



RIDGEWAY
HERITAGE CONSULTANCY

**Tadley Place Farmhouse, Church Lane, Tadley,
Hampshire RG26 5LA**
A Heritage Statement



Client: Mrs. Lyn Duncan
Project No: RHC 2023-11
Date: 22/03/2023

Tadley Place Farmhouse, Church Lane, Tadley, Hampshire RG26 5LA

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Front cover: The south-east elevation of Tadley Place Farmhouse, looking north-west.

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SUMMARY

The Grade II-listed Tadley Place Farmhouse represents a surviving wing of a significant Tudor house, of possible E-plan. Principal significance relates to the sixteenth-century double gable form of its south-east elevation, with other parts of the house substantially altered by eighteenth and nineteenth-century additions.

It is proposed to construct a single-storey, flat-roofed extension on the south-western side of the house, which would be of limited vertical scale, and partly concealed by surrounding vegetation and built features. It would defer to surrounding buildings, and be of plain, contemporary design and use of materials, featuring full-height glazed panels and doors, with photovoltaic panels to be roof-mounted. The proposed extension would have an L-plan, and partly enclose a courtyard garden on its south-eastern side.

The proposed extension would be sited between a high hedge on the north-western side and a planted line of pleached limes. would occupy part of the rear garden which contains a number of modern structures which detract from the setting of the house.

On the south-western side of the house, the visibility of the extension from the house and grounds would be restricted, and inward views from the north-east would be obstructed by intervening built form. The extension would be sited between a high hedge on the north-western side and a planted line of fruit trees on the south-eastern, which would screen or filter views from these directions. From locations close to the south-east elevation, it would be largely screened by existing built form. It would not be visible from locations to the north-east of the house, or from locations close to its north-east and south-east elevations, due to the intervening built form of the house itself.

The proposed extension would have a limited effect on the setting and historic character of the house, due to its relatively secluded location and its relationship to surrounding structures. Any adverse effects on setting would primarily affect those parts of the house which are associated with these later additions, and which make a more limited contribution to architectural interest and significance. There would be no inter-visibility between the proposed extension and the Grade II-listed barn, located 50m to the north-east of the house

The proposed extension would occupy part of the rear garden which contains a number of modern structures which detract from the setting of the house. The removal of these features, and their replacement by a well-designed extension, would confer a heritage benefit. [It is possible that buried remains relating to the demolished part of the Tudor house survive within the proposed site of the extension and that construction may impact such remains.](#)

1. INTRODUCTION

1.1 In January, 2023, Ridgway Heritage Consultancy was commissioned by Mrs. Lyn Duncan, to prepare a Heritage Statement for Tadley Place Farmhouse, Church Lane Tadley, Hampshire RG26 5LA (NGR 459389 159569) (Figs. 1, 2 and 3). Tadley Place Farmhouse is a detached dwelling associated with elements of an historic farmstead, which comprises a surviving part of a substantial sixteenth-century country house, with later additions. It is including within the National List at Grade II, in view of its historic and architectural interest (NHLE 1296535). This Heritage Statement report will support an application for planning permission, for a new single-storey extension to the south-western side of this property.

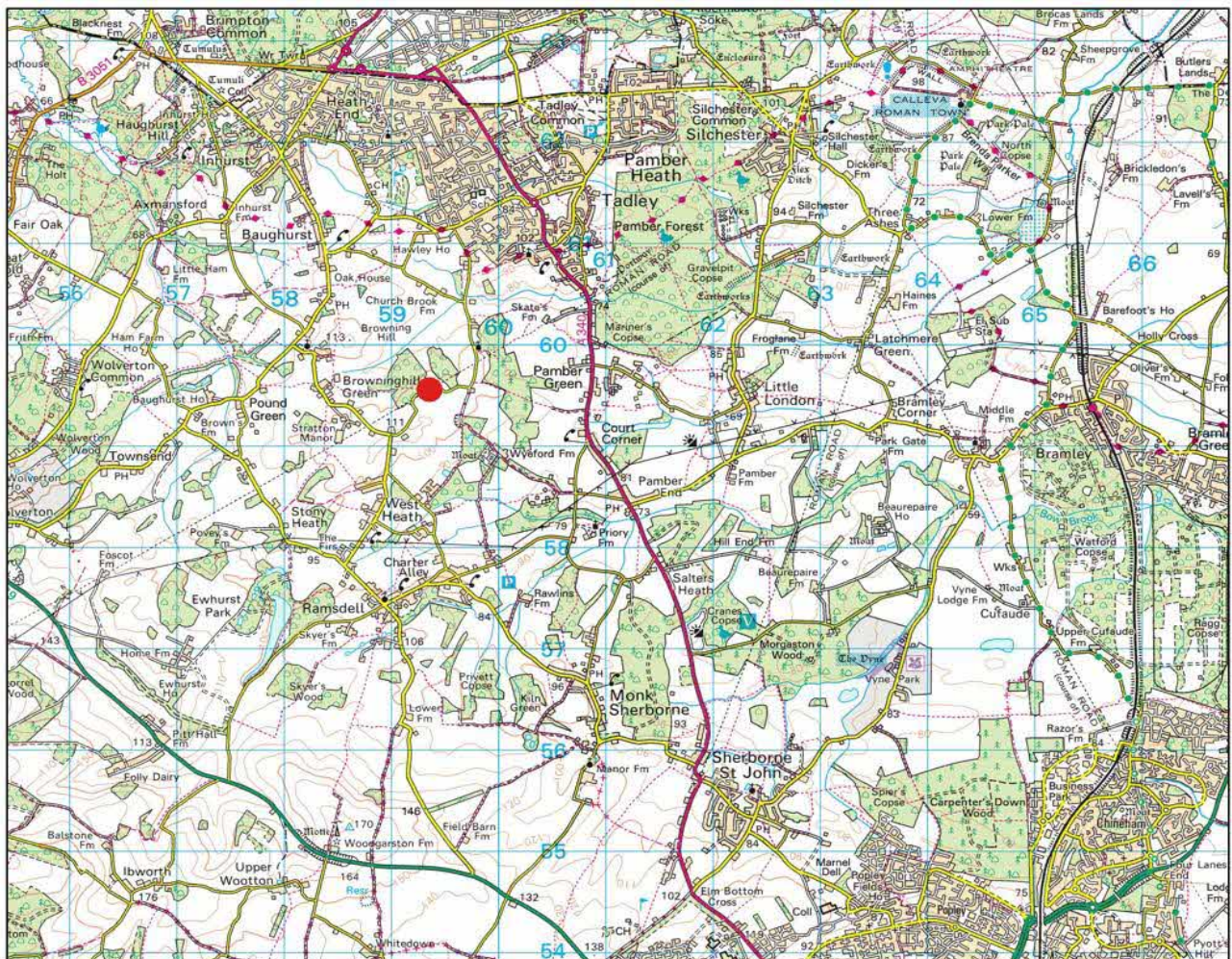


Fig. 1: Location Plan (approximate scale 1:50,000).

Location

1.2 Tadley Place Farmhouse occupies an irregularly-shaped plot of land of 1.04ha area, which is located immediately south-east of Church Lane, to the south of Tadley village (Figs. 2 and 3).

This plot principally comprises gardens and a driveway associated with the Farmhouse, together with former farm buildings, including the historic barn, just to the north, which form part of an associated farmstead of traditional character. The barn is also listed at Grade II (NHLE 1092439), and comprises an important part of the setting of the Farmhouse. The Farmhouse is surrounded by open farmland to the south and south-east, and is bounded by the winding course of Church Lane on the northern and north-western sides (Figs. 3 and 4). Beyond the lane, to the north-west and north-east, are the mixed woodlands of Browninghill Copse and Washers Copse, which are separated by a belt of intervening farmland (Fig. 2).



Fig. 2: The location of Tadley Place Farmhouse (Approximate scale: 1: 2000).

- 1.3 The farmhouse occupies a relatively isolated position, which is comparatively remote from village centres. Tadley village centre is located some 2.7km to the north, and Basingstoke Town

Centre 8km to the south-east. The environs of the Farmhouse comprise arable fields, interspersed with substantial areas of woodland, remnants of the medieval Pamber Forest, with dispersed settlement situated within a network of minor lanes.

Topography and Historic Landscape Character

1.4 Tadley Place is located at an elevation of 105m above Ordnance Datum (aOD), on the summit of a low spur, which overlooks minor valleys to the south-west and north-east. The surrounding area falls within Landscape Characterisation Area 5: "North Hampshire Lowland and Heath". This predominantly comprises mixed farmland and woodland, pasture, heathland and forest, with open arable fields on clayland. Within the Basingstoke and Deane Landscape Assessment, of 2021, the Site falls largely within Landscape Character Area 4: North Sherborne.

1.5 Key characteristics of the North Sherborne Landscape Character Area include:

Gently undulating, subtle landforms dissected by a network of minor tributary valleys;

A pattern of predominantly arable farmland and improved grassland, with occasional parkland, and a low density of small-scale scattered settlement, enclosed within an established woodland and hedgerow structure;

Moderate intervisibility across the area, with vegetation and the low-lying nature of the landscape offering distant views;

A settlement pattern of small villages, hamlets, isolated farmsteads and individual properties distributed throughout the rural landscape, reached through a network of narrow, winding roads;

A network of public rights of way.

Previous Pre-Application Advice

1.6 In response to a previous pre-application submission for an extension on this side of Tadley Place Farmhouse, Daniel Ayres, B&DBC Senior Conservation Officer made the following comments, on January 21, 2022: [Which we have complied with.](#)

'I think that we could accept the principle of an extension here, on several grounds:

The poor quality of the existing structures here;

The fact that Tadley Place was once much larger;

The relatively small scale of the proposed extension in comparison to Tadley Place as a whole;

The timber construction and general character of the extension as distinct from the more formal character of the historic parts of Tadley Place.

