm was sufficiently large and prosperous to enable the construction of what was, by the standards of the time, a very substantial farmhouse. It is possible that this may have comprised part of the considerable Tylney Hall estate at some time. The 1909 Ordnance Survey map depicts the layout of a farmstead, which may originally have been of a more complete, courtyard plan (Fig. 12) (Lake 2014; Brunskill 1982). All these buildings, with the exception of the adjoining

Grade II-listed barn (Fig. 18), are no longer extant. The Grade II-listed Granary to the south of the house represents a further historic survival of the former farmstead layout (Figs. 7 and 17). If indeed an historic farmhouse, it is notable that this was at no time integral to the farmstead itself, and was separately enclosed and approached, thus maintaining the aspect of a ‘polite’ residence, and evidently one of some status.

- 4.13 The early eighteenth-century construction, and later, adaptation and enlargement of the earlier house reflects wider changes in rural architecture at this time, which transformed the traditional and vernacular forms of the sixteenth and seventeenth centuries into a distinctly Georgian idiom, which commonly included a balanced scheme of doors and windows and a formal brick facing (Historic England 2015; Cook, 1982, 143; Stevens Curl 1993, 15) (Fig. 4). The architectural interest of Church Farm House therefore relates partly to ambitious eighteenth-century phases of enlargement and adaptation. The result is a relatively harmonious and well-balanced composition, wherein ‘Georgian’ character is more expressed towards the northern side of the house, and evidence of a surviving vernacular tradition towards the rear, with its exposed timber-framing.

Historical Illustrative Heritage Values

- 4.14 Church Farm House retains historical illustrative heritage values of limited importance, which relate to rural domestic life in the Early Modern period, and to evidence for the adaptation of a rural dwelling over time. Such values may also relate to the suggested relationship of the house to an adjoining farmstead, and the evident prosperity of a landholding which permitted the construction of such a substantial dwelling. Such values also relate to the evidence of methods of construction and use of materials during different phases of the house, and to the survival of vernacular construction methods in rural areas.
- 4.15 The form of the house is also importantly illustrative of the tastes and social aspirations of the eighteenth-century inhabitants. Overall, it is not architecturally ambitious or particularly representative of its period, although it does retain some ‘classicising’ elements, including dentil eaves courses and a regular front elevation. The detached spatial relationship between the farmhouse and the neighbouring farmstead is also important, and is illustrative of social status. The Farmhouse, with some pretensions to ‘polite’ architecture, was situated away from the dirt and smells of the farmyard, and is thus typical of the larger, better-appointed farms of the eighteenth century (Brunskill 1982, 104; Lake 2014).

Design Aesthetic Heritage Values

- 4.16 Church Farm House is associated with important Design Aesthetic values, which relate principally to the architectural interest of its plan-form and rear and front elevations (Figs. 4 and 5). This owes much to use of fenestration, the texture and tone of materials, particularly brick, and the use of burnt brick as a decorative medium, which is very much in accordance with local built character. As such, the house is a good example of this building type, and well represented within surrounding parts of Hampshire. These design aesthetic values are enhanced by the good survival of the building which, with the exception of the modern conservatory on the south-eastern side, has not been greatly diminished by later additions and changes. The house thus retains much of its historic character.
- 4.17 While the principal significance of Church Farm House relates to its historic fabric and built form, setting also contributes importantly to this significance, most importantly, the extensive gardens in which the house stands, which appear to be broadly representative of its open surroundings during the nineteenth and twentieth centuries. The house is visually quite enclosed, and only glimpses of its north-east elevation are possible from The Street and adjoining buildings including the Church. These aspects of setting therefore make a comparatively limited contribution to significance. Similarly, there is no visual connection between the house and the adjoining barn on the eastern side, although the Grade II-listed Granary, to the south of the house, contributes to its setting as a surviving farm building with which the house would have had an historic functional relationship.
- 4.18 In accordance with Paragraph 194 of the National Planning Policy Framework, this assessment has identified Church Farm House as a building of a high level of significance, as reflected in its inclusion in the National List at Grade II.

