

DESIGN & ACCESS STATEMENT

Incorporating

HERITAGE STATEMENT

For additional alterations to the approved works at:

THE OLD FARM HOUSE

76 WELLHOUSE ROAD, BEECH, ALTON, HAMPSHIRE

November 2023



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1 SUMMARY OF APPLICATION

Listed Building Consent is sought for additional alterations to those already approved in the consent granted in May 2023 [Ref: 56613/002].

The ongoing repair works have allowed an improved understanding of the building, and how it can be lived in, to be achieved by the owners and the professional team.

This application is very much in keeping with the approved works to conserve the historic building fabric and to improve the condition and the performance of the Grade II listed Old Farm House.

The proposed alterations to the approved works are limited to:

- A. Amending the number and configuration of the roof lights as approved in May 2023.
- B. The replacement of three existing casement windows, that are either of 20th century origin, poorly constructed and/or in a poor condition with metal framed leaded-light double-glazed casement windows.
- C. The creation of an entrance lobby by the simple addition of an oak framed glazed door to the principal entrance to the south elevation.
- D. The installation of an oak-framed glazed screen, incorporating a door, between the historic 'cross passage' and the dining room.
- E. The creation of an entrance lobby by the simple addition of an oak framed vertical boarded ledged door to the rear entrance to the north gable of the west range.
- F. The provision of an en-suite shower room to a first floor bedroom.
- G. The reinstatement of bathing facilities to the attic/second floor.

2 CONSULTATION

Email correspondence in September 2023 with Luke Turner [Conservation Officer, East Hampshire District Council], including a drawing for the installation of additional and/or relocated roof lights for preliminary discussion, sought guidance on whether or not the proposed works could be included as a variation of the existing listed building consent approval [Ref: 56613/002], or whether a new application for consent was required. The Conservation Officer advised that a new application would need to be submitted.

These communications with the Conservation Officer help understand what would be considered to be agreeable in principle, namely that new openings would, *ideally, be agreeable if the work did not involve cutting of timbers.*

The 'discussion document' submitted showed three roof lights serving the kitchen. In response to this proposal the Conservation Officer commented that *three extra roof lights serving the kitchen could make the roof look excessively 'punctured'. It was also suggested that reducing the number [of roof lights] to two and installing one in place of the existing roof light* to the north catslide roof above the kitchen. This would result in one reused opening and one new opening to provide natural light to the kitchen.

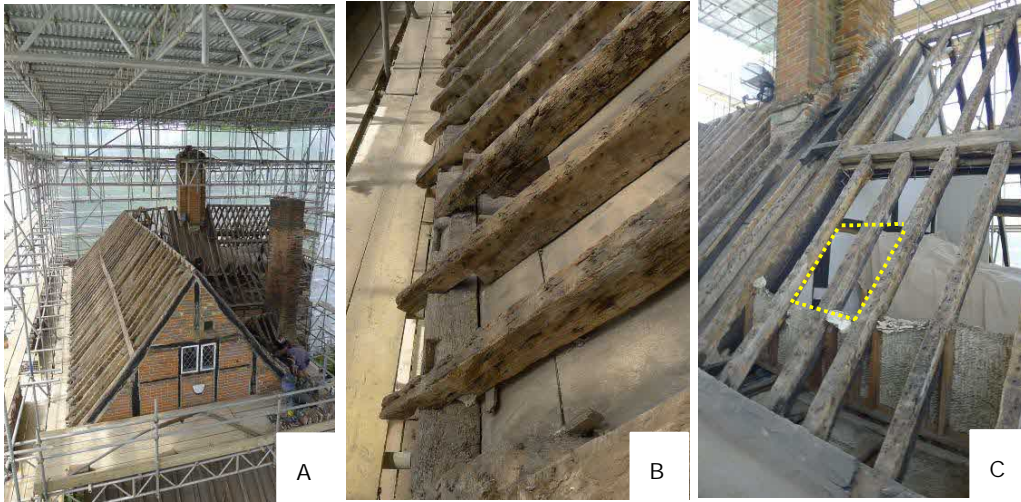
The Conservation Officer made a visit to the building on the 13th of April 2023, as part of the process for determining the original listed building consent application [Ref: 56613/002]. At this site visit the proposed provision of additional/reinstated bathing facilities and the screen separating the cross passage and dining room were verbally discussed with the Conservation Officer. Within these initial discussions with the Conservation Officer the proposed alterations were not considered unacceptable.

This application shows that the consultation with the local planning authority has been taken on board in a positive manner.