I think there are several things we could do to improve the proposals:

Reduce (or preferably omit) the projection beyond the front wall of the existing single storey range (i.e. the north east end of the extension);

Redesign the proposed porch and front door, to give this a simpler character;

Ensure that timber boarding is stained black, to relate to the local vernacular (such as the barn), unless there is a strong argument to do otherwise.

These would help to ensure that the extension was visually recessive, and does not upstage the historic parts of the house.

We also re-consulted with Jemma Cox and Roderick MacDonald in 2023 regarding the updated proposals prior to submission and received the following:

“I think we are certainly on the right lines, the scale, plan and form look to be there or thereabouts. The proportions will need to be spot on, and I can only judge this with proper drawings, but provided authentic classical proportions are followed, then shouldn't be too much of an issue. I don't have any concerns about the cupola/clock, however, this must be authentically detailed and scaled – we don't want to see some poor standard replica.

Materials etc. are fine.”

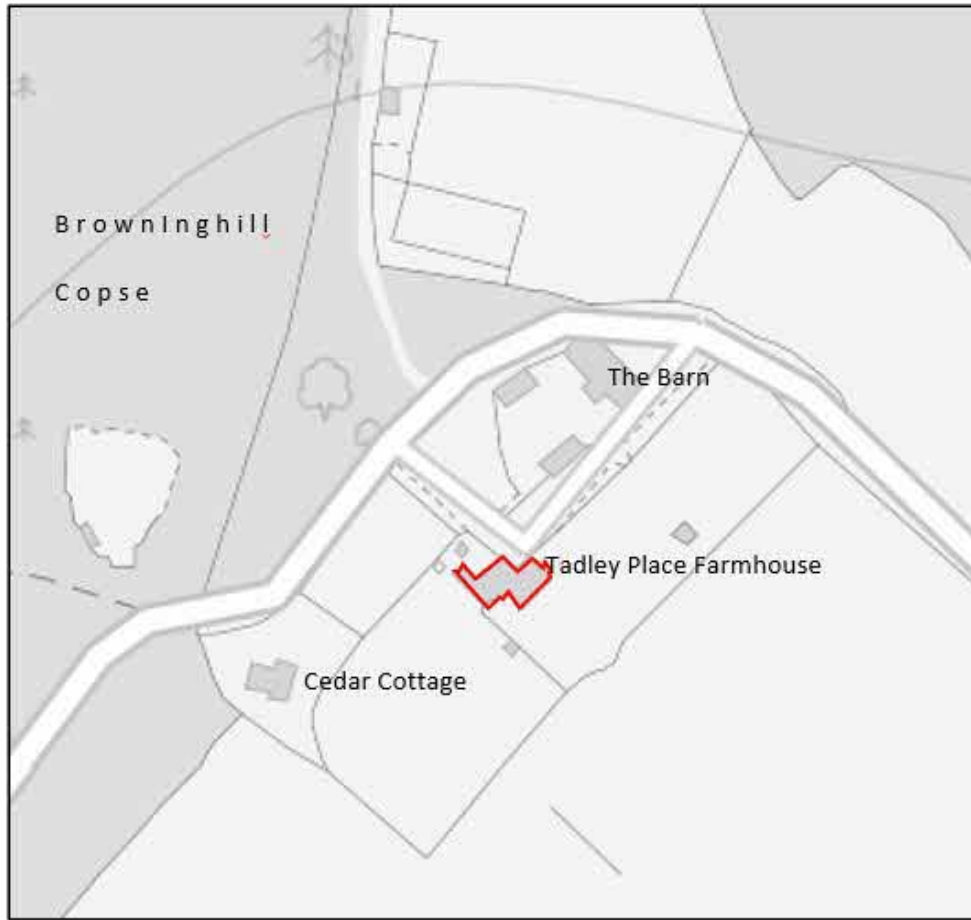


Fig. 3: Plan of the Farmhouse and adjoining Farmstead at Tadley Place.
Previous objections by SPAB

- 1.7 The Society for Protection of Ancient Buildings (SPAB) objected to previous designs, leading to the current approach. Objections on the basis of size were countered with the information that the original Tadley Place was considerably larger than the present house and that a similarly sized building on the site (Fig. 29) was demolished. SPAB also suggested the construction of two separate buildings, in view of the proposed pool. It was pointed out that a previous outdoor pool at Tadley Place was filled in by the present owner. This was adjacent to, and visible from, the Tudor element of the house. It would have been possible to replace the old pool house (still extant) and construct a second pool building there, although this would be altogether more intrusive and damaging to the setting of the older section of the house. There is no location which would be less visible than the proposed site.

The Scope of the Heritage Statement

- 1.8 Tadley Place Farmhouse is thought to comprise the east wing of a larger Tudor house, which may originally have been of E-plan, although this is disputed. The surviving sixteenth-century

building includes a number of later additions, which are mostly of eighteenth and nineteenth-century date. It is proposed to add an extensive single-storey, flat-roofed extension of modern design on the south-west side of the house, which may entail some limited alterations to existing fabric. These proposed changes may potentially affect aspects of the historic character and architectural interest of Tadley Place, [but have not yet been subject to a pre-application submission](#), which in this case would be accompanied by a detailed Heritage Statement report.

- 1.9 The proposed extension would potentially affect the setting and historic character of Tadley Place Farmhouse, but would have few implications for the settings of any other heritage assets. The Grade II-listed Barn, located 30m north-east of Tadley Place (NHLE 1092439) is the only heritage asset located within the locality of the house (Figs. 2, 3 and 4). These buildings have no association with a Conservation Area.



Fig. 4: Aerial image of Tadley Place, showing the extent of surrounding tree cover, and the house, garden and existing buildings within the property (Geoinformation Systems).

- 1.10 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 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.

- 1.11 It will also be necessary to articulate the significance of affected heritage assets and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 195 of the National Planning Policy Framework:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage conservation and any aspect of the proposal.

- 1.12 This Heritage Statement report has therefore assessed the potential impact of the proposed extension on the fabric, historic character and setting of Tadley Place Farmhouse, together with any possible adverse impacts to the setting of the neighbouring Barn. The scope of this work has therefore included the following:

A detailed assessment, using available data sources, of the historical development, plan-form, architectural interest and historic fabric of Tadley Place Farmhouse, and its heritage significance;

An assessment of the potential impact of the proposed extension on the historic character, architectural interest and significance of Tadley Place Farmhouse;

An assessment of any potential impacts to the wider setting of the adjacent Grade II-listed Barn resulting from the proposed changes to Tadley Place Farmhouse;

An assessment of the potential impact of the proposed extension on any buried archaeological remains relating to the original plan of the sixteenth-century house;

An assessment of the overall level of harm to the significance of Tadley Place Farmhouse resulting from the proposed extension; and

- 1.13 A site visit, including a detailed external and internal assessment of Tadley Place Farmhouse, was made on February 9th, 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 2021);

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); and

Historic England guidance: 'Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets' (2015b).

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 setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have

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. 2021)

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

- 2.6 Policies for the protection and conservation of the historic environment in Tadley are included within the Basingstoke and Deane Borough Council Local Plan 2011-2029, which was adopted on May 26, 2016, and forms part of the statutory development plan for the Borough. This local plan replaces the saved policies of the Adopted Local Plan 1996-2011. Provisions for the management of the historic environment are contained within Policy EM11:

Policy EM11 – The Historic Environment

- 2.7 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.
- 2.8 The Council will seek to conserve the heritage assets of the borough for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource, requiring careful management. Population growth and development will place greater demands on the historic environment and it is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed, and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 2.9 In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals. Where a host building is identified as a heritage asset, it is important to recognise that, whilst 'host' refers to the building that currently exists, in many cases the host building will have been subject to changes over time. In assessing proposals to extend or alter the host building, it will be necessary to take into account the evolution of the building in relation to its original form and character.

Supplementary Planning Documents

The Basingstoke and Deane Heritage Supplementary Planning Document (2019)

- 2.10 The Heritage Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council to support the delivery of the Basingstoke and Deane Local Plan 2011 -2029. It has been prepared in accordance with the Town and Country Planning (Local Planning (England) Regulations of 2012, and is a material consideration in the determination of planning applications. It contains a series of Development Principles which govern changes to Listed Buildings in the Borough In this case, Development Principles LB01, LB02, LB03 and LB04 are considered to be directly relevant to the proposals for Tadley Place Farmhouse.

Principle LB01 – Works to listed buildings: impact on significance

- 2.11 In respect of proposals to demolish (in whole or in part), and/or to alter and/or extend a listed building:
- a) it should be demonstrated that such proposals are informed by a thorough evaluation of significance;
 - b) the nature, extent, design and specification of works, and the methods of construction employed should take account of BS7913: 2013 Guide to the conservation of historic buildings, and should ensure that there is no unjustified adverse impact on significance and/or on the ability to appreciate that significance;
 - c) building fabric and/or internal and external features which contribute to the significance of a listed building should be retained and conserved;
 - d) such proposals should not unacceptably reduce the legibility of the historic plan form of a listed building where the plan contributes to significance and/or to an understanding of significance. Further, proposals should not have an unjustified adverse impact on the character and/or proportions of spaces within the listed building which contribute to significance and/or to an understanding of significance;
 - e) Clear and convincing justification for any harm to, or loss of, significance must be provided, in accordance with Paragraph 194 of the NPPF.