5. THE PROPOSED EXTENSION TO CHURCH FARM HOUSE AND ITS POTENTIAL IMPACTS

5.1 The proposed development would comprise the construction of a small boot room extension on the south-western elevation of the lean-to structure on the north-western side of the house (Figs. 13-15). It would be located within the confined space between the north-west wall of the left-hand half-hipped rear gable and the brick boundary wall on this side (Figs. 8 and 19). The proposed extension would be of very limited scale and ground-plan, and new construction would extend only 1.5m to the south-west from the existing wall of the lean-to structure (Fig. 13). This would leave the ground-floor window of the adjacent office room unobstructed, and would not conceal any other architectural features on the north-west elevation of this rear gable. The proposed extension would conform closely to the dimensions and form of the existing lean-to, with a matching width of 2m.

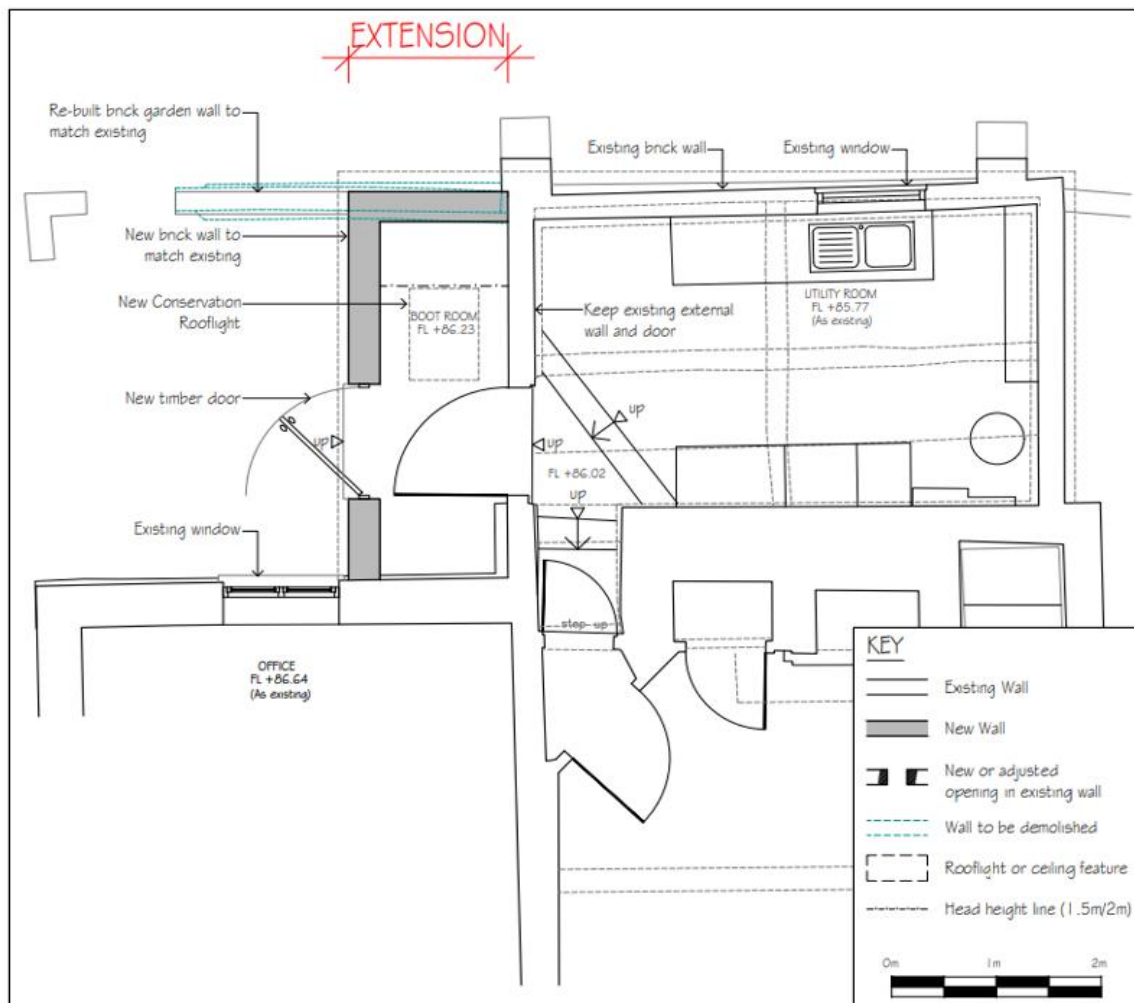


Fig. 13: Ground-plan, showing the proposed boot room extension and existing plan-form on the south-western side of Church Farm House (Fowler Architecture and Planning).