3 ASSESSMENT OF SIGNIFICANCE & IMPACT ON CHARACTER

3.1 AMENDING THE NUMBER AND CONFIGURATION OF THE ROOFLIGHTS

Consent has previously been obtained for the replacement of the roof lights [Ref: 56613/002].



A: View of the south range roof stripped of roof coverings - view from the east.

B: Detail of the feet of common rafters showing adaptations to provide birds-mouth joints with the wall plate.

C: Detail of east slope to west range; the yellow dashed rectangle shows the proposed location of the egress roof light and that two common rafters will need to be cut and trimmed to accommodate the roof light.



D: Detail from above of the east slope of the west range. Note the original purlin and brace [yellow arrows] and the later purlin [red arrow] showing a history of adaptation and alteration to the roof frame.

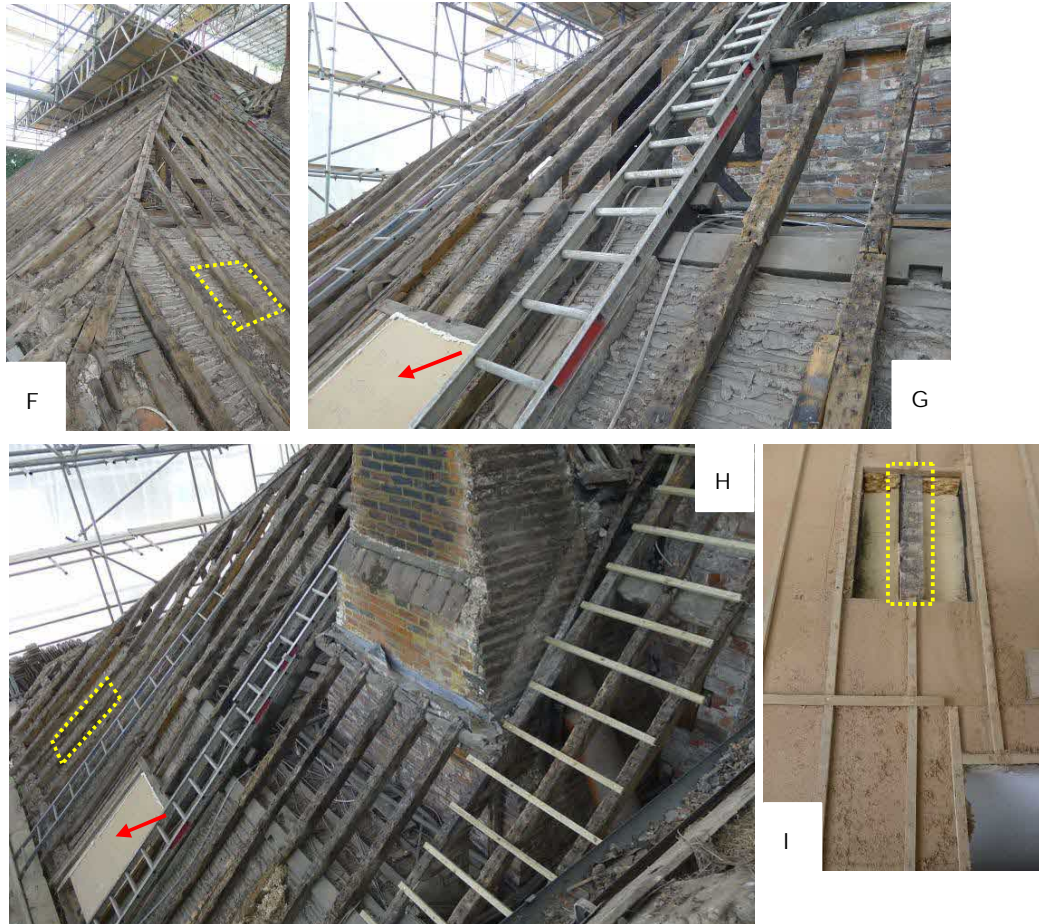
E: Detail of the northern end to the east slope of the west range. Note the original purlin and brace [yellow arrows] and the later purlin [red arrow].

Photos B, D & E show that the common rafters to the roof were adapted within a later phase of alteration to the roof frame, possibly 18th century. The common rafters are nailed/spiked in place rather than using traditional joints and have had birds-mouth joints provided so that they could be reused to sit on the wall plates [Photo B]. All of which reflects that the common rafters illustrate a later phase of adaptation to the building.

The repair works that have been carried out to the building included the stripping of the roof coverings. This has revealed that most of the common rafters to the roofs of the building have been reused and adapted.

