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HERITAGE IMPACT ASSESSMENT

**INHURST FARMHOUSE & STABLES, WOLVERTON ROAD, BAUGHURST, TADLEY,
HAMPSHIRE RG26 5JS**

**DEMOLITION OF 2 EXISTING OUTBUILDINGS AND ERECTION OF TRAINERS
VIEWING BUILDING**

Introduction

This Heritage Impact Assessment forms an integral part of the planning and listed building application and is submitted in support of it, pursuant to the National Planning Policy Framework (2023). It should therefore be read in conjunction with the application forms, plans, John Woods Planning Statement and any other supporting documents.

I have visited the site in the preparation of this assessment.

Background

Inhurst farm House is an attractive two storey brick and clay tile dwelling situated at the junction of Inhurst Lane with Wolverton Road, approximately 1 kilometre west of the village of Baughurst.

Formerly a public house ‘The New Inn’, it was listed Grade II in 1984 with the following description:

C17, C18, C19. 2 storeys and attic, 2 windows. Tile roof; the rear slope has a large gabled dormer with bricknogged timber frame. Walling of red brickwork in Flemish bond with blue headers, 1st floor band round the west end: the west gable is tile-hung with scalloped banding. Casements. Plain doorway beneath a Victorian verandah with hipped tile roof; modern gabled half glazed porch at the end.”



Inhurst Farmhouse - East elevation



West and north elevations

The farmhouse is the centre for a large livery enterprise stabling 40 race horses and employing 10 staff in addition to the owners and in 1996 planning permission was granted (BDB/39302) for an all weather gallop facility to the north west of the Farmhouse.

In 1997 planning permission and listed building consent (ref: BDB/41934 & BDB/41940) were granted for the reinstatement of a dormer window and for the erection of a conservatory on the north end gable

In 2010 planning permission (and listed building consent (ref: BDB 72012 & BDB/72013) were granted for alterations to the farmhouse and the erection of a single storey rear/side extension.

Proposed development

It is proposed to demolish a concrete garage and a dilapidated timber shed and erect a timber-framed building to serve as meeting and viewing areas for owners of race horses, as fully described in the John Woods Planning Statement.



Concrete garage to be demolished

The proposed building would be sited adjacent to a black stained timber and clay tiled out building and be of similar form materials and appearance to it.

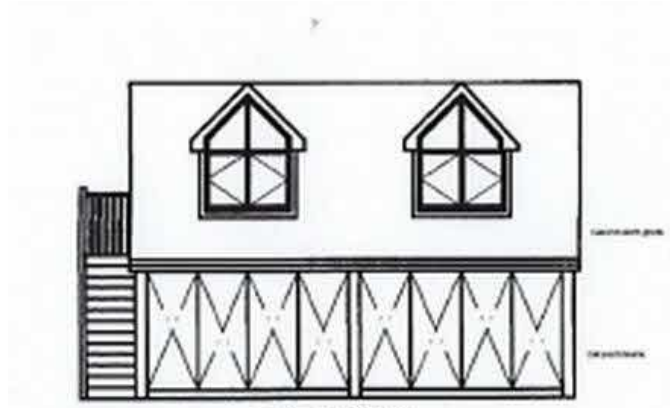
It would be of two bays, glazing to the front, essentially single storey with a first floor wholly within the roof space and with two dormer windows.



Site of proposed building and timber shed to be demolished



Frame of proposed building



Front elevation of proposed building



View from proposed building to existing gallop facility

Assessment

The National Planning Policy Framework (NPPF) 2023 requires (para 194) 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.”*

Inhurst Farmhouse has a long history, starting in the 17th century as a high status timber-framed yeoman’s farmhouse; extended and altered over the centuries, including a period as a public house ‘The New Inn’.



Inhurst Farm



It is prominently sited, lying in open countryside at the junction of Inhurst Lane and Woolverton Road.

There are a number of 19th century traditional agricultural buildings within the setting of the farmhouse. They are not listed but do contribute to the significance of the farmhouse's history.

Within the residential curtilage of the farmhouse is a concrete garage and a dilapidated timber shed, both of which detract from its setting.

Any proposed development affecting a listed building or its setting, should be of a high standard of design and have special regard to the architectural and historic interest of the listed building.

The proposed demolition of the two outbuildings and their replacement with a well designed trainers viewing building will enhance the setting of the listed farmhouse.

The scale of the proposed building is modest, being wholly subservient to the farmhouse, whilst its form, materials and details are similar to other traditional buildings in the Inhurst Farm complex.

Overall, I consider that the proposed building will have no adverse effect on the setting of the listed building and actually make a positive visual and economic contribution to the former farm grouping.

Is therefore requested that planning permission and listed building consent be granted for the proposed development.

Frank Dowling
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