5.2 The external brick and timber-framed wall, and plank door, on the south-western side of the lean-to would be retained *in situ* (Fig. 8), but largely concealed within the interior of the new build. The proposed extension would have a new door on the south-western side, to match the position and form of the existing (Fig. 15). Construction of the extension would entail the removal of small section of the brick boundary wall which abuts the lean-to on this side. This is an historic feature, of probable early nineteenth-century date. The wall would be rebuilt to abut the new wall of the extension, in a manner to closely match the existing arrangement (Figs. 14 and 15).

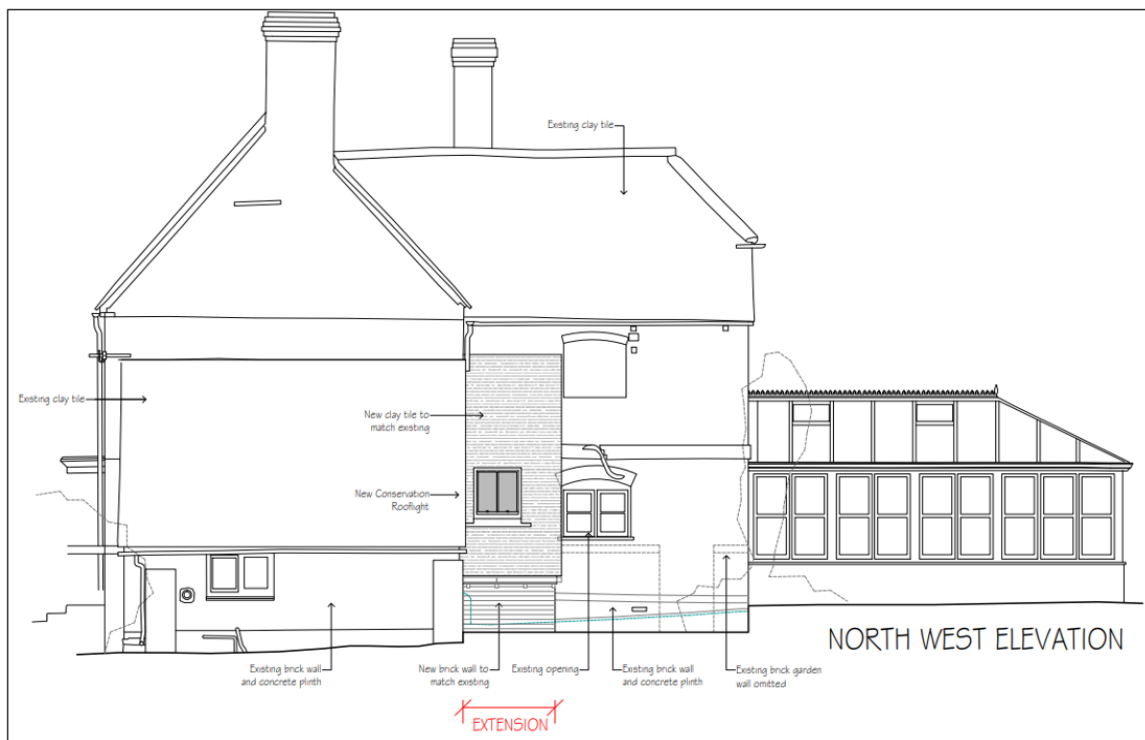


Fig. 14: Proposed north-west elevation of Church Farm House, with the proposed extension (Fowler Architecture and Planning).

