

Design, Access & Heritage Report

Change of Use from Agricultural to a mixed-use
development including C3 Dwellinghouses and Class E
Health and Wellbeing Spa

Randells Farm, 214 Catherington Lane, Waterlooville, PO8 0TA

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1.0 Generally

- 1.1 This Heritage Report forms part of a Full Planning Application to East Hampshire District Council for the Change of Use at Randells Farm, 214 Catherington Lane, Waterlooville, PO8 0TA.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.
- 1.3 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019) Section 189 states that:
- 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.*
- 1.4 The barns at Randells Farm are not Nationally Listed by Historic England but they are defined as 'Buildings of local importance' as issued by East Hampshire District Council within the Catherington Conservation Area Appraisal. The barns are described as "The stone barn and attached timber-framed farm buildings at Randells (214 Catherington Lane)".
- 1.5 The subject site is within the Catherington Conservation Area.
- 1.6 The subject site is not within an AONB or a National Park.

2.0 Drawing Schedule

2.1 Reference should be made to the planning submission drawings for details of the proposals, re:

23056	-	102A	Location and Block Plan
		103A	Proposed Site Plan
		401A	Proposed Plans
		402A	Proposed Plans
		403A	Proposed Plans
		405A	Proposed Plans
		406A	Proposed Plans
		407A	Proposed Plans
		408A	Proposed Plans
		501	Proposed Elevations
		601A	Section Drawings
		602A	Section Drawings
23165	-		Topographical Survey & Existing Plans.
23156	-		Existing Elevations

3.0 Definitions

3.1 The following definitions are used in this document (National Planning Policy Framework 2019):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Conservation: *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

Significance: *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 presence, but also from its setting.*

4.0 Proposed Works

4.1 The proposed works are split in to two phases:

- The first being the Change of Use of the main barn to Class E to become a health and wellbeing spa, which will offer private treatments and bookings (by appointment only) for services such as massages, manicures, pedicures, hair salon appointments, yoga classes, etc. There is an existing swimming pool on site which will be used as part of the spa facilities. This will include rebuilding the currently dilapidated stables.
- The second is the Change of Use of the Tack Rooms and Granary to become C3 Dwellinghouses. These will be on site to provide accommodation for people who might be using the spa for weekend visits and longer retreats.

4.2 The roofs of the barns are currently in a poor condition and require replacement, it is proposed that the roofs of all the barns are replaced but like-for-like fashion where possible. It is proposed that the eaves of the single storey barns are raised to allow adequate height for modern doors to be inserted, to ensure the spaces are compliant with current Building Regulations. As seen from figure 1 below, the doors are currently short, measuring between 1.7 – 2m when a modern door is required to be 2.1m height with sufficient room for a lintel over.



Figure 1



Figure 2

- 4.3 The Applicant would like to retain the overall visual aesthetic of the site, so minimal intervention is proposed to achieve the change of use.
- 4.4 All windows/doors will be replaced as part of the proposals. See submitted Schedule of Materials.
- 4.5 The Conservation Area Appraisal states:

“The following factors should be considered when proposing any development within the Conservation Area:

- The scale, design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;*
- The use and application of building materials and finishes respects local traditional materials and building techniques;*
- Retaining and, where necessary, restoring traditional features such as boundary walls, paved surfaces;*
- Additions or alterations to a building respect the overall design and proportion of the elevations and levels;*

- *Open spaces important to the character or historic value are retained;*
- *Important views within, into and out of the area are retained;*
- *Trees and other landscape features contributing to the character or appearance of the area are retained.”*

The proposals have been designed in accordance with these factors.

5.0 Current State of Repair

- 5.1 The current site, although historic, is in a relatively good condition and does not require too much intervention. The courtyard will remain as existing, used for parking for the spa. The dwellinghouse cottages will each have use of one of the carports, for more private parking arrangements. The existing farmhouse (No.214) will retain its current parking arrangements, which is also using the courtyard for parking.
- 5.2 The current stables are in a poor condition, and will be required to be re-built as part of any proposal. These are proposed to be in keeping with the existing style and appearance of the site, and will be finished in black timber cladding.
- 5.3 As above, all the roofs require replacement, and this will be undertaken in style and appearance of the existing roofs, which are a mixture of slate and clay tiles.

6.0 Historic Context & Development

- 6.1 The Conservation Area Appraisal explains the Historic Development of the area as follows:

Catherington Village is situated on top of a hill, which developed over time into a linear development which runs parallel to the A3. In 1838 the village of Catherington was surveyed by J W Blackman as part of the proceedings for settling the Tithe Award. At this time the pattern of development and layout of the village had been established and essentially remains the same today. The principal character and layout of the village developed with buildings widely dispersed on both sides of Catherington Lane, separated by pasture and arable land.

