



DESIGN ACCESS & HERITAGE STATEMENT EAST END FARM, EAST WOODHAY, HAMPSHIRE RG20 0AB FARMHOUSE WINDOW REPLACEMENT.

Background

East End Farm comprises a two storey brick and tile farmhouse with a range of single storey traditional and new outbuildings and is situated in the hamlet of East End, which is a Conservation Area and falls within the North Wessex Downs Area of Outstanding Natural Beauty.



East End Farmhouse



Extract from Conservation Area Appraisal plan

Behind and to the south of the traditional farm are a number of large utilitarian agricultural buildings, which straddle the Conservation Area's boundary.

The farmhouse was listed Grade II in 1984 and has the following description:

Late C18. Two storeys, 4 regular windows. Hipped tile roof. Red brick walling in Flemish bond with blue headers, first floor band, cambered heads to ground floor openings. Sashes in exposed frames.

Rear wing and elevations of similar style, with some tilehanging.

East End Farm from Google



None of the ancillary farm buildings are listed, nor are they identified on the Conservation Area Appraisal Map as 'Notable Buildings'

The Farmhouse has been altered and extended in the 19 and 20th. Centuries and since the Listing date, the Farmhouse has undergone alteration and extension under Planning Approval REF BDB/48321



Proposed Works:

The Farmhouse is subject of extension and alterations as approved under Listed Building Consent; REF:21/03609/LBC dated 21 June 2022 and Full Planning Consent; REF:21/03608/FUL dated 29 March 2022.

Omitted from these referenced Applications was the requirement to replace windows and doors that are beyond repair within the farmhouse and this new application seeks approval to replace windows and doors as detailed on the attached drawings.

In parallel with this application is ongoing submission of details seeking release of Conditions associated with the extant referenced approvals. Discussion and email exchanges with the Conservation and Planning Officers has referenced a “Slimline” window detail and the glazing type acceptable to the Officers and the drawings submitted with this Application duplicate those details.

Policy Context

East End Farmhouse is a Grade II listed building sited within the Old Basing Conservation Area.

These proposals therefore need to be considered against the relevant policies in the Borough Local

Plan 2011- 2029 i.e. Policy EM10 – Delivering High Quality Development and Policy EM11 – The

Historic Environment; Advice in Supplementary Planning Documents and the Government National

Planning Policy Framework, is also relevant.

Policy EM10 - Delivering High Quality Development states:

All development proposals will be of high quality, based upon a robust design-led approach.

1. Development proposals (excluding household extensions) will be permitted where they: a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms; b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions; c) Positively contribute to the appearance and use of streets and other public spaces; d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents, and which take into account the urban, suburban or rural location of the site; e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and f) Minimise energy consumption through sustainable approaches to design.

2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they: a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate; b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in



accordance with the Design and Sustainability SPD; c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets; d) Are visually attractive as a result of good architecture; e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.

Policy EM11 – The Historic Environment states:

All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance. Development proposals which would affect designated or non-designated heritage assets will be permitted where they: a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal; b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building; c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character; d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

More detailed advice is given by the Borough Council in the adopted Supplementary Planning

Guidance (SPG) documents.

The Historic Environment: Listed Buildings states that:

“...alterations should be designed with special regard to the architectural and historic interest of the building” and that “planning permission will only be granted for external alterations and extensions that would preserve the character and appearance of the listed building”.

The East End Conservation Area Appraisal was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan.

In general terms it notes that:

“The Appraisal plan identifies those buildings, views and key features considered as essential to the special character or appearance of the Conservation Areas. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the hamlet without detracting from its special qualities.”

In respect of East End Farm it notes that:

“Several listed buildings within the Conservation Areas date from the 18th and 19th centuries. These have more consciously-designed symmetrical elevations, characteristic of their period and intended status in the hamlet. These include East End Farmhouse and Dower House in North End, both of which were built in the 18th century.



East End Farmhouse dates from the late 18th century and is of two storeys. It is constructed of red brick in Flemish bond with blue headers, and has a hipped tile roof. Associated with the farmhouse is a group of farm buildings. These are of vernacular form and appearance, and are arranged informally around a farmyard and pond. The group reflects the rural traditions of the settlement and provides an important setting to the listed farmhouse. The complex is significant in establishing the semi-rural character of this part of the Conservation Area. It is prominent when viewed from the lane to the south, in the context of the surrounding farmland.

There is extensive agricultural land to the south of the settlement, a reminder that the major employment in the hamlet was farming. On the edge of this open land is East End Farm.”

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF was first published in March 2012 and a revised version was published in July 2018.

It sets out a framework for achieving sustainable development and the Ministerial forward in the

first edition advised, with respect to the historic environment, “*buildings, landscapes, towns and*

villages – can better be cherished if their spirit of place thrives rather than withers.”

Of relevance to the current proposal it advises:

Paragraph 189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local Planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 192. *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 196 *Where a development proposal would lead to less than substantial harm to the significance of a Heritage Asset, the harm should be weighed against the public benefits of the proposal including, where appropriate, its optimum viable use.*

The general thrust of the NPPF reinforces the original aims of previous conservation advice and the

desire of government to preserve and enhance heritage assets and their settings



Significance

East End Farmhouse together with the traditional buildings to its rear, form a largely complete historic agricultural complex which make an important contribution to the setting of the East End Conservation Area.

The farm house, which fronts onto the road makes an important contribution to the street scene and is prominent in views within the Conservation Area.

It has been extended over time on both sides and to the rear but none of these detract from the its original form.

The farm's original barn has been lost but the single storey buildings to the rear of the farmhouse form a traditional farmyard, providing an appropriate setting to the farmhouse and, to an extent, shielding the farmhouse from the large modern utilitarian beyond to the south.

Assessment of Proposed Scheme

Any works of alteration or extension to a listed building are required by Local Plan Policy EM10 to be of a high standard of design and by Policy EM11 to demonstrate that they preserve its character.

The advice in the SPG covering listed buildings states that they should have special regard to the architectural and historic interest of the building, and by the overarching aim of the NPPF that the proposed use should be viable and appropriate.

East End Farmhouse occupies a prominent position within the Conservation Area..

The proposed replacement windows and doors will match the form and materials of the existing building.

Its impact on the street scene would have no negative impact but preserve this for future benefit of all.

Overall the replacement of the windows and doors has been carefully considered and designed to preserve the important aspects of the listed building, whilst improving the usefulness of the internal arrangement so that it can continue to serve as a farmhouse and family home long into the future.

They will have little effect on the farmhouse or its setting, either within the Conservation Area or the North Wessex Downs AONB and are therefore considered to be in full compliance with the relevant Local Plan Policies; the advice given in Supplementary Planning Guidance; and the advice in the National Planning Policy Framework.

It is therefore requested that householder planning permission and listed building consent be granted for the proposed works.

November 2023