Principle LB02 – Works to listed buildings: design

- 2.12 In respect of proposals to alter and/or extend a listed building:
- a) Proposals should respond sensitively to the design of the listed building, for example in terms of the pattern of openings within it, its rhythm, massing, dimensions, scale and proportions, its horizontal or vertical emphasis, and the complexity or simplicity, humble nature or grandeur, and formality or informality of its design;
 - b) A design which competes with the host building and/or which incorporates incongruous features is unlikely to be acceptable.

Principle LB03 – Extensions to listed buildings: hierarchy of built form

- 2.13 a) Any extensions to a listed building should, individually and cumulatively, generally be subordinate to the original building, in order to ensure an appropriate hierarchy of built form, and should ensure that significance and/or the ability to appreciate significance is/are not unacceptably eroded or compromised;

b) Extensions should generally be smaller than that part of the building which is of special interest, in terms of both footprint and floor areas: ridge heights should generally be lower and roof spans smaller.

Principle LB04 – Works to listed buildings: materials, finishes and construction details

2.14 Materials, finishes and construction details employed in works of alteration or extension or in repairs to a listed building should respect those of the listed building and/or the local vernacular, and should not give rise to unjustified impacts on the way the building performs as an environmental system and/or to unjustified impacts on its appearance. Natural materials should generally be used for works to a listed building.

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;

Local Authority Supplementary Planning Documents, including Conservation Area Appraisals and Neighbourhood Plans;

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 2021) 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 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.

Approaches to Historic Building Assessment

- 3.14 The approach to historic building assessment in this report has been based on the current Historic England guidance: *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). While this statement does not represent a definitive recording or survey of Tadley Place Farmhouse, it does comprise a description of its architectural form and fabric and, in placing these within an historical context, provides a detailed articulation of the significance of the building. The assessment therefore includes elements of both Recording Levels 2 and 3, as defined in current Historic England guidance (2016).

Assessing Levels of Impact

3.15 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

3.16 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

3.17 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.

Sectoral Guidance

3.18 This 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 (revised 2021);

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); and

Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b);

Historic England guidance 'Understanding Historic Building: A Guide to Good Practice' (2016);

Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019).

4. TADLEY PLACE FARMHOUSE: ITS HISTORY, FORM AND SIGNIFICANCE

Listing Description

- 4.1 Tadley Place Farmhouse was included in the National List at Grade II, on January 10, 1953, in view of its historic and architectural interest (NHLE 1296535). This listing was subsequently amended on May 18, 1984. The listing description is given as follows:

C16, C18, and late C19. The east wing of a larger Tudor E-plan house, with later minor features, and a singlestoreyed service block. Two-storeys and attic. The south front has coupled gables and 1.1 windows; red brick walling in English bond, plinth, moulded stone dressings to the mullioned lights. Tile roofing; a massive stack has banded rectangular base with 4 diagonal flues. Casements. The inner (west) face also has mullioned stone windows and the outer a large attached stepped chimney stack. The northward extension of the western unit has C18 cambered openings, with casements; the northern part of the east unit has been roughcast above ground-floor level, and has a modern half-glazed porch, surrounding an older doorway with a canopy on brackets and 6-panelled door. Within, an upper floor has a C16 stone fireplace, with an entablature and 2 Doric pilasters.



Fig. 5: View, looking west, of the south-east elevation of Tadley Place Farmhouse.

A Description of Tadley Place Farmhouse

- 4.2 The principal south-east elevation of the house comprises two gabled elements of two storeys, with an attic level (Figs. 5, 6 and 7). Construction is in thin brick of sixteenth-century date, laid in English bond. The earlier brickwork bears traces of alteration, particularly around the first-floor and attic windows, of the left-hand gable, where areas of repair contain bricks of clearly later date. There are shallow buttresses at the centre and left-hand corners of this elevation. The positions of window and door openings disrupt the symmetry of this elevation, with the ground and first-floor windows of the left-hand gable positioned to the left of the centre-line, and the unequal heights of the window heads at ground and first-floor level. There is also a blocked opening apparent just to the right of the central buttress (Figs. 5 and 6). There are hood mouldings and labels on the first and attic-floor windows of the right-hand gable, with most windows of square-headed mullioned type, although those on the ground floor and first floor of the left-hand gable are taller than those on the right.



Fig. 6: View, looking north-west, of the left-hand gable of the south-east, front elevation, and the south-west elevation.

- 4.3 The two-light attic windows of the attic storey are of the same form, with that on the left representing a twentieth-century re-opening of a blocked window (Figs. 5 and 19). The ground-floor window of the right-hand gable is a three-light timber casement, evidently a later insertion, and set beneath a cambered head, which suggests an eighteenth-century or later alteration. The right-hand gable has a large, external stack against the flank wall, which has been rebuilt, again probably in the eighteenth century (Figs. 5 and 7). The left gable, by contrast, has a massive integral stack, of sixteenth-century date, which supports a group of four chimneys, set diagonally, in line, the southern of which may be rebuilt, or represent an addition.



Fig. 7: Drawn elevations of Tadley Place Farmhouse (Setsquare Solutions).



Fig. 8: The south-west elevation of Tadley Place Farmhouse, with the nineteenth-century single-storey extension in the foreground.

4.4 The south-west elevation of the main house incorporates a mix of English and Flemish bond construction, particularly within the upper sections (Figs. 6, 7 and 8). There are some clear irregularities of brick work here, and evidence of later alteration. Square-headed stone mullion windows match those on the south-east elevation, with regularly positioned, three-light ground-floor and first-floor windows on the right-hand side of this elevation. There is a clear change in roof-line and pitch midway along this elevation, just to the right of the massive brick stack, with the tiled eaves of the left-hand side dropping down below that on the right (Figs. 7 and 8). This change in roof form is also represented by a distinct junction between different phases of brickwork construction, with that to the left in Flemish bond, and in larger bricks, of later type. This later addition on the left-hand side appears to be of mid to late eighteenth-century construction.



Fig. 9: View. Looking north-east, of the south-west elevation of the main house, and of the single-storey, nineteenth-century extension on this side.

- 4.5 A single-storey extension in brick on the south-western side of the house has a plain-tiled gable roof, with a small ridge-stack at the north-western end and a brick end-stack at the south-eastern end (Figs. 7, 8 and 9). It is constructed in Flemish bond, and has two two-light and one single-light, timber-framed casements on the south-western side, all within cambered openings. A modern timber-framed and weatherboarded and tile-roofed extension has been built onto the north-western end of this building (Figs. 9 and 12). The single-storey brick building represents a kitchen or service-range of probable mid-nineteenth-century date, which appears to have been originally detached, but is now connected to the main dwelling by a covered link or passageway, which is of probable later nineteenth-century date (see Fig. 17). This has a plain-tiled, gable roof, with a square-headed, three-light mullion window and part-glazed door on the south-eastern side, all of which appear to be later additions which are in keeping with the earlier phase of the house.
- 4.6 The rear, north-west elevation of the right-hand gable of the front elevation (ie. the left hand of the north-west elevation), is rendered from the level of the ground-floor window-head, with exposed brickwork beneath of Flemish bond (Fig. 10). This indicates that this elevation

is of different date to that of the south-east elevation. There is a doorway and two-light casements at ground-floor level, with two steel-framed, two-light casements on the first floor, and a small, two-light casement at attic level. The roof is half-hipped, in plain clay tile.



Fig. 10: View, looking south-east, of the north-west elevation of Tadley Place Farmhouse, with the eighteenth-century addition to the right (Historic England).



Fig. 11: View, looking east, of the right-hand element of the north-west elevation, and single-storey extension to the right.

4.7 On the right-hand side of the north-west elevation, and extending forward of the earlier left-hand element in plan, is a prominent brick extension in Flemish bond, which comprises two storeys and an attic level (Figs. 7, 10 and 11). This has a half-hipped roof similar to that of the left-hand element, with small two-light windows at ground-floor and first-floor level. There is a cement-rendered plinth, but otherwise the character of brick construction is wholly plain.



Fig. 12: View, looking north-east, of the northern end of the single-storey extension, with the link building and modern timber-framed addition on the north-western end.

4.8 The north-east elevation, comprising the flank wall of the right-hand gable of the south-east, front elevation, also has a roughcast render above the level of the ground-floor window heads. There is a large external stack of early brickwork construction, laid in English bond to first-floor level, with the upper parts rebuilt, and of probable eighteenth-century date. An early twentieth-century photograph shows timber box-framing on this elevation (Fig. 13), before the application of render. The box-framing is of regular form, with cross-beams and studs of fairly uniform scantling, with panels appearing, on the basis of this photograph, to be infilled with later brick nogging. It is possible that the rear elevation of the left-hand gable was similarly constructed, suggesting that the rear elevations of what was a substantially larger house were given a quite different architectural treatment than the front.



Fig. 13: An early twentieth-century photograph of the north-west elevation of Tadley Place Farmhouse, with exposed timber box-framing on the left-hand side (Forum Heritage Services Ltd).

The Interior of Tadley Place Farmhouse

- 4.9 No detailed description of the interior of Tadley Place Farmhouse will be provided in this report, as no internal changes to the existing house are included within the current proposals. These will potentially affect the external character and setting of the house on its south-western side. The interior has been subject to extensive alteration and modernisation, but retains a number of important features, including fireplaces and moulded plaster decoration, which are illustrative of the quality and status of the original sixteenth-century house (Pevsner 1967, 618).