5.3 On its south-west elevation, the roof-line of the proposed extension would be set slightly below that of the existing lean-to, which would remain visible behind the extension, thus providing a clear visual reference to the original feature (Fig. 15). The roof-line and roof pitch of the extension would therefore closely conform to that of the existing lean-to, with a roof of plain clay tiles, to match the existing. Construction of the proposed extension would be of brick, to match the existing, with timber-framed detail, which would replicate that of the concealed original construction on this side. On its north-west elevation, the extension would incorporate the partly rebuilt brick boundary wall, with eaves descending to a low level at the

wall top. The roof of plain, clay-tiles, would incorporate a conservation pattern rooflight (Fig. 14).



Fig. 15: Proposed south-west elevation of Church Farm House, with extension (Fowler Architecture and Planning).

Potential impacts of the proposed extension on Church Farm House

5.4 The proposed extension would result in no changes to the existing plan-form of Church Farm House, and, with the exception of the adjacent boundary wall, no physical impacts to its standing fabric (Fig. 13). It would largely conceal the existing brick and timber-framed elevation of the lean-to (Fig. 8), although the form and character of this elevation would be closely replicated in the extension, so that there would be little change in the quality of inward views from the south-west (Fig. 15). The lowering of the roof of the proposed extension, and the adoption of an identical roof-pitch would enable the roof-line of the original lean-to to be seen in such views and provide a clear visual reference to the original form of this part of the house. In addition, the use of brick and timber-framed construction on this elevation will closely reflect the appearance of the original, and thus limit any adverse effects on these views (Fig. 15).

5.5 The proposed extension would be constructed within a relatively concealed part of the exterior of Church Farm House, within a location which is closely surrounded by the existing lean-to, the brick boundary wall on the north-western side and the return of the left-hand half-hipped gable on the south-eastern (Figs. 8, 13 and 19). This location would greatly limit the potential visibility of the proposed extension within inward views, so that it would only be fully visible within direct views from the south-east (Fig. 15). Views from the north-west would be greatly

constrained by confined space, and by intervening vegetation and the adjacent garden building (Fig. 19). There would be no visibility of the proposed extension in views from the south-east and north-east, due to the intervening built form of Church Farm House itself.



Fig. 16: View, looking north-east, if the south-west elevation of the lean-to on the north-western side of the house, and the proposed location of the extension.

5.6 The proposed extension would not feature in any longer views of Church Farm House, or detract from the ability to appreciate its architectural interest. It would affect only a relatively concealed part of the rear of the dwelling, which makes a correspondingly limited contribution to the overall significance of the house. It would have only a very limited effect on the appearance and historic character of the south-west elevation, and would have no effect at all on the south-east and north-east elevations.

Potential impacts to heritage settings

5.7 Because of the relatively concealed location of the proposed extensions, its potential impact of the settings of surrounding heritage assets would be limited. The settings of two relatively adjacent Grade II-listed buildings have been assessed here.

Granary at Church Farm

5.8 The small Grade II-listed Granary is of early nineteenth-century date, and is located 33m to the south of Church Farm House, at the southern margins of the garden (Figs. 7 and 17). It forms a group with two other small, vernacular buildings, which may have comprised part of the historic farmstead associated with the house. It therefore comprises an important aspect of setting. The Granary was listed in June, 1987 (NHLE 1244610), and is a small, timber-framed structure raised on staddle-stones, with a half-hipped, tiled roof and weatherboarded sides (Fig. 17). Due to its location and the presence of the intervening built form of the house itself, the proposed extension would not be visible from the Granary. There would therefore be no impact on the setting and significance of this heritage asset.



Fig. 17: View, looking west, of the Grade II-listed Granary to the south of Church Farm House (Knight Frank).