The later development in the village has had little impact on the overall historic character and layout. A few of the original pre1830 buildings have been remodelled and/or replaced on the same sites, such as ‘Church House’ - the former vicarage - which replaced an earlier vicarage in the 1880's, the 18th century ‘St Catherines’ (285-287 Catherington Lane) which was remodelled in the late 19th century, the ‘Farmer Inn Public House’ which was rebuilt after a fire in the 1920's, and ‘Kinch Farmhouse’ (previously known as Kinch’s) also rebuilt after a fire in 1945. The majority of the later infill development, is dispersed amongst the

early buildings, whilst the 1920's development is located outside the historic core of the village, grouped at the northern and southern ends of Catherington Lane.

In 1838 there were three working farms in the centre of the village, many of these farm buildings still survive today. Parsonage Farm which was owned and operated by Sir Francis Curtis, consisted of the existing mid 18th century farmhouse at No. 240 Catherington Lane, as well as the foundations where a complex of farm buildings on the opposite side of the Lane once stood, with the farmland stretching as far west as Ham Lane. All that remains of this complex now is the Granary erected in 1820 on the west side of Catherington Lane. **The second working farm was 'Randells' (No. 214 Catherington Lane) which was owned and operated by Francis Morgan who lived at 'Catherington House' - now Kings Court School. Here a farmhouse and fine complex of 18th and 19th century farm buildings survive.** The third working farm was 'Kinch Farm' which was owned by Sir Samuel Clark Jervoise and occupied by William Prescott (previously known as Pescott). This farm consisted of arable and pasture land at the north-west end of the village as well as land on both sides of Roads Hill. All that remains is the 17th century barn on the north side of Roads Hill. Many of the historic houses in the village had wells, some over 200 feet deep. A well-house existed close to Kinches Farm, but now all that remains is the treadwheel which is at the Weald and Downland Museum. It was this treadwheel which inspired the design for the village sign located by the pond and erected in 1989.

- 6.2 See also the development pattern in Appendix 1, where the development of the historic maps shows the urban creep of the area over time, where it gradually changes from agricultural to become more residential. The proposal is very much in keeping with the pattern of development within the local area.

7.0 Significance

- 7.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their*

significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.

Historical Interest: To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

Archaeological Interest: This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.

- 7.2 Although the site is not Nationally Listed, the barns do have limited Historical and Architectural Interest. The barns reflect a traditional example of agricultural barns which have local social importance.

8.0 Impact

- 8.1 Historic England (2014) categorise 'impact' at three different levels:

The main section examines three different types of heritage impacts:

- **Individual impacts** such as pleasure and fulfilment, meaning and identity, challenge and learning and the relationships between heritage participation and health and wellbeing.
- **Community impacts** including social capital, community cohesion and citizenship.
- **Economic impacts** such as job creation and tourism.

- 8.2 It is deemed that the individual and economic impacts of the site will have a positive impact, as it will create (a) pleasure and fulfilment, improving the relationships between heritage participation and health and wellbeing, and (b) create and enhance jobs and tourism.

- 8.3 The British Standards 7913:2013 plots the magnitude of impact against value, see below. The value of the buildings are deemed as low/medium, as they are not Listed and they are in a somewhat dilapidated condition. However, they are within a Conservation Area and of local significance, so they cannot be deemed as low to negligible.

The impact to the buildings is positive with the majority of the proposal bringing the site back in to re-use through sensitive interventions, therefore, the impact is deemed as minor.

Therefore, the magnitude of impact is defined as Neutral/Slight, but this is very much deemed as a positive impact.

Figure 2 Magnitude of impact plotted against value

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

9.0 Conservation Principles

- 9.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 9.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 9.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 9.4 To understand the physical fabric of the heritage asset to be able to identify the full significance. (N.B. proposed information board as 3.26 above).
- 9.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.