A Brief History

- 4.10 The Manor of Tadley, identified in documentary sources as Wyeford or Withford, was held by the de la More family from c 1305 until 1496, when Joan, the daughter of Nicholas de la More married William Ludlow. The Ludlow family were from Hill Deverill, Wiltshire, and may have constructed a large house on the site of Tadley Place soon after this date. This was reportedly a large house of E-plan (Davidson 2008). Sir Edmund Ludlow died in 1625, and bequeathed the house to his son, Harry, who died in 1625, having been ordered to give redress to his tenants. The estate was subsequently sold to Joseph Blagrove, in 1641 (Page (ed) 1911).
- 4.11 By the late seventeenth century, the house was probably in a state of some disrepair, and much of it was demolished at this time, leaving only the east wing. It is possible that Tadley Place

become attached to Wyeford Manor at this time, and by 1738, the house was in the possession of Peter Serle, who is described as being ‘seised of the dwelling house of Henry Ludlow at Withford, with brewhouse, wash house, barns, stables etc’ (Page (ed) 1911). As the Serle family are known to have resided distantly, at Testwood and Chilworth, it is probable that the house was not occupied by them but by farming tenants, and thus declined to the status of a farmhouse. The declining status of Tadley Place is reflected in the historic mapping of the period, where the house is not labelled on Isaac Taylor’s Map of Hampshire of 1759 (not illustrated), or on Thomas Milne’s map of 1791 (Fig. 14). The location of the house and farmstead can only be uncertainly identified on this map.



Fig. 14: Extract from Thomas Milne’s *Map of Hampshire*, of 1791 (Hampshire Cultural Trust).

- 4.12 In 1814, Serle’s son, Peter, was obliged to buy out his own brother’s and creditors’ interest in the estate, and to convey his interests to a third party. At this time, the estate was leased to one John Penfold, for an annual rent of £ 120, and was described as consisting of a farmhouse, with barns, stables, cowhouse, granary and yards. Tadley Place is clearly labelled on William’s Budgen’s map of 1808, which depicts a sizeable farmstead on this site, which is set within an enclosed landscape and road network parts of which are recognisably those of the present day (Fig. 15).



Fig. 15: Extract from William Budgen's *Map of Kingsclere*, of 1808 (British Library).

- 4.13 In 1826, Pamber Heath was enclosed, and the Tadley Place estate was allotted some 15 acres of land, in lieu of common rights. (Davidson 2008; Page (ed) 1911) The tithes of Tadley were commuted in 1841, and the Tithe Map of this date (not illustrated) provides the earliest detailed depiction of the house and farmstead at Tadley Place. Here, the surviving portion of the sixteenth-century house and the eighteenth-century extension on the north-western side are apparent, along with the extant barn on the north-western side, together with granaries, stables, a cart shed, piggeries and cow sheds. At this time, the farmstead and 225 acres were let out to one Thomas Prior.
- 4.14 The estate was sold in 1847, in settlement of creditors' claims, with the sale particulars including Tadley Place and its lands as Lot No. 1 (Fig. 16). The particulars describe Tadley Place as a 'capital and commodious brick-built farmhouse, containing three attics, four bedrooms, a parlour, a farm kitchen, a back kitchen, dairy, cellars and pantry'. The farmstead at this time comprised three barns, a granary on stone piers, stabling, wagon and cart sheds, piggeries and poultry and wood houses (Fig. 16, inset). Tadley Place was apparently the largest farm in the parish at that time, comprising 172 acres of arable, 29 acres of pasture and seven acres of meadow. However, the farming tenant at that time, John Penford, is described as 'a farmer of

small means', who was unable to exercise his rights of grazing on common land, suggesting the declining status of the house and farmstead at this time.

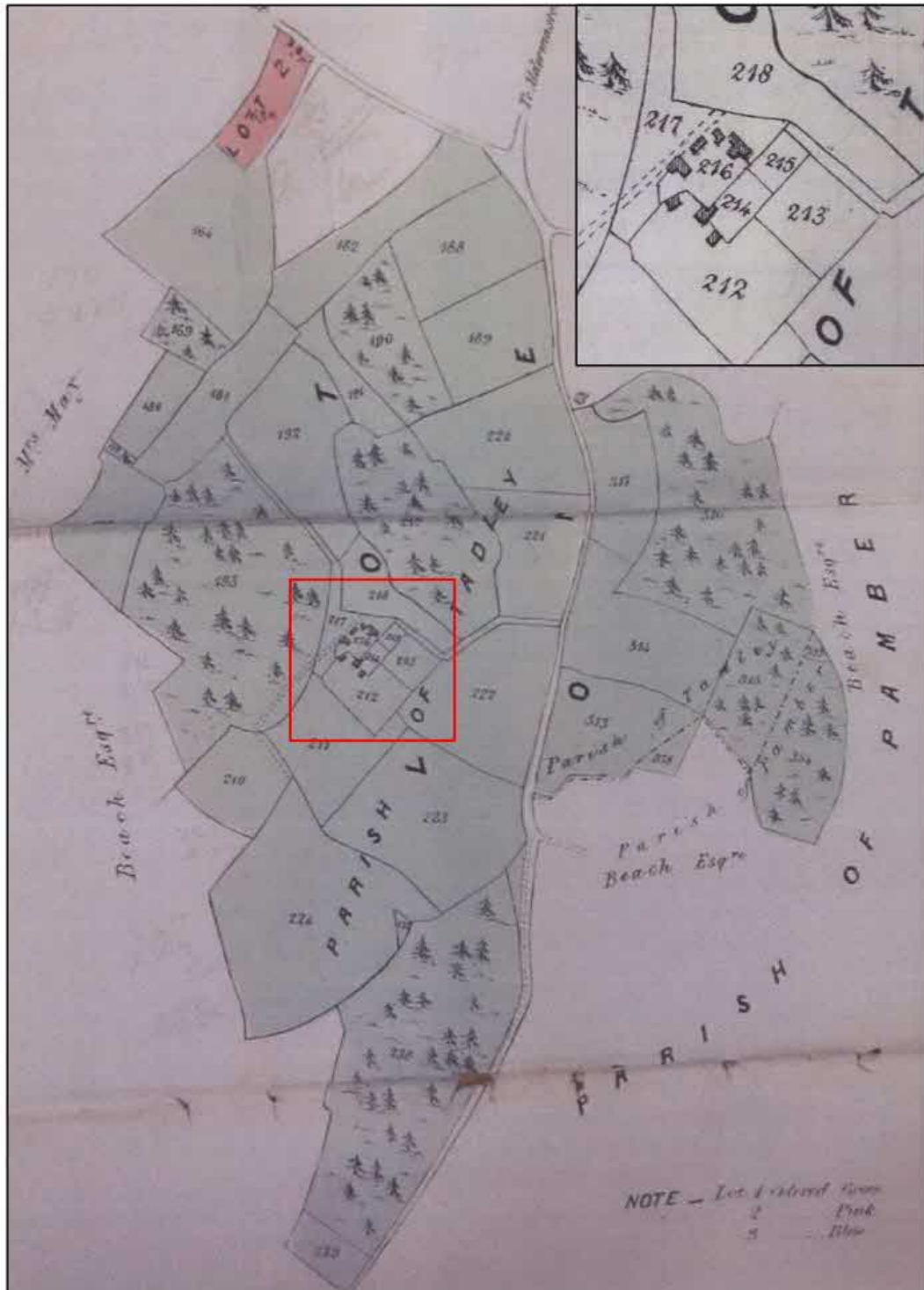


Fig. 16: The Sale Map of the Tadley Place Estate, in 1847. An enlarged plan of the farmstead is inset at top right (Hampshire Record Office).

4.15 Following the sale of 1847, Tadley Place estate continued to be leased to tenants, and in 1871, it is recorded that the house was occupied by a farm labourer, James Robinson and his wife.

The second edition Ordnance Survey map, of 1894, shows a building plan unchanged in most respects since the 1840s, but with a large stack added to the north-eastern side of the house (Fig. 17). At some time between 1847 and 1894, the single-storey extension was added to the south-western side of the house, and this appears to have been linked to the house at some time before 1894 by a short link or roofed corridor.

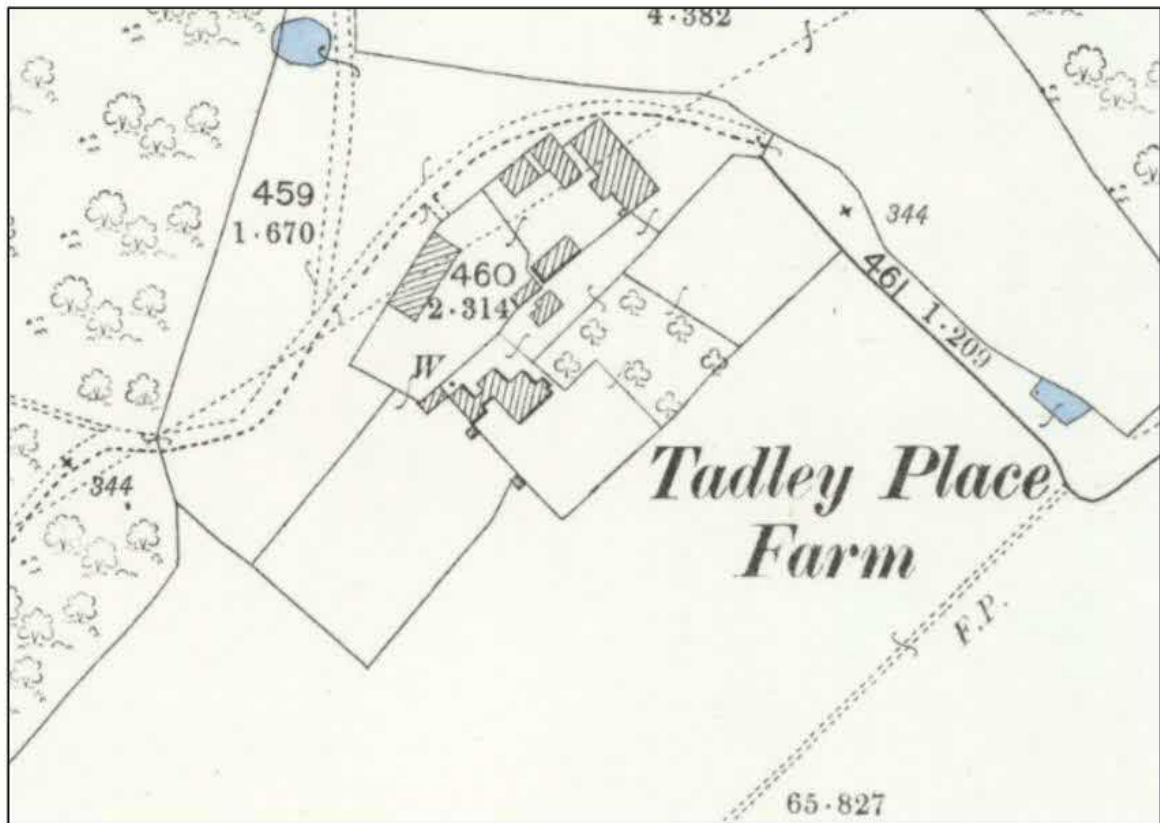


Fig. 17: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, surveyed in 1894 (National Library of Scotland).