The Barn at Church Farm

5.9 The Grade II-listed barn at Church Farm is located 26m to the north-east of Church Farm House, and was listed in June 1987 (NHLE 1244574). It is a timber-framed building of seven bays, with an aisle on the northern side (Fig. 18). Roofing is now mostly of modern asbestos sheeting, with red-tiles above the entrance. The barn is an important surviving component of the historic farmstead with which the house was previously associated, but is now in poor structural condition, and does not contribute positively to heritage settings or the appearance of the Conservation Area. There is no direct inter-visibility between the barn and Church

Farm House, due to the built form of the barn and dense intervening boundary vegetation between this and the house. The proposed extension would not in fact be theoretically visible from this perspective, due to the rear location of the extension and the intervening built form of the house itself. There would therefore be no impact on the setting and significance of this listed building.



Fig. 18: View, looking south, of the front elevation of the Grade II-listed barn at Church Farm.

The Rotherwick Conservation Area

5.10 Rotherwick village was originally designated as a Conservation Area in 1976, which was subsequently extended in 1986, 1988 and 1996 (Fig. 20). The Area occupies a landscape of gently undulating mixed farmland, with scattered blocks of woodland, some of it ancient. There is a very dispersed pattern of development along The Street, between the junctions with Post Horn Lane in the west and Hook Road in the east, which provides glimpses of fields and woodland. Development is generally one-plot deep along The Street, and is often interspersed with fields and trees (Fig. 3). The village has a comparatively remote character, due to narrow access lanes, and a strong sense of enclosure provided by surrounding woodland. There are a number of long views both out of, and into, the village. A small triangle of land at the western end of The Street contains a pond, and small area of registered

common. Wide grass verges, high hedges and mature trees add to the rural character of the Area. Two groups of farm buildings remain, including the converted buildings at Rook Farm. Nearly 50 listed buildings range in date from the sixteenth to the nineteenth century, although the church is of medieval origin. The Street contains nearly 60 residential properties, along with Rotherwick Church, two public houses, the Village Hall, and two farms, Rooks Farm and Church Farm. Church Farm includes some historic barns, one of which is listed, and is seriously 'at risk' from neglect, with some modern barns remaining in agricultural use (Fig. 18).



Fig. 19: View, looking north-east, towards the lean-to addition and the rear corner of the house and proposed location of the extension.

5.11 Church Farm House and its surrounding garden are visually enclosed by boundary vegetation and built form on the north-eastern, north-western and south-western sides, with very limited visual connection with surrounding parts of the Conservation Area (Figs. 3, 7 and 20). There are, however, some long-range views to the south from within this property, which encompass areas of open farmland which are included within the Conservation Area (Fig. 20). The proposed extension would not be visible within inward views from this direction, due to the relatively concealed location of the development and the intervening built form of Church Farm House itself, so that any longer-range key views would not be affected.