It is most likely that the roof adaptations were carried out at the same time as the under-building with bricks of the timber-framed walls at ground floor level; probably in the 18th century.

It is highly unlikely that the common rafters were reused in their original location. Repair and replacement is evident, with later rafters, to the catslide roof above the kitchen area [Photos F, G & H].



F: Detail of the lower north 'catslide' roof slope to the outshut; the yellow dashed rectangle shows the proposed location of the new roof light [ON-N-NEW-RL2] and the single common rafter that will need to be cut and trimmed to accommodate the roof light.

G: Detail of the north 'catslide' roof slope to outshut; showing re-used common rafters.

H: Detail of the lower north 'catslide' roof slope; the yellow dashed rectangle shows the proposed location of the existing roof light [ON-N-RL1]. Note the boarded over existing opening [red arrow].

I: Detail of the new roof light to the upper north slope of the south range [SR-N-NEW-RL2]. The section of the rafter that will need to be cut and trimmed to accommodate the roof light is shown by the yellow dashed rectangle. A bespoke roof light is to be installed so that the window fits between the adjacent common rafters and so an additional rafter does not need to be cut; to minimise the harm.

The location of the new openings to accommodate the roof lights are illustrated on Dwg. No. P922190_R_A.

No original timbers will be cut or adapted to accommodate the proposed new openings.

In total four common rafters, that are re-used timbers, will need to be cut and trimmed to make the openings to accommodate the new roof lights. The adapted common rafters will remain in-situ and the proposed works will be able to be understood as a further adaptation of an existing timber.

All the remaining, approved, roof lights will be fitted within existing openings using roof lights of standard sizes without the need for cutting of rafters.

All the historic common rafters have been retained within the ongoing works, with those requiring strengthening remaining in-situ are being 'doubled-up' by fixing new timbers to the existing rafters. The archaeology of the building will remain intact and the history of adaptation can be readily interpreted as another phase of adaptation, albeit minimal, in the building's long history.

3.2 REPLACEMENT OF CASEMENT WINDOWS

It is proposed to replace three high level windows that have suffered from decay, as a result of poor construction and a lack of maintenance and repair, most probably the result of the difficulty of gaining access to these windows for repair and decoration.

Combination of poorly constructed timber and metal casement windows that are in a poor condition.

The proposed replacement of three existing windows with modern metal frame casements with leaded lights to match the existing 'diamond diaper' pattern.

The introduction of double-glazed units will significantly reduce the risks of condensation and associated issues, such as damp and mould growth, particularly as the roofs have been well insulated.



The photo on the left is of the east gable attic window

Timber framed metal casements with diamond pattern leadwork. The casements are poorly constructed and have been subject to a history of ad-hoc repair.

The casements are different sizes and in a poor condition.



The photos above show an internal view and detail of the north gable attic window. This is a 20th century metal casement window with diamond pattern leadwork.

The original collar of the historic timber frame was cut to accommodate this window. The priority within the ongoing repairs was to reinstate the primary structural performance of the collar.

The reinstatement of the missing section of the collar meant that the existing window could not be reinstated in its original location, as the repair has reduced the size of the opening.

This provides an opportunity for a new window, made to fit the opening available, to be introduced. It is proposed that this window be a double-glazed unit that otherwise matches the existing unit as a metal framed casement with leaded lights.



The photos above show the casement window to the west dormer, before repair works [left photo] and in the process of the repair works [right photo]. This is the third window it is proposed to replace.

The dormer was added in the 20th century and the window is anticipated as being contemporary with the addition of the dormer.

The timber casements were found to be in a poor condition requiring extensive repair. The casements were of a poor initial construction and detailing and would need to be replaced for a functional weathertight window to serve the dormer. The dormer is elevated and is exposed to the prevailing weather and will need regular maintenance and repair.



The photo above shows a sample of the proposed replacement metal framed window against the metal casement removed from the north gable. The leadwork can be made to match the diamond/diaper pattern of the existing window. The traditional detailing of the sample window would provide a replacement window that is consistent in materials and appearance whilst the double glazing would provide the benefit of improved thermal performance.

In accordance with National Guidance Note 'Making Changes to Heritage Assets, Historic England Advice Note 2' which states: '*New features added to a building are less likely to have an impact on the significance if they follow the character of the building*'.

The replacement window units closely follow the style of previous windows in terms of their design, size and the pattern of the leaded lights and, as such, are less likely to have an impact on the significance.