4.16 A photograph taken in 1909 shows two blocked windows on the south-east elevation, with windows comprising plain casements with transoms (Fig. 19). Exposed brickwork appears to have been in poor condition at this time, with the rear, north-west elevation at this time displaying exposed timber framing. Farm buildings had evidently increased in number by the time of the 1894 map, with a new four-stall stable in the south-eastern corner of the yard, together with a number of other buildings not depicted on earlier mapping but described in sale particulars, including piggeries, cow houses and an implement shed (Fig. 17). The farmstead had diminished by the time of the 1909 Ordnance Survey map, with the loss of large building on the north-western side, and a number of new internal divisions and yards (Fig. 18).

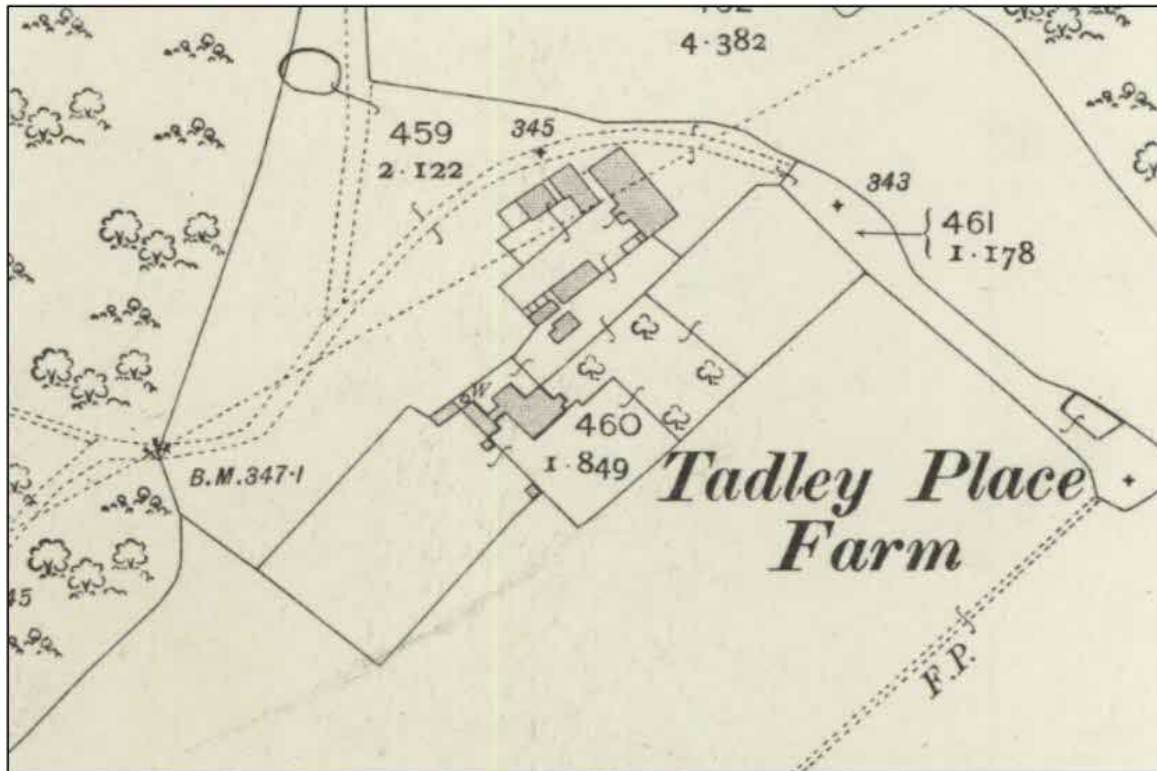


Fig. 18: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, surveyed in 1909 (National Library of Scotland).



Fig. 19: A Photograph of 1909, showing the condition of the south-east elevation of Tadley Place Farmhouse at that time (Hampshire Record Office).

4.17 By the time of a further sale in 1918, some lands which had been historically attached to the estate had been sold off, or absorbed into neighbouring estates. The remaining lands were

sold off during the twentieth century, leaving the house and surrounding curtilage as the sole survivor of the former landholding. No major changes were made to the house over this time, although the number of farm buildings diminished greatly, leaving only the barn, stables and garage (Figs. 3 and 4).

An Analysis of Tadley Place Farmhouse and its Significance

- 4.18 Tadley Place Farmhouse comprises the surviving east wing of a substantial Tudor house, which is thought by some authorities to be of E-Plan (Davidson 2008), although this remains unconfirmed by investigation or documentary evidence. Unrecorded observations have been made of buried foundations to the south-west of the existing house, although the form and plan of these is unknown. However, it is possible to speculate how the surviving wing might relate to the demolished element of an E-Plan house. In particular, the presence of the large stack on the south-western side suggests that the south-eastern part of the left-hand gabled range comprises the east wing of the original house (Figs. 5, 6 and 7). The rear part of this range is clearly of eighteenth-century construction, and has replaced part of the main central range to the east. The presence of four chimneys on this stack suggests that back-to-back fireplaces existed at both ground-floor and first-floor levels in this part of the house, ie. that the central range of the earlier house extended further to the south-west from this point (Forum Heritage Services Ltd 2015).
- 4.19 This arrangement does not explain why the north-eastern wall of the right-hand gable range was of timber-framed construction. If an E-plan existed, then the front part of the south range comprised the western end of the main range to the east, and that this west range was replaced by the eighteenth-century addition on this side. A timber-framed dividing wall between the two elements may therefore be interpreted as the replacement of an earlier internal wall.
- 4.20 The north, right-hand gabled range was originally of timber-framed construction, although the timber-framing cannot be dated with certainty, it is plausibly of the later sixteenth century (Fig. 13). The analysis of the timber-framing by Bob Edwards (Forum Heritage Services Ltd 2015) identified this element as part of a separately constructed building, in which the framing of the front elevation was replaced in brick. Evidence that the house was once substantially larger is provided by the large stack on the south-western side with four flues, which now only serves two fireplaces in the existing house, with two others possibly concealed behind the inserted stack on the north-western side of the house (Figs. 8, 10 and 11). While the later

history of the house appears to have been one of progressive decline, a programme of rebuilding and remodelling in the later eighteenth century may be associated with the ownership of the Serle family. This is evident in the construction of the north-west range and, no doubt, a number of internal alterations. It has been speculated that the irregularities in the windows of the south-east elevation result from eighteenth-century insertions (Fig. 5; Forum Heritage Services Ltd 2015).

- 4.21 Bob Edwards has drawn attention to the interesting parallels between Tadley Place and Hill Deverill Manor, Wiltshire, which may be significant in view of the historical role played by the Ludlow family at each of these properties (Forum Heritage Services Ltd 2015; Heaton 2004). At Hill Deverill Manor, the L-plan form is remarkably similar to that of Tadley Place, and prompts speculation that the Ludlow family may have chosen to reproduce this form of the house when acquiring the Hampshire estate.

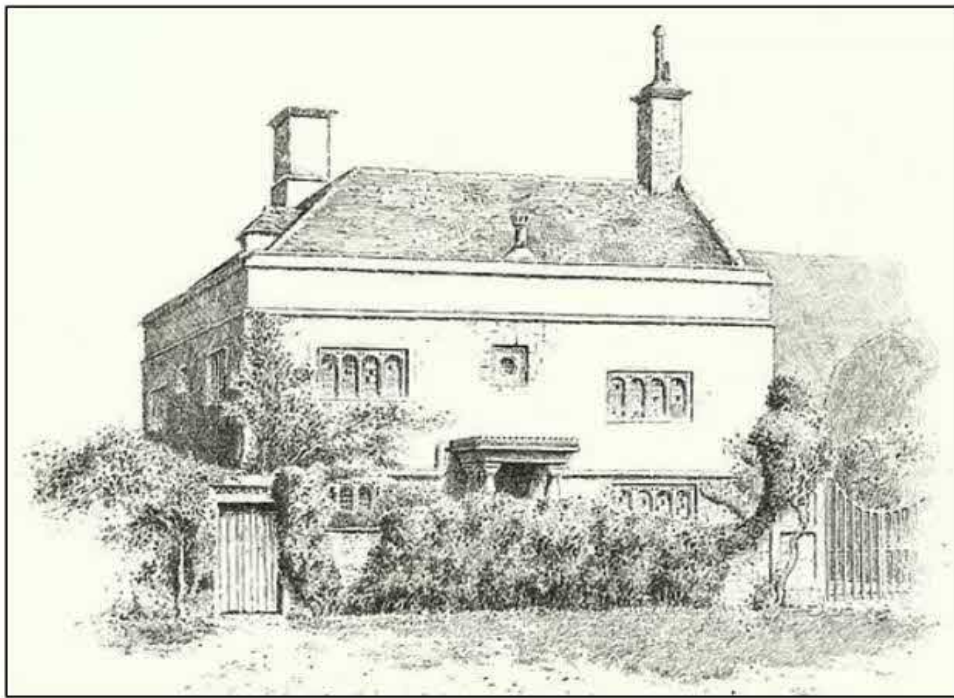


Fig. 20: An engraving of Hill Deverill Manor, by Samuel John Elyard 1817-1910.