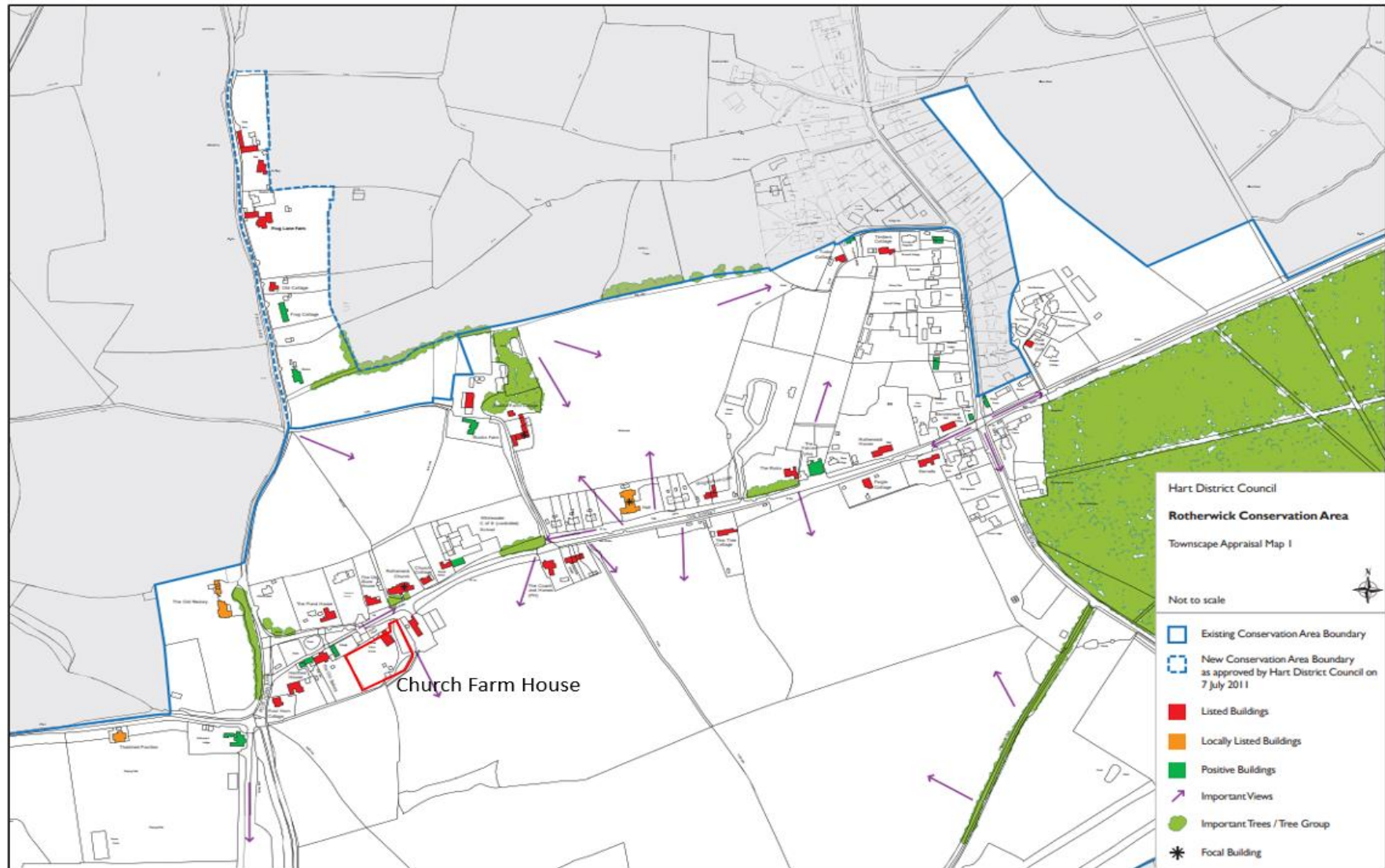


Fig. 20: Plan of the Rotherwick Conservation Area, with locations of designated and non-designated heritage assets and key views (Hart District Council).

5.12 Short-range views of the north-west elevation of Church Farm House and of the proposed site of the extension, are possible from relatively confined locations immediately to the north-west (Fig. 19), although this side of the house is screened by dense boundary vegetation on this side, so that it is screened from The Street. Inward views of Church Farm House from The Street are limited to glimpses, along the entrance driveway, of the north-east elevation of the house, with other parts remaining completely screened (Fig. 21). The overall effect of the proposed extension on the appearance and special interest of the Conservation Area would therefore be minimal. The proposed extension would not impact any key views associated with the Conservation Area, or any individual heritage settings within it.



Fig. 21: Glimpsed view, looking south-west, of the north-east elevation of Church Farm House from The Street.

5.13 In terms of scale, massing, design, materials and conformity with the existing built form of Church Farm House, the proposed extension would be wholly in accordance with Policies NBE8 and NBE9 of the Hart District Local Plan 2032, and with the stipulations of the Rotherwick Conservation Area Character Appraisal and Management Proposals (2011) (Figs.

13-15). In this respect, the proposed extension would be appropriate to both the historic character and appearance of the host building and the appearance and special interest of the Conservation Area.