Appendix 1: Historic Maps

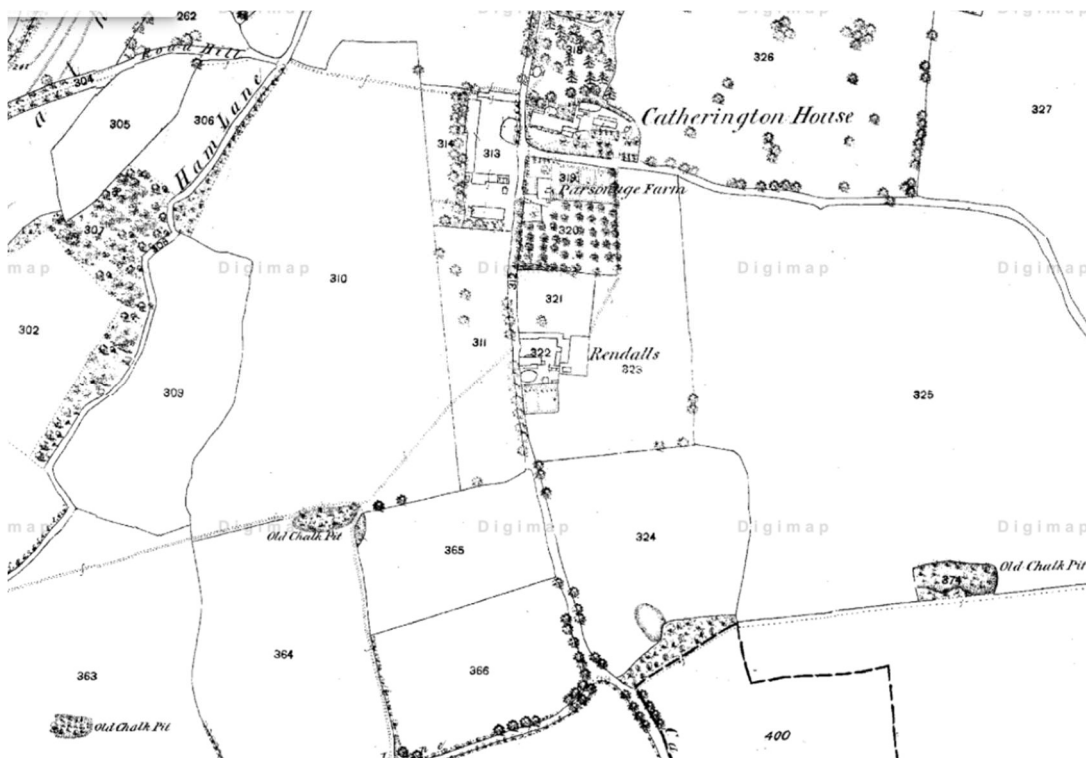


Figure 3: 1860's Map



Figure 4: 1890's Map



Figure 5: 1960's Map

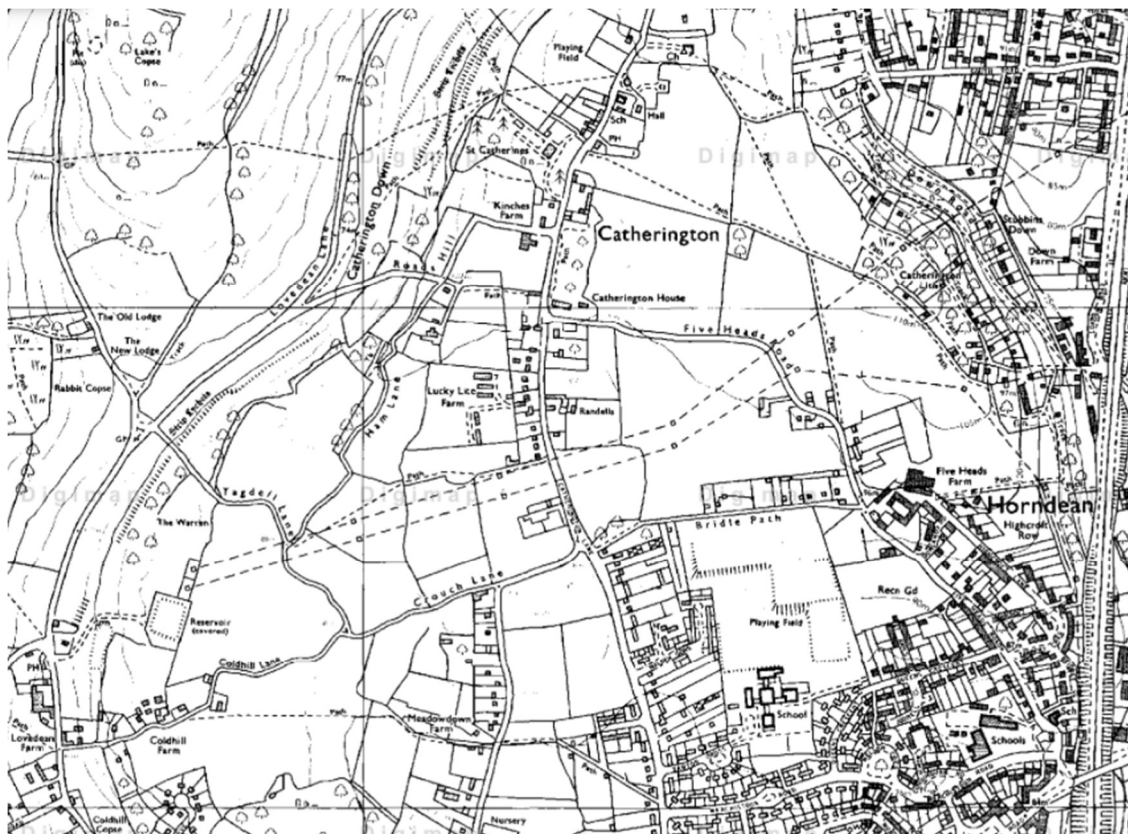


Figure 6: 1980's Map