Hill Deverill Manor

- 4.22 In the mid-fifteenth century, William Ludlow claimed lordship over Hill Deverill Manor, after buying parts of the former Mautravers estate. In the sixteenth and seventeenth centuries, his descendants purchased other principal estates in Hill Deverill, which became known collectively as Hill Deverill Manor. This passed to the Coker family in 1624, and was

subsequently sold in 1738 to the Duke of Marlborough (University of the West of England, /Wiltshire County Council n.d.).



Fig. 21: The principal, south elevation of Hill Deverill Manor (Historic England).

4.23 In the sixteenth century, the estate passed in a direct line of succession from William (d. 1478) to John (d. 1488), to John (d. 1519), to William (d. 1533) and George (d. 1580). George actively increased the Hill Deverill lands through further purchases, and the estate passed from him to his eldest son, Edmund (d. 1624). The estate eventually passed to Edmund's son Henry, by his first wife Bridget, of Tadley (d. 1639). The current Hill Deverill House is a two-storey stone-built house of pre-1500 date. Its present appearance dates from c 1700, in a deliberately earlier style (Figs. 20 and 21). In 1735, it was described as 'a mansion house with barns stables, stalls, galleries dovehouse, outbuildings, backsides, orchards, gardens, canal and fishponds'. The house is constructed to a through-range plan, which now incorporate a bay of the attached 14-bay barn of later date (Figs. 20 and 21). A hipped Welsh Slate roof is hidden behind a parapet. The principal elevation faces south and west, with the south elevation having an asymmetrical front (Historic England; University of the West of England/Wiltshire County Council n.d.).

Assessment of Significance

- 4.24 It is difficult to estimate the extent and form of the original house, and the question of whether it was of E-plan or L-plan remains unresolved. Enough survives of the original building to indicate that it was a building of considerable size and status, although much evidence of adaptation and remodelling of the surviving wing of the house has been obscured by later alterations. The eighteenth-century house may therefore be regarded as a somewhat incomplete rebuilding, which is likely to have involved a number of structurally difficult compromises and reuse of earlier building materials. The heritage significance associated with the architectural interest of Tadley Place Farmhouse therefore relates largely to the important surviving evidence of the sixteenth-century house, and to a lesser degree to eighteenth and nineteenth-century phases of addition and adaptation. Consequently, architectural and historic interest, and resulting levels of significance, applies disproportionately to the surviving Tudor fabric and built form.

Historical Illustrative Heritage Values

- 4.25 Tadley Place Farmhouse retains historical illustrative heritage values of importance which relate to rural domestic life in the post-medieval and Early Modern periods, and to the establishment of an important country estate in the sixteenth century. Such heritage values are enhanced by the documentary evidence for the house and estate at Tadley Place, which enables their historical development to be seen in a broader context. The evidence for long-term decline and the partial demolition of a substantial country house also add to the historic interest of the site. Such values also relate to the evidence of methods of construction during different phases of the house, and the periods of agricultural change and prosperity which enabled the construction, and later decline, of what was, by the standards of the time, a substantial rural dwelling. Of particularly high significance in this respect is the built form and fabric of the sixteenth-century block represented by the south-eastern side of the house, which includes timber-framed elements and early brick construction. Elsewhere, the eighteenth and nineteenth-century ranges are of comparatively limited architectural interest and significance, and these have in any case undergone considerable internal alteration

Design Aesthetic Heritage Values

- 4.26 Tadley Place Farmhouse is associated with important Design Aesthetic values which relate principally to the architectural interest of its south-east and south-west elevations (Figs. 17- with their early brickwork and mullion windows and gabled design. In terms of their style and architectural interest, these elevations provide some indication of the scale and quality of the

original house. The north-west elevation, by contrast, is altogether more mixed in terms of its fabric, and is architecturally much less coherent. The retention of the large stack on the south-west elevation, although an important historic feature in its own right, has somewhat unbalanced the form of the surviving house. Fortuitous aesthetic values may also be associated with the older parts of the house, with their weathered early brickwork and tiled roofs displaying the 'patina of age'.

The Garden Setting

- 4.27 The garden setting of Tadley Place Farmhouse also enhances the historic character of the house, and contribute to its overall significance. The garden has been largely restored by the present owners, and following a major renovation since 2018 has now been entered into the National Gardens Scheme. Provisional plans for the development of the courtyard garden to the south-east of the proposed extension would incorporate a 'sensory courtyard' with a modern interpretation of a cloistered medieval or Tudor garden, which would also be in keeping with the character of the house. On this basis of the above assessment, the house is considered to comprise a heritage asset of a very high level of significance, as reflected in its designation as a Grade II-listed building.

5. THE PROPOSED EXTENSION AND ITS POTENTIAL IMPACTS

5.1 It is proposed to erect a single-storey extension and glazed link, of traditional design, on the south-western side of Tadley Place Farmhouse (Figs. 22-26). This would occupy an area of landscaped garden on this side of the house, which is bordered by a high hedge on the north-western side and by an avenue of pleached limes on the south-eastern, which were planted in 1963. Construction of the proposed extension would entail the removal of several modern features and minor ancillary structures on this side of the house which currently detract from its setting and appearance. These include the foundations of an old greenhouse and cold-frames.

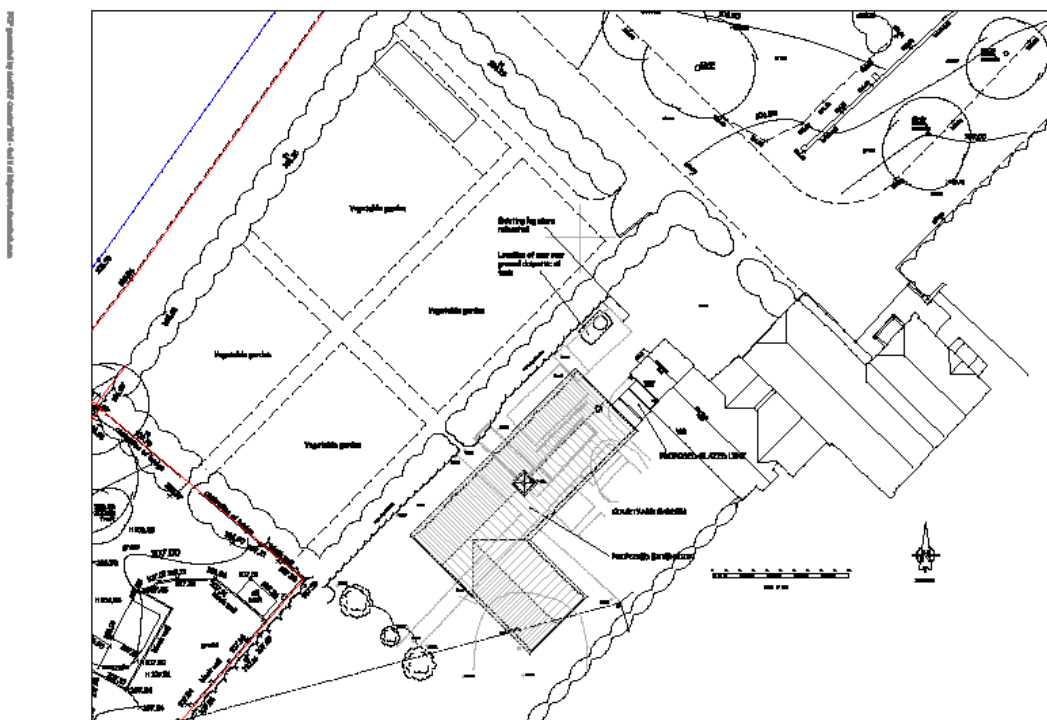


Fig. 22: Site plan of Tadley Place Farmhouse and the proposed single-storey extension and glazed link (Setsquare Solutions).

5.2 The new extension would extend south-westward for a distance of 18m from the existing structure, with a width of 6m, and terminate in a cross-range at its south-western end, measuring 6m by 12m. The extension would thus display an L-plan, which would partly enclose a courtyard garden on the south-eastern side (Fig. 22 and 23). The new principal construction would be linked to the existing building with a fully glazed link retaining views of the existing building and minimising the effect of the extension on the existing building.