6. CONCLUSIONS

- 6.1 Church Farm House is a substantial, two-storey rural dwelling of eighteenth-century date, which appears to comprise at least two distinct phases of construction. It is listed at Grade II in view of its architectural and historic interest. The front, north-east elevation is relatively plain and formal, with a gabled roof and regular fenestration, while the rear comprises a striking arrangement of three half-hipped gables which incorporate timber-framed construction. The house retains important heritage values, which relate to its built form and historic fabric, as a good surviving example of an eighteenth-century farmhouse of some evident status.
- 6.2 Church Farm House is situated to the south of The Street, the principal thoroughfare in Rotherwick village, and comprises an important designated heritage asset within the Conservation Area. The property includes a spacious garden, which contains a number of historic ancillary buildings, including a small, Grade II-listed Granary. The property is surrounded by dense boundary vegetation and built form on three sides, so that there is very limited visual connectivity with the surrounding Conservation Area, although there are more open views of farmland to the south. Historically, the house appears to be been separate from the adjoining farmstead to the north-east, of which a Grade II-listed Barn is now the only surviving element.
- 6.3 It is proposed to construct a small boot room extension on the south-western side of the house, within a relatively concealed location between the north-west elevation and an adjacent boundary wall. The proposed extension would be a shallow addition to the south-west elevation of an existing eighteenth-century lean-to structure on this side of the house, and would closely reproduce its form, detail and use of materials. The proposed extension would be of limited ground plan, and would have no effect on the existing plan-form or historic fabric of the house.
- 6.4 The proposed extension would result in very little change in the quality of inward views of the house from the south-west. The use of brick and timber-framed construction on this elevation to match the existing, and the adoption of a slightly lower roof-line of identical pitch to the existing, would closely reflect the appearance of the original build. The extension would be constructed within a relatively concealed part of the exterior of Church Farm House, so

that this would only be fully visible within direct views from the south-west. Views from the north-west would be greatly constrained by confined space, and by intervening vegetation and the adjacent garden building. There would be no visibility of the proposed extension in views from the south-east and north-east, due to the intervening built form of Church Farm House itself. The proposed extension would therefore have a very limited effect on the appearance and historic character of Church Farm House, and the resulting magnitude of impact in this case is assessed as Minor, and the significance of impact as Slight to Negligible.

- 6.5 Because of surrounding dense vegetation and built form, the proposed extension would have very little effect on the settings of neighbouring heritage assets. The Grade II-listed Granary located 33m to the south of the house, would have no inter-visibility with the proposed extension, as this would be completely screened by the intervening built form of the house itself. Similarly, any inter-visibility between the house and the Grade II-listed barn located to the north-west would be screened by intervening built form and dense boundary vegetation.
- 6.6 The north-west elevation of Church Farm House, and the proposed site of the extension, are screened by dense boundary vegetation between the house and The Street. Inward views from The Street are limited to glimpses, along the entrance driveway, of the north-east elevation of the house, with other parts remaining completely screened. The overall effect on the appearance and special interest of the Conservation Area would therefore be minimal. The proposed extension would not impact any key views associated with the Conservation Area, or any individual heritage settings within it. In terms of scale, massing, design, materials and conformity with the existing built form of Church Farm House, the proposed extension would be wholly in accordance with Policies NBE8 and NBE9 of the Hart District Local Plan 2032, and with the stipulations of the Rotherwick Conservation Area Character Appraisal and Management Proposals (2011).
- 6.7 The Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses. This statutory approach is reflected in Policies NBE8 and NBE9 of the Hart Local Plan 2032. Similarly, Paragraph 199 of the National Planning Policy Framework (NPPF) states that, when considering the impact of development on the significance of a listed building, great weight should be given to its conservation. On the basis of the assessment presented in this heritage statement, it is considered that the proposed

extension to this Grade II-listed building would be proportionate to its scale, form and character, and would result in an acceptably low level of harm to its significance. Such proposals are in accordance with the statutory requirements stated in Sections 66 of the Planning Act, National Planning Policy Framework and Policy NBE8 of the Hart Local Plan 2032, and to Conservation Area management guidance. On the basis of this assessment, the proposed rear extension to Church Farm House, Rotherwick, would result in minimal harm to its significance, which would be very much within the lower range of less than substantial harm.

6.8 Paragraph 202 of NPPF 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’.

The very limited level of harm which would result from the proposed rear extension to Church Farm House would be decisively outweighed by the public benefits which would accrue from this development, including securing the optimum viable use of this Grade II-listed building.

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