3.3 CREATION OF AN ENTRANCE LOBBY & THE ADDITION OF A GLAZED PARTITION

Refer to Dwg. No. P922190_G_A, Dwg GF_SEL_01 and Dwg GF_SEL_02.



The photo on the left shows the south entrance door within the 'cross passage'. It is proposed that an oak framed glazed door be inserted to create an entrance lobby – approximate location illustrated by the yellow dashed lined rectangle.

The photo on the right shows the existing opening between the dining room and the 'cross passage' where the proposed glazed screen partition and door is to be located, illustrated by the green dashed lined rectangle.

The creation of an entrance lobby will help manage draughts and improve comfort levels.

The introduction of the oak framed glazed partition screen and door will improve comfort levels within the dining room and encourage improved use of this principal room.

The choice of oak framed glazed partition screen and doors was made to illustrate that they are contemporary additions, rather than a pastiche, and do not restrict natural light.

3.4 CREATION OF ENTRANCE LOBBY TO THE REAR ENTRANCE TO THE NORTH GABLE

Refer to Dwg. No. P922190_G_A



The photos above show a view and a detail of the existing opening where it is proposed to add a door to create an entrance lobby to serve the door to the north gable of the west range.

The ground floor room to the north of the west range has been sub-divided by a solid wall in the 20th century to create the WC and a small boot room.

The existing rear/north door is ledged vertical boarded door. It is proposed that the inner door be of a similar design set within a timber frame.

The recently added, 21st century, dado panelling on the partition walls will be adapted to accommodate the frame for the door.

3.5 THE PROVISION OF AN EN-SUITE SHOWER ROOM TO A FIRST FLOOR BED ROOM

Refer to Dwg. No. P922190_1_A



The proposed shower room/WC is to be sub-divided from the bedroom by stud partition walls that are fully reversible and are not to be fixed in a manner that damaged historic fabric.

3.6 THE REINSTATEMENT OF BATHING FACILITIES TO THE ATTIC/SECOND FLOOR

Refer to Dwg. No. P922190_2_A



The proposed reinstatement of attic/second floor bathing facilities will be created by the provision of stud partition walls to replace lightweight soft-board walls to form the room.

4 CONSERVATION & ECOLOGICAL APPROACH

The proposed alterations to the approved works [Ref: 56613/002] will enable the improvements in performance of the building to be enhanced in a manner that is consistent and compatible with the approach set out in the original application, as it will enable the building to maintain its current long-standing optimum viable use as a residential dwelling in an appropriate and sympathetic manner.

The replacement roof lights and windows and the creation of entrance lobbies will contribute to the improvements made to the thermal performance of the building that will allow the continued use of The Old Farm House in an energy efficient manner as possible, which will enhance the long-term sustainability of the building and will allow The Old Farm House to continue in beneficial use.

The entrance lobbies will reduce air infiltration [draughts] and improve comfort levels and, thereby, reduce energy use. Improving comfort levels within the building will reduce the demand by the users of the building for heating and cooling and associated carbon use.

Where the building is sufficiently thermally upgraded this will improve comfort levels for the occupiers and will also be beneficial for the long-term condition of the building fabric.

5 SUMMARY

The proposed alterations will be made in the context of an ongoing approved repair project where the intervention and the loss of historic fabric, and the resulting harm, has been kept to a minimum whilst still allowing the building to evolve with limited and sensitive alteration so that it can secure its optimum viable use.

These controlled and informed changes minimise the physical impact on the historic fabric and improve how the building can be used and enjoyed by future generations, which is a considerable step for the long-term preservation of the building.

This statement shows that great weight has been given to the conservation of the heritage assets, as the proposals are informed and have been designed to minimise the impact on the significance of this listed building. This is consistent with Paragraph 199 of the National Planning Policy Framework (NPPF).

This statement illustrates that the proposal will lead to less than substantial harm to the significance of the designated heritage asset and that the additional alterations are appropriate and will allow the optimum viable use of the building to be secured. This is consistent with Paragraph 202 (NPPF).

It is, therefore, hoped that the less than substantial harm identified has been provided with clear and convincing justification that is consistent with Paragraph 200 (NPPF).

The information provided in this statement illustrates that the special interest of the listed building will be preserved, that great weight has been given to the asset's conservation and that sufficient detail has been provided that is proportionate to the asset's importance and is sufficient to understand the potential impact of the proposal on the significance of the building.

Richard Oxley BSc DipBldgCons MRICS IHBC

RICS Accredited in Building Conservation

24th November 2023