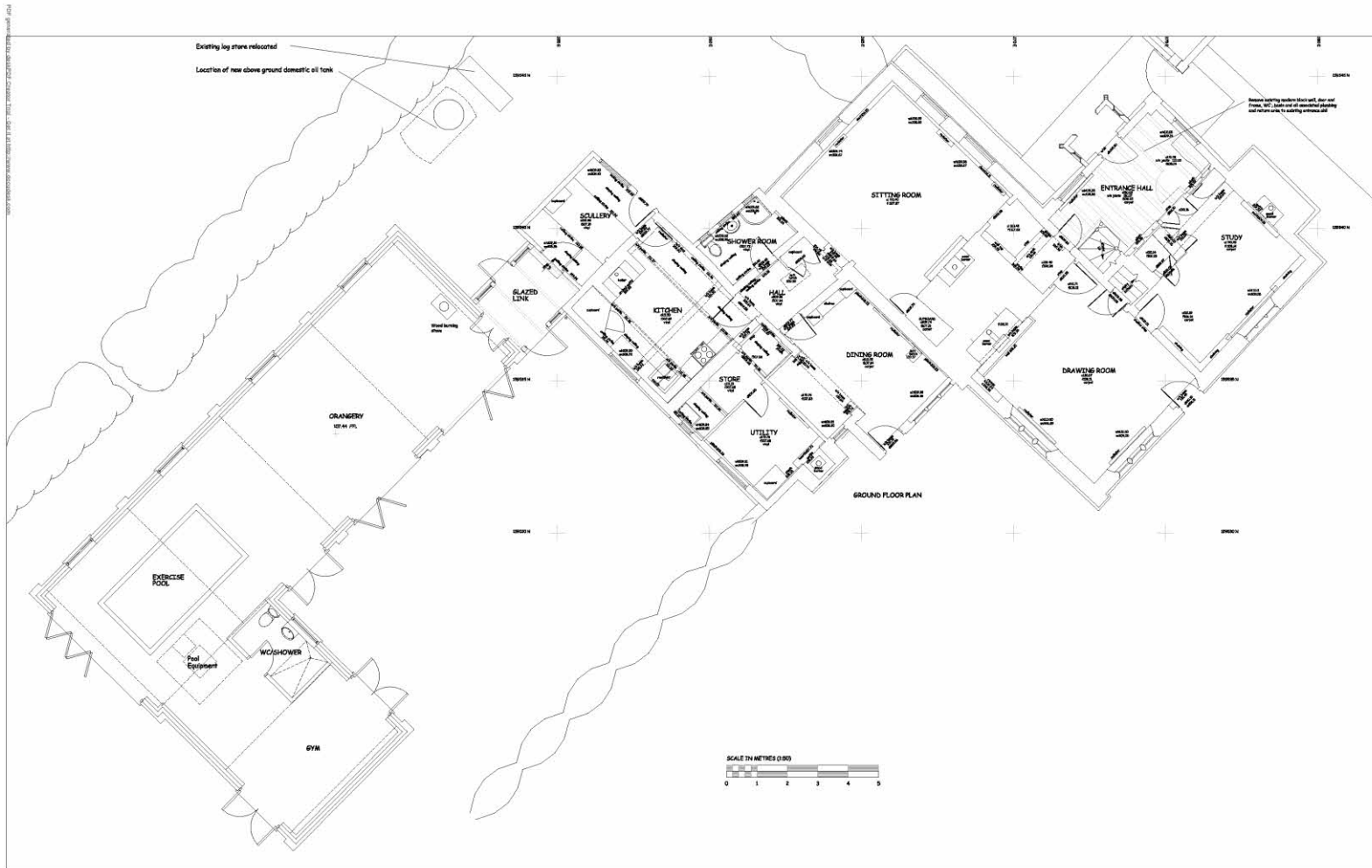
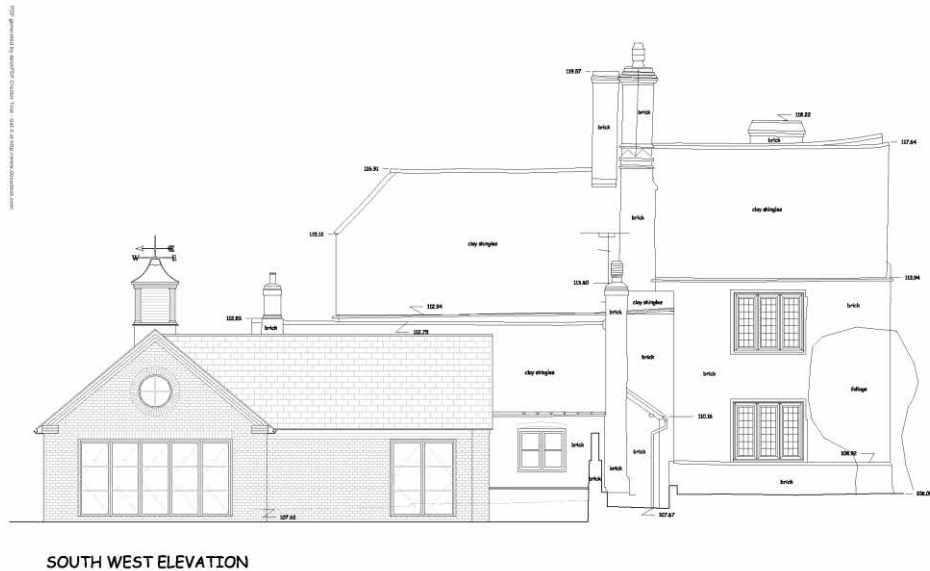
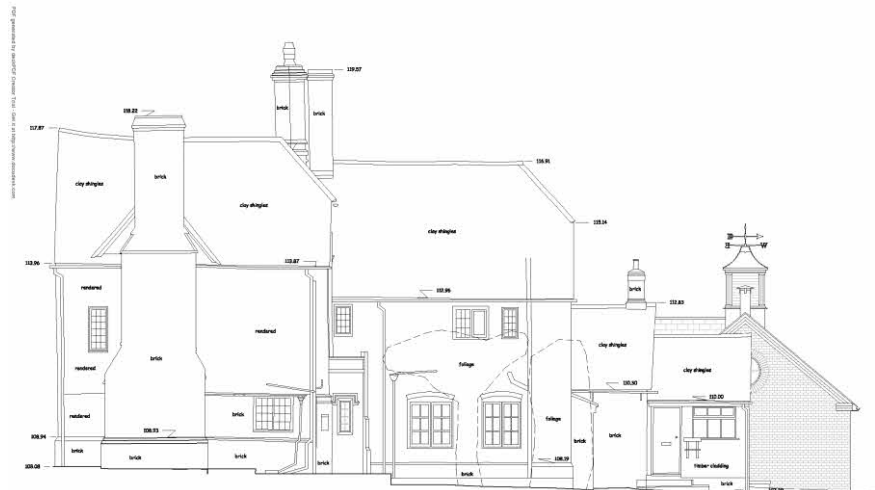


Fig. 23: Proposed ground-plan of Tadley Place Farmhouse (Setsquare Solutions).

5.3 The glazed link would lead into a large open plan Orangery/Living area with access to the proposed new Courtyard garden area. At the far end the room would accommodate an exercise pool. The cross-wing at the south-western end of the extension would accommodate a WC/shower room and gym (Fig. 23).



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

Fig. 24: Proposed south-west and north-east elevations of Tadley Place Farmhouse (Setsquare Solutions).

5.4 Construction of the proposed extension would entail no internal changes to Tadley Place Farmhouse. The extension would engage with the existing weatherboarded section by means

of a single storey fully glazed link. This section is of modern date, and does not contribute to the architectural interest or significance of the house. The proposed extension would otherwise result in no physical change to the form or historic fabric of Tadley Place Farmhouse (Fig. 23)

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NORTH WEST ELEVATION

Fig. 25: Proposed north-west and south-east elevations of Tadley Place Farmhouse (Setsquare Solutions).



Fig. 26: The north-east elevation of the proposed single-storey extension (Setsquare Solutions).

- 5.5 In terms of elevation design, the proposed extension would be slate pitched roofed and suitably pitched, with a formation level set below that of the adjoining single-storey kitchen building (Figs. 24-26). It would therefore defer to existing structures on its north-eastern side in terms of vertical scale. The height to roof-line, from its plinth, would be some 5.3m. The proposed design of the extension would express the simplicity of service buildings of the era.
- 5.6 The external finish would be of a suitably in keeping of service buildings with reclaim bricks to match the existing as near as possible, topped with simple brick detail fascia and natural slate roofing (Figs. 24 and 25). The north-west elevation would be relatively blind, with fenestration comprising only 4 small Crittall style glazed windows. Glazing would therefore be largely confined to the south-west and south-east elevations. The south-west elevation, serving the proposed pool and gym, would have a 5 bay set of sliding/folding doors with a set of French doors all in a Crittall style. The south-east elevation would feature 2 sets of 5 bay sliding/folding doors with a set of French doors (Fig. 25). Extensive glazing on these sides would limit the effects of massing, and provide a degree of visual permeability for the extension.

- 5.7 It is proposed to install an array of photovoltaic tiles within the slate roof, as the owners are seeking to move from oil heating to renewable energy sources as part of the build. It is also proposed to mount air-source units to the rear of the extension. Integrating renewable energy sources with the construction of the proposed extension would make it possible to heat the entire house, and generate a large proportion of required electricity from largely concealed installations.

Potential Visual Impacts associated with the Proposed Extension

- 5.8 The proposed extension would represent a substantial increase in the overall footprint of Tadley Place Farmhouse, but would be of suitably low profile and confined vertical scale. It would occupy a rear position on the south-western side of the house, where its visibility from the house and surrounding grounds would be restricted (Fig. 23). Within inward views from the north-east, ie. adjacent to the north-eastern side of the house, any visibility of the extension would be screened by the built form of the existing retained weatherboarded extension on the north-western end of the single-storey kitchen (Fig. 12).



Fig. 27: View, looking north-east from the garden, with the location of the proposed extension.

5.9 Within the area of garden to the south-west, the proposed extension would fit closely between a high hedge on the north-western side and the planted lines of pleached limes on the south-eastern, thus enabling the visibility of the extension to be screened or filtered by surrounding vegetation within views from these directions (Figs. 27 and 28). The lime trees provide a very effective visual barrier when in full leaf. The extension would be partly visible within longer inward views from the south-east, but would be partly screened by garden vegetation. However, from locations closer to the south-east elevation, the extension would be largely screened by the built form of the house itself, and by that of the single-storey kitchen range on the south-western side (Figs. 6 and 9). The extension would not be visible from locations to the north-east of the house, or from locations close to its north-east elevation, due to the intervening built form of the house itself.



Fig. 28: View looking south-west from the existing weatherboarded extension on the north-western side, showing the proposed site of the extension and the modern features to be removed.

- 5.10 Similarly, any visibility of the proposed extension from the Grade II-listed barn (NHLE 1092439), located 50m to the north-east of the house, would be obstructed by a change in ground levels, and by intervening vegetation and built form on this side, and there would be no effect on the wider setting and significance of this listed building.
- 5.11 The proposed extension would have a comparatively limited effect on the setting and historic character of Tadley Place Farmhouse and view-lines associated with it, due to its relatively secluded location and its relationship to surrounding structures. Any visibility and adverse effects on setting would primarily affect those parts of the house which are associated with the later additions of eighteenth and nineteenth-century date, and which consequently make a more limited contribution to its architectural interest and significance (Figs. 10 and 11). It would have little effect, if any, on views associated with those parts of the house, principally the bloc of sixteenth-century construction associated with the double gable ranges of the south-east elevation, which makes a principal contribution to significance (Fig. 5).
- 5.12 The proposed extension would occupy part of the rear garden of Tadley Place Farmhouse which is itself of limited visual amenity, and which contains a number of modern features and structures which currently detract from the setting of the house (Fig. 28). These include the foundations of the old greenhouse and cold-frames. The removal of these features, and their replacement by an extension of sensitive contemporary design, would confer a heritage benefit. Similarly, the integration of the extension with the existing garden, and the creation of a garden courtyard on the south-eastern side, would also enhance the setting of the house.
- 5.13 Historic mapping of the late nineteenth and early twentieth centuries depicts a substantial building along the north-western boundary of the garden, and within the location of the proposed extension (Figs. 17, 18 and 29), which is thought to have been a piggery. This may indicate the historically functional and agricultural character of this side of the house.

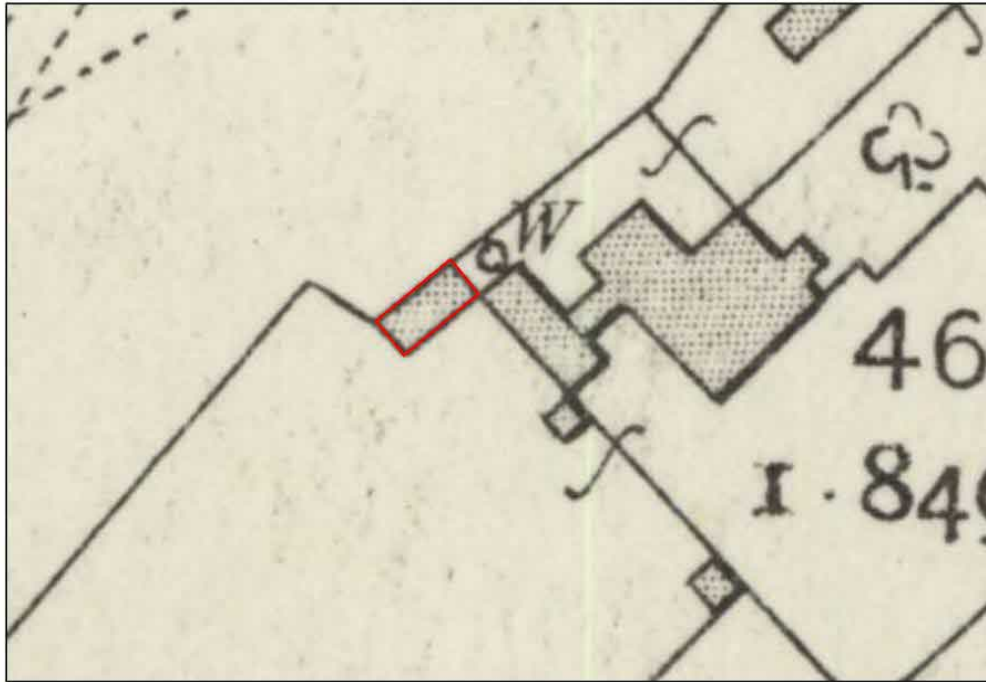


Fig. 29: Enlarged extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, surveyed in 1909 (Fig. 18), showing the now-vanished building on the proposed site of the extension (National Library of Scotland).

Potential Archaeological Impacts

- 5.13 While the form and plan of the original Tudor house remain unconfirmed, unrecorded observations have suggested that foundations and other remains of the demolished parts of this house may be located within areas to the south-east of the surviving wing. However, this is disputed by the current owners, who have undertaken numerous investigations within this area in order to locate water leaks, and have encountered no buried foundations.

Sustainability and the Historic Environment

- 5.14 “Older buildings are stigmatised as ‘hard-to-treat’, or energy-hungry, despite the evidence of several thousand years of proven effectiveness in a low-carbon, low-energy environment ...”
- Robyn Pender and Daniel J Lemieux, 2020 (Historic England 2020a).

Tadley Place has the standard heating challenges for a drafty, poorly-insulated historic house. It relies on oil-fired heating, and thus uses 8,000 litres of oil per year and emits 20 tonnes of CO₂ per year. The incorporation within the proposed development of a discreetly-located air-source heat pump, with photo-voltaic panels and the generation of 100% renewable electricity would move the property to net zero emissions, in line with government recommendations. These proposals would also be in accordance with current sectoral

guidance for introducing energy sustainability and low carbon emissions within historic properties (Historic England 2020b).

6. CONCLUSIONS

- 6.1 Tadley Place Farmhouse is a substantial Grade II -listed house, which represents a surviving wing of a significant Tudor house, which was partly demolished in the later seventeenth century. The relationship of the surviving wing to the plan of the demolished house remains unclear, but it is possible that the latter was of E-plan. The principal architectural interest and significance of the existing house relates to the sixteenth-century double gable form of its south-east elevation, and evidence of timber-framed construction, although other parts of the house have been altered by eighteenth and nineteenth-century additions.
- 6.2 The significance of the house is enhanced by a well-documented history and the evidence of history mapping, which suggest a long period of progressive decline from the later seventeenth century, although the house was associated with a substantial farmstead and landholdings until the nineteenth century. Particular interest attaches to the ownership of the Ludlow family in the sixteenth and seventeenth centuries, and the remarkable similarities of plan and form between Tadley Place and Hill Deverill Manor in Wiltshire.
- 6.3 It is proposed to construct a single-storey, pitched roof extension on the south-western side of the house, which would be partly concealed within existing garden features, and by a reconstructed building of traditional form on its north-eastern side. The extension would be of limited vertical scale, and would defer to surrounding buildings on this side of the house. The simple elevation design would reflect a traditional style and use of materials, and feature full-height glazed panels and doors. It is proposed to associate this build with renewable energy sources, including photovoltaic panels to be mounted on the roof. The proposed extension would have an L-plan, and partly enclose a courtyard garden on its south-eastern side.
- 6.4 The proposed extension would occupy a rear position on the south-western side of the house, where its visibility from the house and surrounding grounds would be very restricted. Within inward views from the north-east, ie. adjacent to the north-eastern side of the house, any visibility would be obstructed by the existing weatherboarded extension.

- 6.5 The proposed extension would fit closely between a high hedge on the north-western side and a planted line of pleached limes on the south-eastern, thus enabling the visibility of the extension to be screened or filtered by surrounding vegetation within views from these directions. It would be partly visible within longer inward views from the south-east, although from locations closer to the south-east elevation, it would be largely screened by built form. It would not be visible from locations to the north-east of the house, or from locations close to its north-east elevation, due to the intervening built form of the house itself.
- 6.6 The proposed extension would have a limited effect on the setting and historic character of Tadley Place Farmhouse, due to its relatively secluded location and its relationship to surrounding structures. Any adverse effects on setting would primarily affect those parts of the house which are associated with the eighteenth and nineteenth-century additions, and which consequently make a more limited contribution to the architectural interest and significance of the house. It would have little effect, if any, on the block of sixteenth-century construction associated with the double gable ranges of the south-east elevation, which makes a principal contribution to significance. There would be no inter-visibility between the proposed extension and the Grade II-listed barn located 50m to the north-east of the house, due to changes in ground level and intervening vegetation and built form.
- 6.7 The proposed extension would occupy part of the rear garden which is of limited visual amenity, and which contains a number of modern features and structures which currently detract from the setting of the house. The removal of these features, and their replacement by a well-designed extension, would confer a heritage benefit. Historic mapping evidence has identified the presence of a substantial building on the site of the proposed extension, which appears to have been a piggery. This may indicate the historically functional and agricultural character of this side of the house. On the basis of numerous investigations undertaken by the owners, it appears unlikely that buried remains relating to the demolished part of the Tudor house survive within the proposed site of the extension.
- 6.8 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 Policy EM11 of the Basingstoke and Deane Borough Council Local Plan 2011-2029. 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 changes to the setting of this Grade II listed building are proportionate to the scale, form and character of the existing house, 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 EM11 of the Basingstoke and Deane Local Plan, and to Principles LB01, LB02, LB03 and LB04 of the supplementary planning document relating to works to listed buildings within the Borough. On the basis of this assessment, the proposed extension to Tadley Place Farmhouse would result in less than substantial harm to its significance, and that this would be very much within the lower range of less than substantial harm.

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